



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

ADDENDUM # 1

12/6/19

Solicitation #7599828

Title: Lease of Commercial Office Space for RI Secretary of State

Submission Deadline: Friday, December 13, 2019 @ 10:00 AM

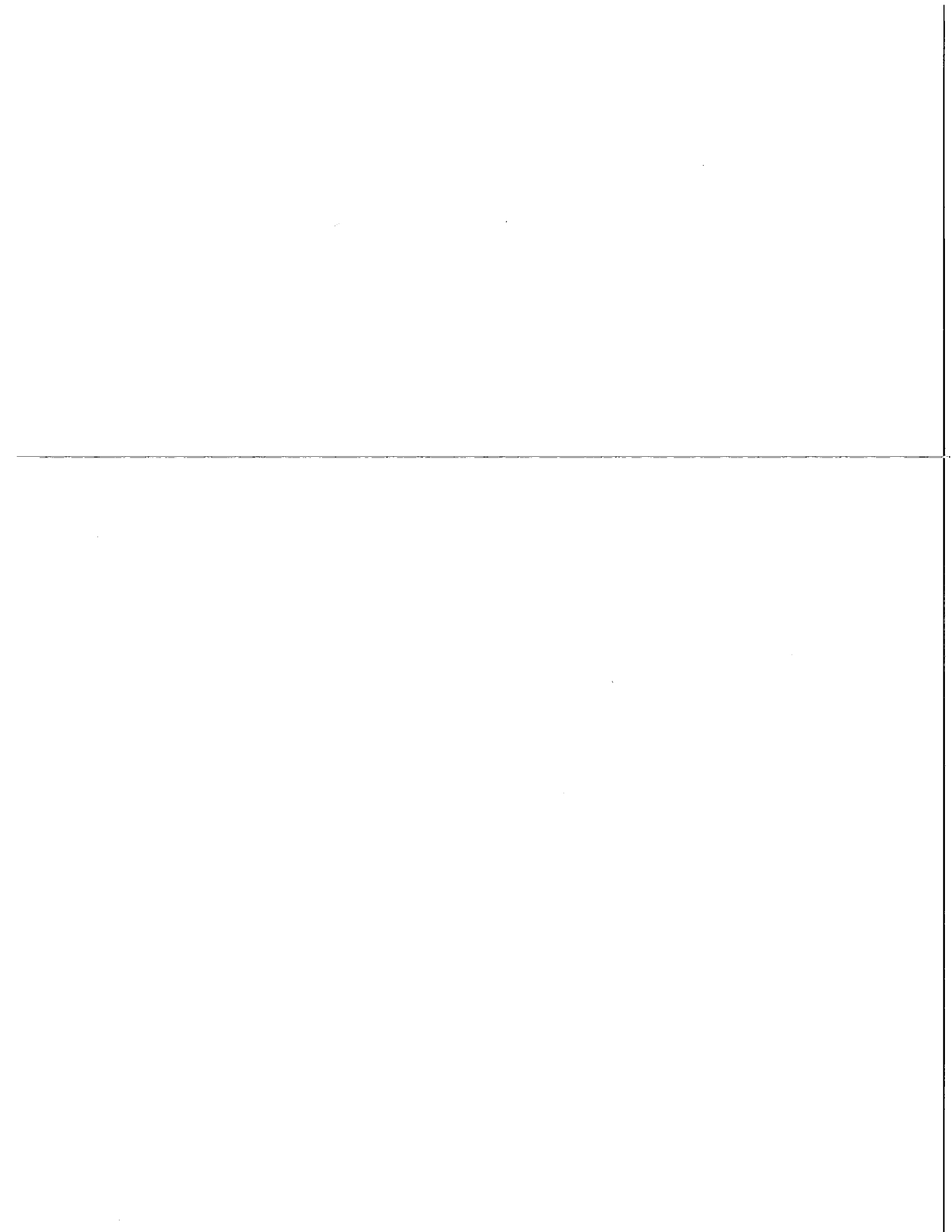
Per the issuance of ADDENDUM #1 the following are noted:

Notice:

- Attachments Include
 - Pre-Bid attendance Sheet
 - Questions & Responses

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

Thomas Bovis
Interdepartmental Project Manager



RFP # 7599828
QUESTIONS AND RESPONSES

Question 1: Section 1.4 requests the Landlord furnish, install, maintain and service the premise security system 24/7. Landlord's typically do not maintain or respond to tenant's alarms or security related matters. Could you please confirm the monitoring and service can be omitted?

