

SPECIFICATIONS FOR NON-ADVERTISED LEASE

Please place a “✓” next to each item that is applicable and an “x” next to each item that is not applicable to the lease

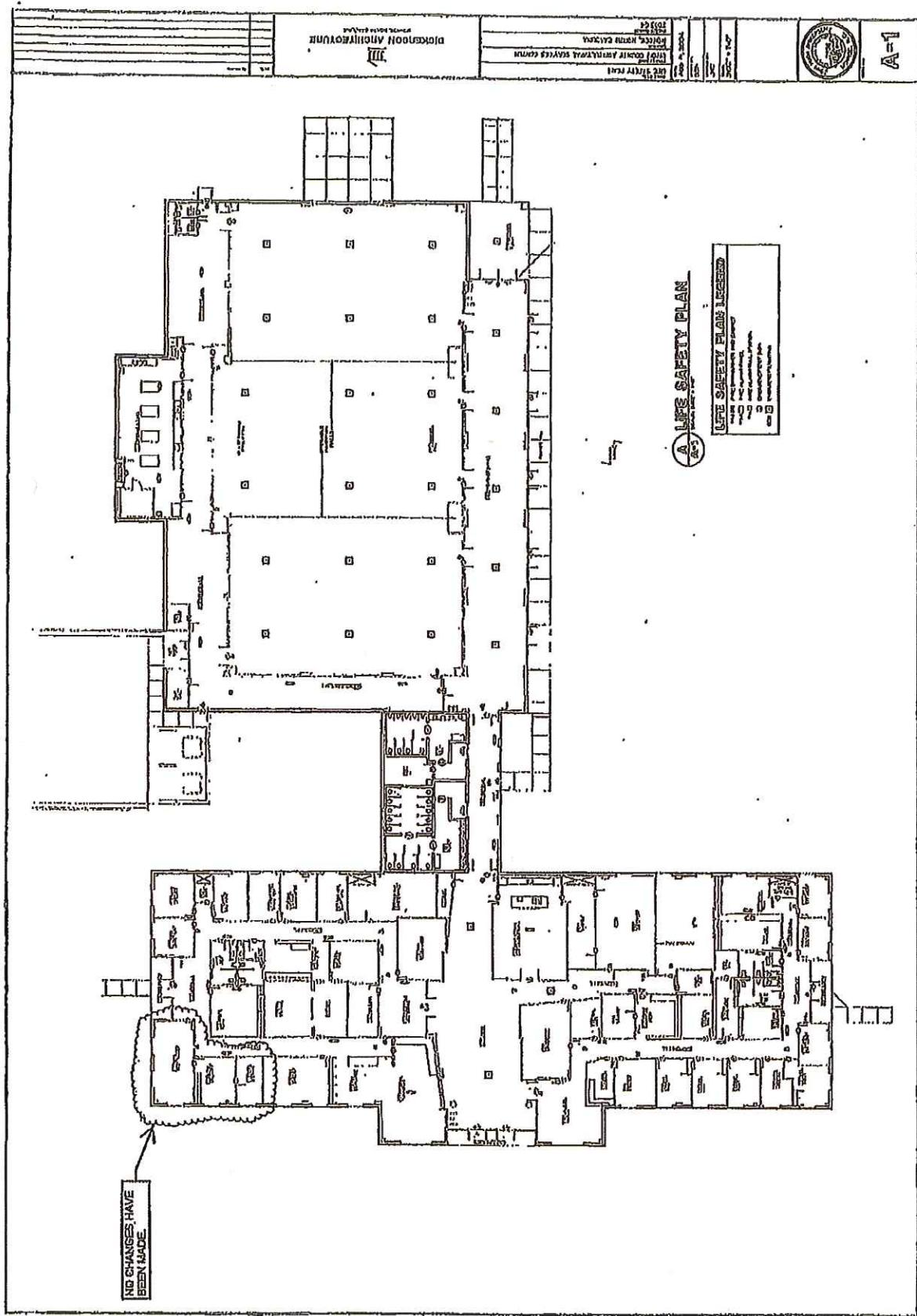
- 1. A floor plan to scale or a plan with room dimensions is required. Plan should show building exits for the proposed space. Also, provide the year the building was constructed.
- 2. This facility must provide environment that is barrier free and easily accessible to physically disabled staff, visitors and clientele. Compliance with the State Building Code and the Americans with Disabilities Act is required. Toilet facilities shall be ADA accessible and code compliant.
- 3. Air conditioning and heating system shall be maintained by Lessor including frequent filter cleaning and replacement. Year-round ventilation shall be provided to prevent stale air problems and unacceptable CO₂ content. Waiting areas, LAN room and conference room(s) may require additional HVAC.
- 4. Telecommunication room temperature should be within a range of 65° to a maximum of 75°. This is a 24-hour per day, 7 day per week requirement. A separate HVAC system may be required to maintain this temperature range.
- 5. All lighting and electrical maintenance shall be furnished by Lessor including the replacement of ballasts, light tubes and replacement bulbs.
- 6. The Lessor shall provide required fire extinguishers and servicing, pest control (by a licensed technician) and outside trash disposal including provision for the handling of recycling items such as aluminum cans, cardboard and paper. Year-round maintenance is required to maintain a neat and professional appearance of the site at all times.
- 7. Lessor shall provide internal and external sign that will provide easy identification of the office by the general public.
- 8. Locking hardware is required on all storage rooms, equipment rooms, files rooms and LAN room. Supply storage closets require shelving.
- 9. Lessor shall shampoo all carpet and clean the outside of the building windows annually.
- 10. Lessor shall be responsible for snow removal as quickly as possible to avoid work delays.
- 11. The per square foot price proposal is based on the floor plan and repair lists agreed upon by the State of North Carolina and includes but is not limited to: all partitions, demolition, and up fitting costs; building and grounds maintenance; property taxes; insurance; fire and safety inspection fees; stormwater fees; land transfer tax; common area maintenance and other building operational costs.
- 12. The number of keys to be provided to the State for each lockset shall be reasonably determined by the State prior to occupancy, at no cost to the State.

