

NOTE TO PROPOSER

IN ORDER TO BE CONSIDERED YOUR PROPOSAL SHALL REACH THE STATE PROPERTY OFFICE PRIOR TO THE ADVERTISED CUT-OFF TIME.

BY 4:00 PM, JULY 8, 2009

MAILING ADDRESS:
STATE PROPERTY OFFICE
1321 MAIL SERVICE CENTER
RALEIGH, NORTH CAROLINA
27699-1321

STREET ADDRESS:
STATE PROPERTY OFFICE
116 WEST JONES ST ROOM 4055
RALEIGH, NORTH CAROLINA
27603

Please verify receipt in the State Property Office of Proposals that are sent by U. S. Mail as they are routed through the State Mail Service Center. If your proposal is not delivered by the State Mail Service Center by the date and time of the cut-off, the proposal shall not be considered.

Envelope containing the Proposals shall be marked as follows:

- (A) Lease Proposal Enclosed for: NC DOT
- (B) Cut-Off Date for Receiving Proposals: – July 8, 2009
- (C) City/Town: Harrisburg, NC

NOTE: PROPOSALS FAXED INTO THE DEPARTMENT OF ADMINISTRATION BUILDING WILL NOT BE ACCEPTED, AND SHALL NOT BE CONSIDERED.

Following the selection of any proposal and its placement on the Council of State Agenda by the State Property Office, there shall be no further negotiations with those who presented proposals which were not selected for the Agenda.

SPECIAL NOTE:

In accordance with the North Carolina Administrative Code (Title I North Carolina Administrative Code, Chapter 6B.0212) a proposer's meeting will be required following the cut-off date for receiving proposals if all acceptable proposals exceed \$150,000.00 annually. After the original proposals are received and site visits made the proposer's meeting will be conducted by the State Property Office at a time and place to be announced by the State Property Office. At this meeting the selected proposers will submit their lowest price proposal.

Annual per square foot rental rates which include indeterminable percentage increases(s), such as uncapped consumer price index increases, etc. shall not be accepted during either the initial term or the renewal period.

Pursuant to Articles 3 and 3C, Chapter 143 of the North Carolina General Statutes and Executive Order No. 150, the State invites and encourages participation in this procurement by Historically Underutilized Businesses (HUBs) consisting of minority, women and disabled business firms that are at least fifty-one percent owned and operated by 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.

The State of North Carolina encourages the submission of proposals covering “green buildings”. Components such as site, enclosures, infrastructure, contents and materials in “green building” result in reduced costs in operation, energy, maintenance and insurance as well as could improve employee motivation and productivity.

Pursuant to North Carolina General Statute 146.25-1(b), the Department of Administration may negotiate on relevant factors that represent the best interest of the State. Relevant factors may include, but are not limited to, timeliness of delivery of the proposed space, maintenance, upkeep and condition of the proposed space and prior performance of the proposer.

SPECIFICATIONS FOR SPACE TO BE LEASED TO THE STATE OF NORTH CAROLINA

I. GENERAL

A. Approximate net usable square feet required are **8,321 sf.**

NOTE: Net usable space is a term meaning the area to be leased for occupancy by State personnel and/or equipment.

To determine net usable space:

1. Compute the inside area of the space by measuring from the normal inside finish of exterior walls or the room side 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, & c to be deducted. State Property may make adjustments for areas deemed excessive for State use.

B. Check One: **Space may be on more than one floor, in which case, space shall be in close proximity on consecutive floors.**

C. All offers shall be submitted in such a manner that the annual per square foot rental rate for each type of space offered, i. e. office, warehouse, and special purpose, can be properly identified. See Form PO-28. (6A, B, C.)

