

BID SOLICITATION



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
 CAPITOL HILL
 PROVIDENCE RI 02908

BID NUMBER: B05167
TITLE: REAL ESTATE APPRAISAL SVCS
BID OPENING DATE AND TIME:
05/19/2005 10:00 AM

BUYER: JEROME MOYNIHAN
 PHONE #: (401) 222 - 2142 ext. 119

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**ENVIRONMENTAL MANAGEMENT
 DEM PLANNING & DEVELOPMENT
 235 PROMENADE ST, SUITE 330
 PROVIDENCE RI 02908**

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 DEM PLANNING & DEVELOPMENT
 235 PROMENADE ST, SUITE 330
 PROVIDENCE RI 02908**

Requisition Number(s): R74A058786

Item	Class-Item	Quantity	Unit	Unit Price	Total
1.0	<p>THE DEPARTMENT IS SEEKING PROPOSALS FOR APPRAISALS FOR THE FOLLOWING PARCELS:</p> <p>946-15 GALILEE PARCELS - FIVE (5) PARCELS OF STATE-OWNED LAND LOCATED AT THE PORT OF GALILEE IN THE TOWN OF NARRAGANSETT, RI.</p> <p>APPRAISER SHALL PROVIDE A VALUE FOR EACH OF FIVE GROUND LEASES, WITH CONSIDERATION OF THE FIVE (5) YEAR LEASE TERM. IMPROVEMENTS ARE PROPERTY OF THE TENANT AND ARE NOT TO BE VALUED AS PART OF THE REPORT. LEASED PROPERTIES INCLUDE COMMERCIAL AND INDUSTRIAL USES, BULKHEADS, AND/OR DOCKAGE. COMPLETE SUMMARY REPORT REQUIRED; ALL FIVE VALUES CAN BE CONTAINED WITHIN ONE DOCUMENT.</p> <p>1) DEEP SEA HOLDINGS D/B/A, DEEP SEA FISH: LOT 230A & DOCK AA 2) ALAN ROBERTSON D/B/A, GALILEE GROCERY: LOT 274A 3) R.I. ENGINE CO.: LOT 227 4) J&D REALTY HOLDINGS LLC: LOT 254 & 255 5) GALILEE REALTY LLC, D/B/A, WHEELHOUSE REST.: LOT 214</p>	1.00	TOTAL		

It is the Vendor's responsibility to check and download any and all addenda from the RIVIP. This offer may not be considered unless a signed RIVIP generated Bidder Certification Cover Form is attached and the Unit Price column is completed. The signed Certification Cover Form must be attached to the front of the offer. When delivering offers in person to One Capitol Hill, vendors are advised to allow at least one hour additional time for clearance through security checkpoints.

DELIVERY: _____

RIVIP VENDOR ID#: _____

TERMS OF PAYMENT: _____

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2.0	946-15 LAND & STATE OWNED SINGLE FAMILY RENTAL HOME: 1) LAND - A 3,830 SQUARE FOOT VACANT PARCEL OF LAND LOCATED OFF BROWN AVENUE IN THE TOWN OF JOHNSTON, FURTHER IDENTIFIED AS PLAT 56, LOT 11. HUD FORM APPRAISAL ACCEPTABLE. 2) STATE-OWNED SINGLE FAMILY RENTAL HOME - 1011 PT. JUDITH ROAD, NARRAGANSETT, RI.	1.00	TOTAL		
3.0	946-15 FAIR MARKET RENTAL - SEVEN (7) FAIR MARKET RENTAL APPRAISALS FOR STATE-OWNED SINGLE FAMILY RENTAL HOMES LISTED BELOW: 1) 465 HATCHERY ROAD, NORTH KINGSTOWN RI - SINGLE FAMILY HOUSE. 2) 2426 OLD POST ROAD, SOUTH KINGSTOWN RI - SINGLE FAMILY HOUSE. 3) 260 ARCADIA ROAD, HOPE VALLEY RI - SINGLE FAMILY HOUSE. 4) 1 SUMMIT ROAD, HOPE VALLEY RI - SINGLE FAMILY HOUSE. 5) 772 GREENVILLE AVENUE, JOHNSTON RI - SINGLE FAMILY HOUSE. 6) 230 ESCOHEAG ROAD, EXETER RI - SINGLE FAMILY HOUSE. 7) 230 BURDICKVILLE ROAD, CHARLESTOWN RI - SINGLE FAMILY HOUSE.	1.00	TOTAL		

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Requisition Number(s): R74A058786

Item	Class-Item	Quantity	Unit	Unit Price	Total
	<p>PROPOSALS SHALL INCLUDE THE COST OF EACH APPRAISAL SEPARATELY AND ESTIMATED TIME FRAME FOR COMPLETION OF EACH REPORT. APPRAISER MUST HOLD CERTIFIED GENERAL REAL ESTATE APPRAISER LICENSE FROM THE STATE OF RHODE ISLAND.</p>				
				TOTAL:	

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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF PLANNING AND DEVELOPMENT
REQUEST FOR PROPOSALS FOR APPRAISAL SERVICES

CONTACT:

Ramon R. Pena, Senior Environmental Planner
(401)222-2776 telephone
(401)222-2069 fax
rpena@dem.state.ri.us

The Department is seeking proposals for Appraisal Reports for the following parcels:

1. Galilee Parcels – Five (5) parcels of State-owned land located at the Port of Galilee in the Town of Narragansett, RI. Appraiser shall provide a value for each of five Department ground leases; with consideration of the five (5) year lease term. Improvements are property of the tenant and are not to be valued as part of the report. Leased properties include commercial and industrial uses, bulkheads, and/or dockage. Complete summary report required; all five values can be contained within one document.

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|---|--------------------|
| 1.) Deep Sea Holdings d/b/a Deep Sea Fish | Lot 230A & Dock AA |
| 2.) Alan Robertson d/b/a Galilee Grocery | Lot 274A |
| 3.) R.I. Engine Co. | Lot 227 |
| 4.) J&D Realty Holdings LLC | Lot 254 & 255 |
| 5.) Galilee Realty LLC d/b/a Wheelhouse Rest. | Lot 214 |

2. Land – A 3,830 square foot vacant parcel of land located off of Brown Avenue in the Town of Johnston, further identified as Plat 56, Lot 11. HUD form appraisal acceptable.
3. Fair Market Rental – Eight (8) Fair Market Rental Appraisals for state owned single family rental homes.

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| 1.) 1011 Pt. Judith Road, Narragansett, RI | Single Family House |
| 2.) 465 Hatchery Road, North Kingstown RI | Single Family House |
| 3.) 2426 Old Post Road, South Kingstown RI | Single Family House |
| 4.) 260 Arcadia Road, Hope Valley RI | Single Family House |
| 5.) 1 Summit Road, Hope Valley RI | Single Family House |
| 6.) 772 Greenville Avenue, Johnston RI | Single Family House |
| 7.) 230 Escoheag Road , Exeter RI | Single Family House |
| 8.) 230 Burdickville Road, Charlestown | Single Family House |

Proposals shall include the cost of each appraisal separately and estimated time frame for completion of each report. Appraiser must hold Certified General Real Estate Appraiser License from the State of Rhode Island.