- 13. All parking areas shall be adequately lighted and located within a reasonable distance of the office.
- 14. Lessor shall provide all conduits and pull strings from above the ceiling to outlet boxes. State to install wiring and cover plates.

Lessor is in agreement with the above conditions and the conditions of the also signed “proposal to Lease to the State of North Carolina” Form PO-28.

Signature of the Lessor

Date



NO CHANGES HAVE
BEEN MADE

THE STATE OF NORTH CAROLINA SHALL NOT BE RESPONSIBLE FOR ANY EXPENSES INCURRED BY THE PROPOSER IN THE PREPARATION OF THIS PROPOSAL. THE STATE RESERVES THE RIGHT TO REJECT ANY PROPOSAL FOR ANY REASON IT DEEMS WARRANTED. ALL RELEVANT FACTORS, TO INCLUDE MOVING EXPENSES, WILL BE EVALUATED AS PART OF THE SELECTION PROCESS.

ELECTRONIC responses ONLY will be accepted for this RFP.

PROPOSAL TO LEASE TO THE STATE OF NORTH CAROLINA - PO-28

1. NAME OF LESSOR:Union County	2. LESSOR'S Representative:						
INDICATE EACH LESSOR'S BUSINESS CLASSIFICATION AS APPLICABLE: A. PROPRIETORSHIP ____ B. PARTNERSHIP ____ C. CORPORATION <input checked="" type="checkbox"/> D. GOVERNMENTAL ____ E. NON-PROFIT ____ F. *** (HUB) HISTORICALLY UNDERUTILIZED BUSINESSES ____ G. OTHER: TAX I.D. #							
MAILING ADDRESS: 500 North Main Street Suite 826	MAILING ADDRESS						
CITY: Monroe ZIP: 28112	CITY: ZIP:						
PHONE#: 704 283-3872	CELL#:						
E-MAIL: Kelli.Manczka@unioncountync.gov							
3. SPACE LOCATION:(including building name, floors involved & suite or room numbers unless entire floor) Agricultural Building							
STREET ADDRESS 3230 Presson Rd.	CITY Monroe	COUNTY Union	ZIP CODE 28112				
4. ATTACH FLOOR PLAN TO SCALE SHOWING THE SIZE AND LAYOUT OF SPACE OFFERED)							
5. GROSS SQUARE FOOTAGE BEFORE NET USAGE COMPUTED	A. OFFICE ft	B. WAREHOUSE	C. OTHER 100				
6. All proposals must be submitted on the basis of net square footage as defined on reverse side of this sheet and in Specifications (PO-27)							
A. DESIRED PROPOSAL (See PO-27 Items VI and XII-A)							
TYPE OF SPACE	TOTAL NET SQ. FT.	ANNUAL RENTAL	ANNUAL RENT PER SQ. FT.	UTILITIES	JANITOR. SERVICES	WATER / SEWER	REQUIRED PARKING SPACES
OFFICE	677						—
WAREHOUSE							—
OTHER	126						
TOTALS	803	5440	XXXX	XXXX			XXXX
Lessor will provide (6) employee parking spaces in above proposal at no additional charge to the State. (See explanation in PO-27 Item VI - Parking)							
Comments:							
ERRORS BY PROPOSERS IN CALCULATING NET SQUARE FOOTAGE WILL REDUCE THE ANNUAL RENTAL WITHOUT CHANGING THE PROPOSED RATE PER SQUARE FOOT IN THE PROPOSAL							
B. OPTIONAL ALTERNATE PROPOSAL NO. 1 (See PO-27 ITEMS VI AND XII-B)							
(FOR PROPOSALS NOT INCLUDING UTILITIES AND/OR JANITORIAL SERVICES)							
TYPE OF SPACE	TOTAL NET SQ. FT.	ANNUAL RENTAL	ANNUAL RENT PER SQ. FT.	UTILITIES YES/NO	JANITORIAL SERVICES YES/NO	WATER/SEWER YES/NO	
OFFICE							
WAREHOUSE							
OTHER							
TOTALS			XXXX	XXXX	XXXX		
Lessor will provide () clientele parking spaces and () employee parking spaces							
Comments:							
7. LEASE TERM: 3 YEARS BEGINNING DATE: April 1, 2024- March 31 2027							
8. RENEWAL OPTIONS, IF ANY: TERMS AND CONDITIONS:							
NOTE: RATES THAT INCLUDE INDETERMINABLE PERCENTAGE INCREASES, SUCH AS UNCAPPED CPI INCREASES ETC., ARE NOT ACCEPTABLE DURING EITHER THE INITIAL TERM OR ANY RENEWAL PERIOD(S)							
The State of North Carolina supports the use of products and materials having recycled content in renovation and construction. The proposed building must have facilities for handling materials to be recycled such as plastics, aluminum, wastepaper and cardboard.							
THE PROPOSED BUILDING MUST BE COMPLETELY FREE OF ANY HAZARDOUS ASBESTOS OR HAZARDOUS LEAD PAINT THROUGHOUT THE STATE'S TENANCY.							
Is the proposed building free of hazardous asbestos?		YES <input checked="" type="checkbox"/>			NO _____		
Is the proposed building free of hazardous lead paint?		YES <input checked="" type="checkbox"/>			NO _____		
DEPARTMENT: NCDA & CS				DIVISION: Forest Service			
CITY: Monroe				SQUARE FEET:		AGENT:	
DATE:							