D. CUT-OFF DATE FOR RECEIVING PROPOSALS IS 4:00 PM, JULY 8, 2009 IN THE STATE PROPERTY OFFICE.

II. LOCATION: Harrisburg, NC area

III. **The following paragraph shall be incorporated into the Lease Document.**

Availability of Funds Clause - The parties to this lease agree and understand that the continuation of this lease agreement for the term period set forth herein, or any extension or renewal thereof, is dependent upon and subject to the appropriation, allocation or availability of funds for this purpose to the agency of the Lessee responsible for payment of said rental. The parties to this lease also agree that in the event the agency of the Lessee or that body responsible for the appropriations of said funds, in its sole discretion, determines, in view of its total local office operations that available funding for the payment of rents are insufficient to continue the operation of its local offices on the premises leased herein, it may choose to terminate the lease agreement set forth herein by giving Lessor written notice of said termination, and the lease agreement shall terminate immediately without any further liability to Lessee.

IV. ARRANGEMENT OF SPACE

The attached space analysis will indicate the number of offices required and contain the approximate office sizes. The lessor shall provide at his expense all necessary partitions, doors, etc. to make the space acceptable for State use. Lessor should include 3 copies of a **to scale** floor plan showing proposed layout and 3 copies of the Proposal to Lease Form (PO-28). If new construction is proposed by lessor general specifications, including elevations upon request, should be submitted with the Proposal to Lease Form (PO-28) and a **to scale** floor plan should be provided.

SEE PAGE 8 OF 8 FOR SPACE GUIDELINE OF ARRANGEMENT OF SPACE.

Other: Adequate and convenient toilet facilities are to be provided including tissue holders, towel dispensers, coat hooks, mirrors and trash cans. **Toilet facilities shall be handicapped accessible and shall be in compliance with North Carolina State Building Code, Volume I-C and the American With Disabilities Act.**

V. THE DATE OF POSSESSION AND LEASE TERM:

- A. Possession of space required by September 1, 2009 or as soon thereafter as possible.
- B. The initial term of the lease will be for 5 Years with renewal options desired.
- C. Construction shall begin within six (6) months from Council of State approval unless otherwise authorized by the State Property Office.

VI. ELECTRICAL, TELEPHONE, MAIN SERVICE OUTLETS

- A. A minimum of 120 120 Volt duplex electrical outlets are required. Unless otherwise approved by the State:
 - 1. All private offices shall have a minimum of (3) duplex receptacles.
 - 2. Electrical service shall support a minimum of (3) duplex receptacles per partial height modular workstation or per person in an open office environment. Service shall be provided by lessor via overhead or under floor distribution system utilizing power poles or other suitable facilities to accommodate the electrical needs of the agency. All connections to the building electrical service shall be by the Lessor.
 - 3. Each Kitchenette or Break Area shall be provided with sufficient electrical circuitry to accommodate a refrigerator, microwave oven, coffee maker and vending machine. Separate circuits are required for this area.
 - 4. (1) Duplex receptacle shall be provided for every 50 linear feet of corridor.
 - 5. (2) Dedicated 30 amp 110 volt circuit with isolated grounds are required.
 - 6. LAN room requires four (4) duplex outlets, with a minimum (2) outlets to be installed 36" from the floor.
- B. A minimum of 38 telecommunication outlets is required.
Lessor shall provide all conduit and pull strings from above ceiling to outlet boxes. State to install wiring and cover plates.
- C. A 4' x 8' x $\frac{3}{4}$ thick sheet of fire retardant plywood shall be installed on a wall in the telecommunications wiring area to serve as a backboard for telecommunications wiring equipment.

VII. PARKING

- A. 5 Clientele parking spaces shall be included in the per square foot rental charge.
- B. 30 Employee parking spaces are desired if supplied at no extra charge to the State.

- C. 15 Parking spaces for state-owned vehicles shall be included in the per square foot rental charge.
- D. Other: 3 Parking spaces for state-owned tractor trailer vehicles shall be included in the per square foot rental charge.
- E. All parking areas shall be adequately lighted and located within a reasonable distance of the office as determined by State. Availability of the above shall be within a safe, convenient distance to the office for wheelchair and foot traffic. Handicapped parking and signage shall be in compliance with the NC Building Code and the Americans with Disabilities Act. Paved parking area is preferred.
- F. State vehicle parking shall be provided inside a secure well-lit fenced area with easy access to office and designated "State Vehicles Only".
- G. Although parking is considered in the evaluation of proposals, the inability to provide parking as described in A and B above should not preclude the lessors from submitting proposals unless stated above. However, adequate parking shall be located within a reasonable walking distance as determined by the State.