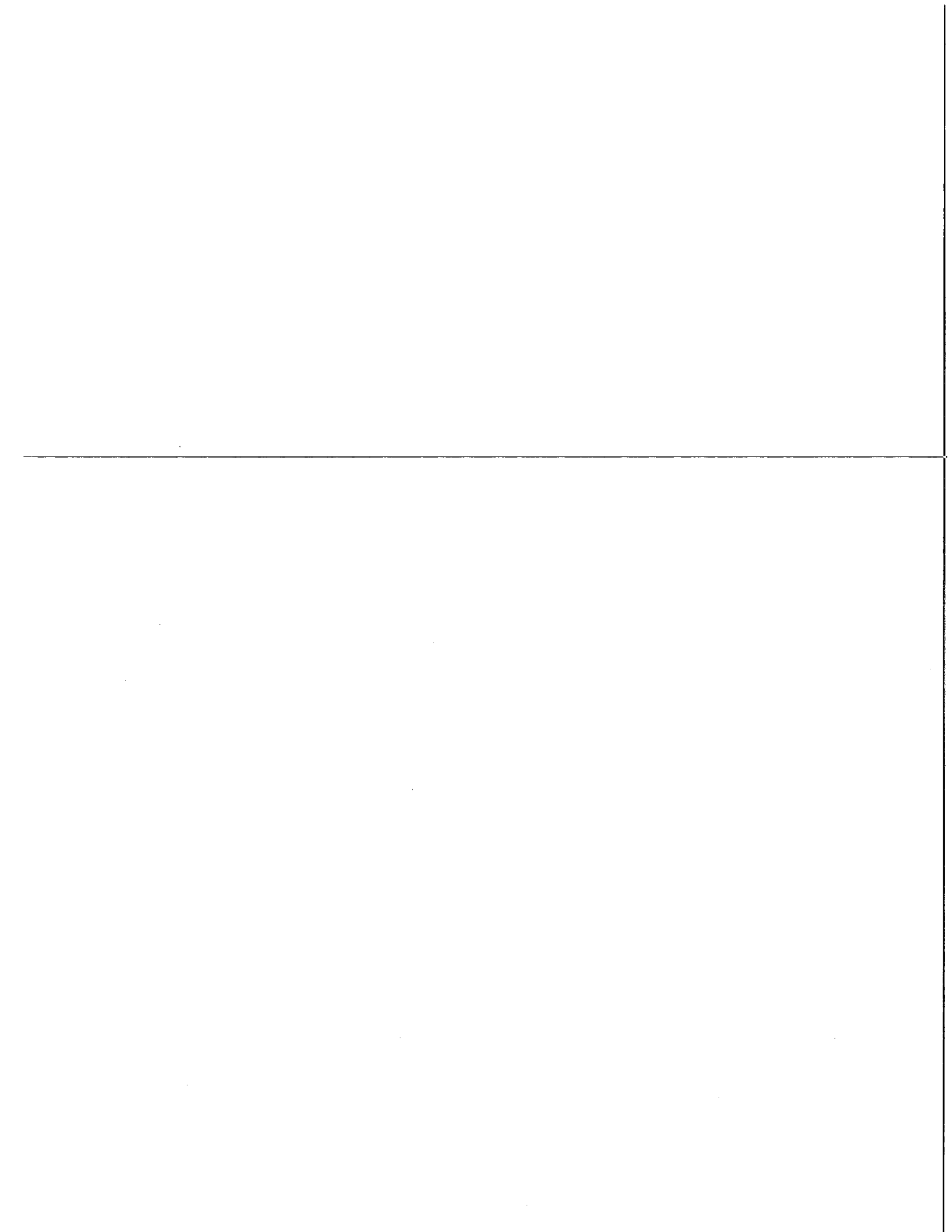
Response: The Tenant will be responsible for the installation and maintenance of its own security system within the leased premises. The Tenant will accept responsibility to respond to alarms or security related issues.

