State of Rhode Island
Department of Administration / Division of Purchases
One Capitol Hill, Providence, Rhode Island 02908-5855
Tel: (401) 574-8100 Fax: (401) 574-8387

Solicitation Information
September 12, 2014

ADDENDUM # 1

RFP # 7549004

TITLE: Lease of Commercial Office Space, Department of Public Safety, Division of State Fire Marshal

SUBMISSION DEADLINE: Friday October 31, 2014 at 10:00 am (Local Time)

Notice to Vendors:

- **Attached is:**
  - **The sign in log from the non-mandatory pre bid conference held on 9/26/2014**
  - **Additional information**

Thomas Bovis
Interdepartmental Project Manager

Interested parties should monitor this website, on a regular basis, for any additional information that may be posted.

State of Rhode Island

Division of Purchases

One Capitol Hill

Providence, RI 02908

"NON-MANDATORY" PRE-BID CONFERENCE SIGN IN SHEET

BID NUMBER:	7549004
BID TITLE:	Lease of Commercial Office Space, Department of Public Safety, Division of State
PRE-BID DATE AND TIME:	9/26/2014 2:00pm

Purchasing Representative:	Gary P. Mosca
Pre-bid START TIME:	2:00 PM
Pre-bid END TIME:	2:20 PM.

	COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED (For Purchasing Use Only)
1	DOA CPPM	Nicole Coates		nicole.coates@doa.ri.gov			
2	CAPSTONE	NEIL AMPER		NAMPER@ CAPSTONE-PROPERTIES.COM	454-6660 x322		
3	Fortine Crossing	Cris Crecelius		Cris@Saletinregroup.com	(401) 944-5900		
4	Paolino Properties	Arthur Lima		arthur@paolinopropeeties.com			
5	PAOLINO PROPERTIES	SHANE BRACKETT		SHANE@PAOLINOPROPERTIES.COM			
6	State DPL	GARY P. MOSCA		GARY.MOSCA@purchasing.ri.gov	401-574-8124		
7	RI State Police	Karen Pinch		karen.pinch@risp.dps.ri.gov	444-1003		
8	STATE FINE MARSHAL	JACK CHANTIEN		JOHN.CHANTIEN@SFM.DPS.NJ.GOV		383-7309	
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** VENDOR: PLEASE SUBMIT A BUSINESS CARD IF AVAILABLE**

STATE OF RHODE ISLAND

DEPARTMENT OF PUBLIC SAFETY-DIVISION OF THE STATE FIRE MARSHAL

REQUEST FOR PROPOSALS (RFP) # 7549004

A. GENERAL INFORMATION

1. SUMMARY

The Rhode Island Department of Administration (RIDOA) invites proposals to lease commercial office space for use by the state agency listed below (the User Agency), in accordance with the terms, conditions, and specifications identified in this RFP.

1.1.	**User Agency:**	Department of Public Safety/Division of the State Fire Marshal
1.2.	**Project Name:**	**Division Of The State Fire Marshal Office Request for Proposals # 7549004**
1.3.	**Proposal Submission Deadline:**	October 31, 2014 by 10:00 a.m.
1.4.	**Program Description:**	The leased premises will serve as the headquarters for the Division of the State Fire Marshal
1.5.	**Summary of Space Needs:**	
	Location:	Within a fifteen (15) mile radius of TF Green Airport, Warwick, RI
	Type of Space:	Commercial Office and Garage Space
	Amount of Space:	Offerors are invited to submit proposals that meet any of the following space requirements. **OPTION A:** Approximately **23,000** square feet of office space (see attached Space Program – Conceptual Schematic Floor Plan} together with **2,800** square feet of garage space. **NOTE:** It is preferred that the space offered is fully or partially furnished. If the selected space is not furnished, the Department of Public Safety will pay a vendor to deliver free standing furniture and modular workstations to the site. This vendor will coordinate the modular furniture assembly with the owner's architect and project manager.
	Type of Agreement:	State of Rhode Island Lease (Attachment C-2))

Term:	Three (3) year with a two six-month option terms subject to RI General Assembly approval in 2015 legislative session.
Desired Date of Occupancy:	5/1/2015: Offeror must clearly identify the earliest date that the leased premises will be available for occupancy after fully executed lease is in place. (including a build-out of the space in accordance with the RFP specification).
Parking:	Fifty (50) parking spaces located on-site or in close proximity (approximately 1/10 mile) to the leased premises with additional street parking located nearby. Landlord shall provide this parking at no additional cost.
NOTE:	The State will pay no broker's fee, finder's fee, commission, or other compensation to any party claiming to counsel or represent any offeror regarding the leasing of space.