LESSOR:

9. ADDITIONAL INFORMATION

10. Is Property To Be Leased Within An Area Designated By Fema To Be In A Flood Prone Area (100 Year, 500 Year)? If So, Please Provide Details Below

11. Does this space comply with local and State Building safety and zoning codes specifically including OSHA provisions for the handicapped and applicable sections of the State Building Code Volumes I-V?

YES

NO

PARTIALLY

EXPLAIN IF OTHER THAN "YES" IS CHECKED ABOVE:

12. This proposal is made in compliance with the specifications furnished by NCDA I realize that the State reserves the right to reject this proposal for any reason it deems warranted. This proposal is good until April 1, 2027. I ACKNOWLEDGE AND FURTHER AFFIRM THAT I am aware of and familiar with the Americans with Disabilities Act of 1990 (42 United States Code, Section 12101 et seq.) and if the above firm is awarded the contract, it will comply with the provisions of said Act.

I am aware that annual per square foot rental rate(s) which include indeterminable percentage increase(s) such as uncapped Consumer Price Index increases etc., are not acceptable during either the initial term or any renewal period(s):

(HUB) HISTORICALLY UNDERUTILIZED BUSINESSES (HUB) CONSIST OF MINORITY, WOMEN AND DISABLED BUSINESS FIRMS THAT ARE AT LEAST FIFTY-ONE PERCENT OWNED AND OPERATED BY AN INDIVIDUAL(S) OF THE AFOREMENTIONED CATEGORIES. ALSO INCLUDED IN THIS CATEGORY ARE DISABLED BUSINESS ENTERPRISES AND NON-PROFIT WORK CENTERS FOR THE BLIND AND SEVERELY DISABLED.

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of this proposal, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Brian Matthews
Printed Name of Lessor

Signature of Lessor _____ Date _____

ELECTRONIC DELIVERY INSTRUCTIONS

To be considered this proposal must be submitted prior to 4:00 PM on the cutoff. No faxed, e-mailed or hand delivered proposals will be accepted. PHONE: (919)707-3167

NOTE: Net square footage is a term meaning the area to be leased for occupancy by State Personnel and/or equipment. To determine net square footage:

1. Compute the inside area of the space by measuring from the normal inside finish of exterior walls or the roomside finish of fixed corridor and shaft walls, or the center of tenant separating partitions.
2. Deduct from the Inside area the following:
 - *a. Toilets and lounges
 - *b. Entrance and elevator lobbies
 - *c. Corridors
 - d. Stairwells
 - e. Elevators and escalator shafts
 - f. Building equipment and service areas
 - g. Stacks, shafts, and interior columns
 - h. Other space not usable for State purposes

*Deduct if space is not for exclusive use by the State. Multiple State leases require a, b, and c to be deducted. The State Property Office may make adjustments for areas deemed excessive for State use.

DEPARTMENT Agriculture DIVISION: NC Forest Service

CITY: SQUARE FEET: AGENT:

DATE:

FORM (PO-28) (2021)