Question 2: Section 1.7 requests an indoor air quality and moisture test after construction has been complete, are there specific items and ranges of tolerance you can provide? We feel this needs to be designed into the space in our opinion and not something that is remedied after occupancy as it can be logistically difficult and disruptive and costly.

Response: Within 30 days after the Date of Occupancy, Landlord must conduct initial indoor air quality testing (Initial IAQ Testing) of the Premises using a Certified Industrial Hygienist approved by Tenant. Initial IAQ Testing must include, without limitation, direct-reading measurements of temperature, relative humidity, carbon dioxide, carbon monoxide, airborne particulates, and volatile organic compounds in a representative sampling of the Premises that demonstrates results consistent with those identified below, and a moisture survey of readily accessible porous building materials in areas where water is or is likely to be present.

Material Measured	IAQ Standard/Guideline	
Carbon dioxide	800 ppm	
Carbon monoxide	Less than or equal to outdoor concentrations	
Particulate in air	.035mg/m ³	
VOCs	Less than or equal to outdoor concentrations	

Landlord must deliver to Tenant and User Agency a written report (the Initial IAQ Report) of the results of the Initial IAQ Testing. If the Initial IAQ Report identifies any deficiencies in the indoor air quality or HVAC system of the Premises or Building, Landlord and Tenant must establish a schedule to remedy the deficiencies and Landlord, at Landlord's sole cost and expense, must immediately commence such remediation and pursue it diligently to



completion. Upon completion of this remediation, Landlord must undertake additional IAQ Testing and must deliver to Tenant and User Agency a written report of the results of the additional IAQ Testing that demonstrates that the deficiencies have been remediated.

Question 3: There is a requirement throughout the proposal to provide automatic entry operators on all building and premise entry doors, as well as all toilet room doors. These are above the minimum code requirement. We will include code required door operation.

Response: In your submitted proposal, please provide a separate line item identifying the costs associated with the automatic door operators. The Tenant reserves the right to exclude this feature.

Question 4: There are multiple HVAC requirements for humidity control in the MDF, Exhibit and Gallery space, and the Archive storage space. While the landlord typically installs the HVAC system as part of the build out, the landlord does not maintain specialty tenant related systems, ie computer / data room cooling, and the required humidity control. Please confirm the tenant will be responsible for maintaining the specialty systems? Landlords insurance will not cover tenant's personal property which is another reason why the responsibility of these types of systems lies with the tenant.

Response: Tenant will be responsible for maintaining the specialty systems. The HVAC system for the Office, Exhibit and Gallery spaces will be installed and maintained by the Landlord as this system will be the same as those systems required for typical office space.

