

**November 26, 2021
Rhode Island Commerce Corporation**

**Project Name: New Facility for the Rhode Island Department of Health State Health
Laboratories and Additional Private Laboratory Space
Solicitation Number 2276**

Addendum 1

**Request for Proposals (RFP)
(Two Phase Selection Process)
for a New Facility for the Rhode Island Department of Health State Health Laboratories
and
Additional Private Laboratory Space**

Prospective Proposers and all concerned are hereby notified of the following questions and answers regarding the Request for Proposals document for the above-listed RFP. These questions and answers shall be incorporated in and shall become an integral part of the RFP documents.

1. Will the State deliver parking in the Garrahy garage or on state-owned land for the State laboratory users? Or, will the developer be responsible for building parking on-site? If the developer is responsible for providing parking, what is the parking requirement for the State laboratory component?

Respondents should state how they plan to meet parking needs for all building occupants, including the RISHL, and should list assumptions around location, costs, and number of spaces provided. For sites in the vicinity of the state-owned Clifford Street Garage, including the I-195 Redevelopment District site, respondents may assume that the existing garage has sufficient capacity for the full RISHL parking requirement and will also likely be able to accommodate parking for private lab users, depending on the amount required. Parking arrangements, availability, and rates for the project are subject to negotiation and approval by the RI Convention Center Authority.

2. Is there a parking requirement for the 80,000sf component controlled by RISHL, and if so what are the requirements on a per thousand basis? Is parking going to be provided by RISHL elsewhere in the I-195 District or is the required parking (if required) to be built by the awarded developer on premises?

Yes, there is a parking requirement. Please see page 9 of Attachment A and the response to Question 1 above for more information on RISHL parking requirements.

3. Is there any sense of timing as to when the addendum that was mentioned yesterday may be made available publicly?

Respondents should review the Commerce website regularly for updated information.

4. I attended the Zoom “informational session” yesterday 11/15 (registered under same email address as this message). It was mentioned that a list of attendees will be made available (indicating there were about 65 in attendance). Would you kindly forward to me if you have sent that out.

Please find this information [here](#).

5. Can the Commerce Corporation/DOH share the market study that was conducted to support the demand for the spec lab space?

Not at this time. Respondents should review the Commerce website regularly for updated information.

6. Is the Commerce Corporation/Department of Health (DOH) open to entering a pre-development agreement with the selected developer shortly after award to collaborate on or fund initial design?

This will be addressed in Phase 2 of the RFP process. In Phase 2, finalists will be evaluated based upon the extent proposed deal terms are acceptable to Commerce Corporation and the State including but not limited to: reimbursement structure, cost contingencies, State approval of key documents, etc. It is anticipated that funds for the project will be disbursed through the Commerce Corporation or another state agency in installments based upon a mutually agreeable schedule between the Commerce Corporation and the Project Developer.

7. Does Commerce Corporation/DOH anticipate making a single payment upon project delivery or multiple payments over the course of the development period for the State’s respective share of the project costs?

This will be addressed in Phase 2 of the RFP process. In Phase 2, finalists will be asked to include general deal terms acceptable to Commerce Corporation and the State including but not limited to: reimbursement structure, cost contingencies, State approval of key documents, etc. It is anticipated that funds for the project will be disbursed through the Commerce Corporation or another state agency in installments based upon a mutually agreeable schedule between the Commerce Corporation and the Project Developer.

Additional information

Site plan for parcel designated by I-195 Commission is available [here](#).