



**State of Rhode Island
Department of Administration / Division of Purchases
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**Solicitation Information
March 18, 2015**

ADDENDUM # 3

RFP # 7549215

TITLE: Offer to Lease Parking Garage Under I-195, India and South Water Streets, Providence

SUBMISSION DEADLINE HAS BEEN CHANGED TO:

Monday March 23, 2015 at 10:00 am (Local Time)

Notice to Vendors:

- **Attached includes questions received with responses**

**Tom Bovis
Interdepartmental Project Manager**

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

TITLE: Offer to Lease Parking Garage Under I-195, India and South Water Streets, Providence

1. 1) Article 6, of the sample lease attached to the RFP, states that the agreement may be assigned subject to the approval of the RIDOT and the State Properties Committee. Assignment to store valet vehicles would depend on whether the assignee charged a fee for the storage, as then the property's use could be viewed as a concession violating the RFP. We would have to know more details of the valet parking use.
2. The State will not allow the property's use for monthly parking as then it becomes a parking concession.
3. The Department did not want to bid this as a concession because we were in receipt of inquiries from several area businesses desiring the garage's use for parking to serve their restaurants. Accommodating local businesses was the primary goal. Also, in the course of the inter-agency review of the RFP, the I-195 District Commission asked that the property not be let for more than 3 years; with two 1 year renewals vested with the State. We had to defer to the Commission. A three year term was insufficient for concessionaries to recapture upfront costs for fee parking.
4. Under Article 6, of the sample lease agreement, the tenant is responsible for all garage maintenance, paving striping, cleaning, etc. ***These costs are not deductible from the monthly rent.*** I'm curious as to where the idea that it was otherwise came from? We did say at the pre-bid meeting that the State would consider reducing the cost to erase the graffiti from the first month's rent if the tenant could move quicker than the State to get the site clean. But thereafter all maintenance costs are the tenant's without any rent deduction or compensable exceptions.
5. We have no cost estimates for utilities as past leases have accepted the premises as is without utility costs.