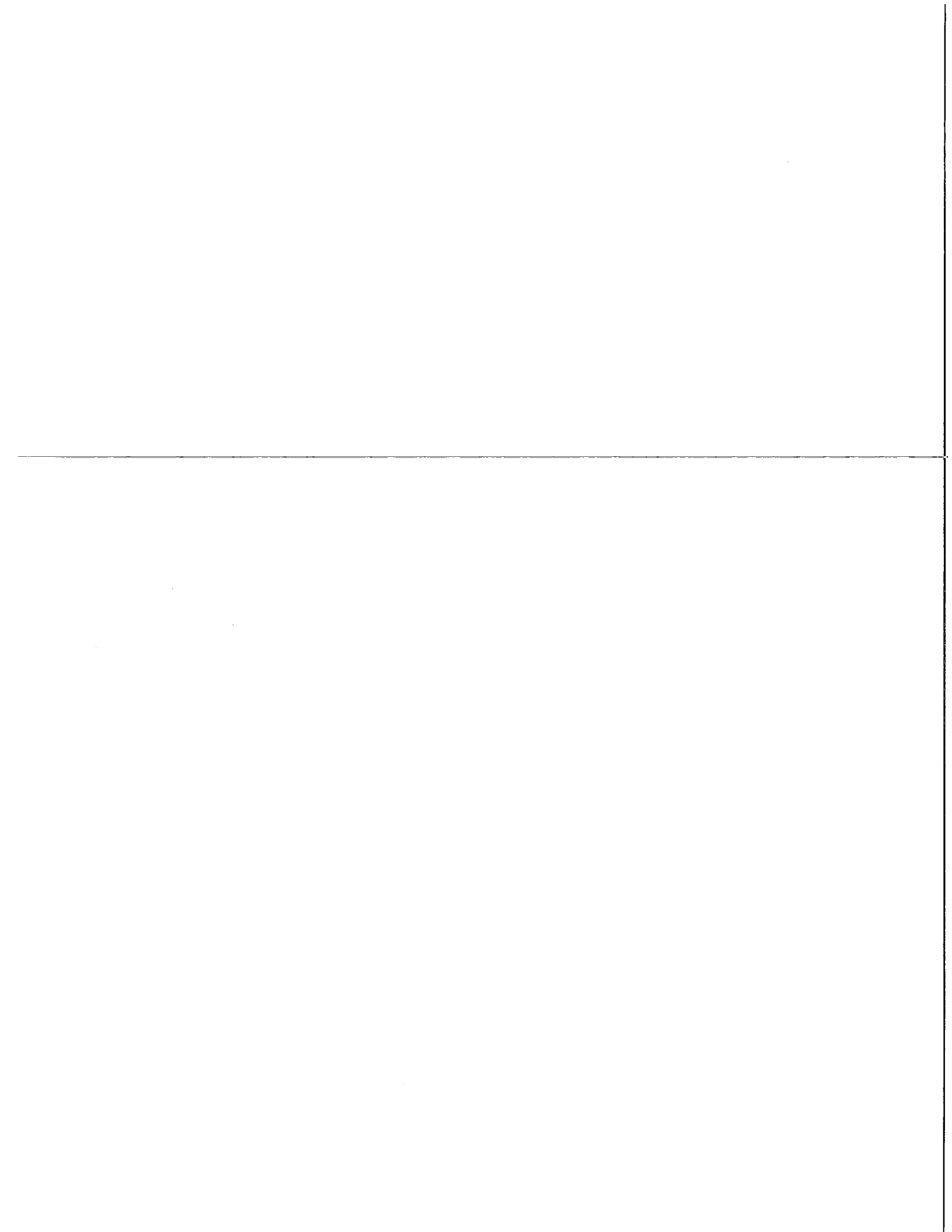
The tenant will have insurance for its property in the leased premises.

Question 5: Section 2.8.8 MDF requests a series of alarms in the room for temperature, moisture, humidity, and smoke that are typically monitored by the tenant and not the Landlord. Given the small size of such a room for this RFP, please confirm if these can be omitted, we typically see them in larger server rooms and the tenant monitors them. This is also an insurance liability issue where we are not responsible for tenant's property.

Response: These items can be omitted.

Question 6: The Vault requires a specialty fire protection system, Landlord can coordinate the installation, however service and maintenance is the responsibility of the tenant.

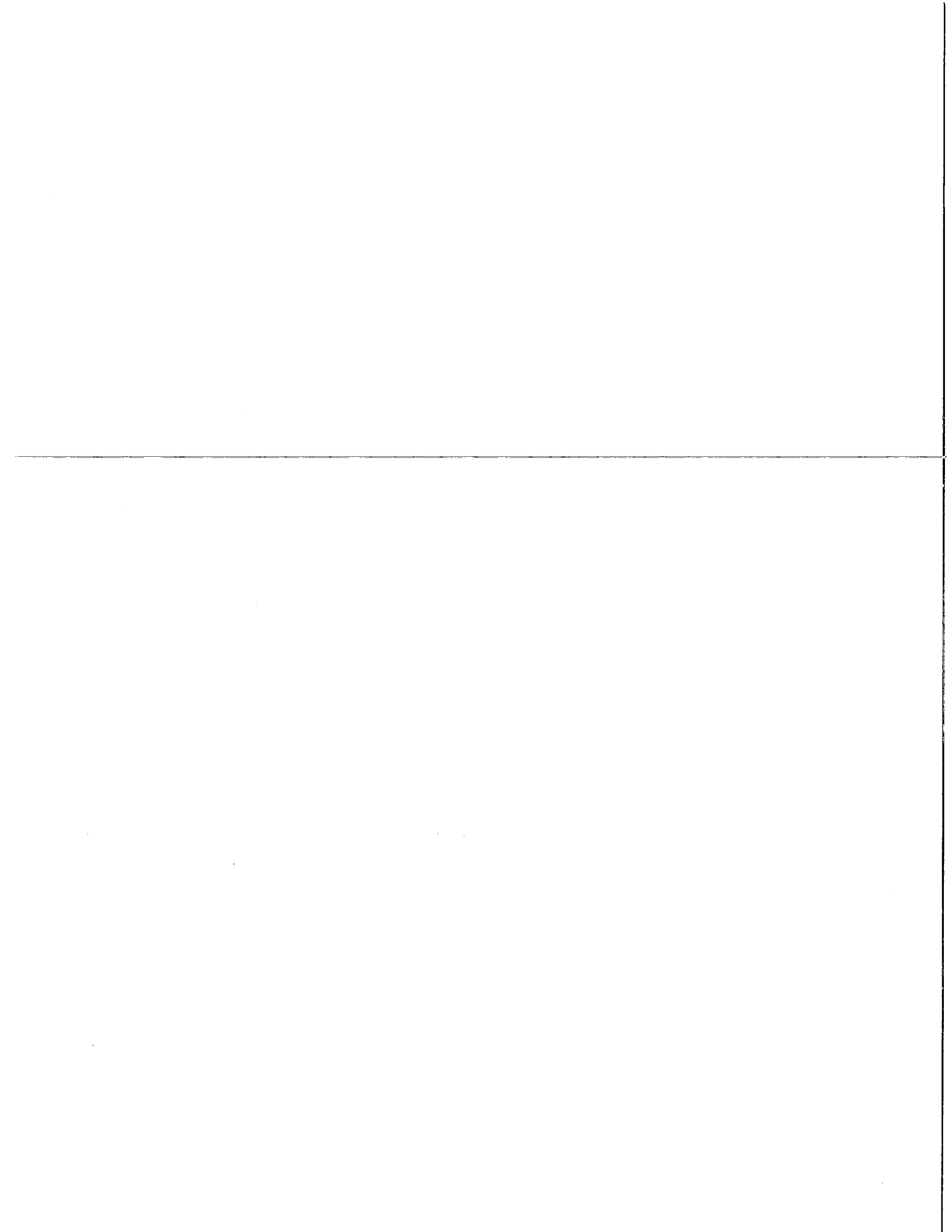
Response: The Tenant will service and maintain the specialty fire suppression system.



Secretary of State Archives – RFP # 7599828

The Department of Administration, Division of Purchases will accept lease proposals that feature an initial term of five (5) years with offeror being able to submit options to renew for up to three consecutive five-year terms.

The State reserves the right to cancel this solicitation unconditionally, at any time and without prior notice. Subsequently, notice of cancellation will be posted on the Division of Purchases' website. Upon cancellation, no further action by the State related to this solicitation is required. If cancelled, no potential or actual offeror has any recourse against the State.”



SECRETARY OF STATE ARCHIVES RFP #7599828

NOVEMBER 22, 2019 @ 2:00 p.m.

	Name (Please Print)	Company	Phone Number	Email
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