VIII. REFERENCE

All space shall comply with local and State building, safety, and zoning codes, specifically including OSHA, provisions for the disabled, and applicable sections of the State Building Code, Volumes I through V. Non-compliance shall be grounds for lease termination at the discretion of the lessee. Space shall comply with Americans with Disabilities Act of 1990 (42 United States Code, Section 12101 et seq.)

IX. FLOOR, WALL AND WINDOW COVERINGS

- A. Vinyl tile or other floor covering acceptable to the State in all office areas. **Prefer carpeting for all offices and conference rooms.** If floors are carpeted, they should be 26 oz. nylon or equivalent acceptable to the lessee, glue-down type preferred. Tile is preferred in the waiting area, kitchenette, restrooms and hallways. New or like-new carpet is preferred. If not new, carpets must be professionally cleaned and all stains removed before occupancy. High traffic areas will require frequent cleaning and replacement of floor finishes to maintain a neat, clean, high-quality finish and will be at the State Property Office's discretion.
- B. Wall surfaces shall be painted sheetrock, or masonry or other similar finish acceptable to the state.
- C. Sufficient window coverings shall be provided to control glare within the space. (Venetian blinds or acceptable equivalent).
- D. Space shall have acceptable ceiling acoustical treatment for noise reduction purposes.
- E. Concrete flooring is required in warehouse area.

X. HEATING, AIR-CONDITIONING AND VENTILATION

- A. In office areas, heating and air conditioning facilities shall be sufficient to maintain inside temperature in the range from a low 68° during the heating season to the high of 76° at all other times, with balanced distribution. State policy to dictate utilization. Typical agency hours of operation are 6 am – 6 pm, Monday through Friday; however, occasional holiday and weekend operations are required.
- B. Heating and air conditioning facilities are not required in warehouse area.

- C. Air conditioning and heating system shall be maintained by lessor **including frequent filter cleaning and replacement.**
- D. Year-round ventilation shall be provided to prevent stale air problems and unacceptable CO2 content.
- E. A climate controlled telecommunications room is required to house telephone wiring equipment and computer network equipment. A range of 65 degrees to a maximum of 75 degrees is required. This is a 24-hour per day, 7 day per week requirement. A separate HVAC system may be required to maintain this temperature range.
- F. Zoning of HVAC system and related control shall be appropriate for division and function of spaces within the facility.

XI. DRINKING FOUNTAINS

It is required that all employees have access to chilled water fountain.

XII. LIGHTING

- A. Adequate lighting facilities are required in all areas. In office facilities, lighting requirements are no less than 60 foot candles at desk level. State policy to dictate utilization.
- B. All lighting and electrical maintenance shall be furnished by lessor **including providing and replacing ballasts, light tubes, and bulbs.**

XIII. UTILITIES, JANITORIAL SERVICES AND ELEVATORS

- A. It is desired that the following services be furnished and included in the per square foot cost to the satisfaction of the State.
 - 1. All utilities, except telephone.
 - 2. Daily janitorial and cleaning services and supplies.
- B. Alternate proposals which do not include utilities and/or janitorial service will be considered. (There must be an acceptable method of determining the State's share of costs)
- C. Maintenance of building and grounds including lawn, shrubbery, sidewalks, parking areas and common areas is required.
- D. Elevator service, if applicable.

XIV. LESSOR RESPONSIBILITIES

The final per square foot price proposal is based on all specifications (PO-27, PO-28), floor plans and repair lists received from 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 or safety inspection fees; stormwater fees; land transfer tax; common area maintenance and other building operational costs. Proposers can choose whether or not to include utilities and janitorial service. The following factors will be added to proposals not including these services for comparison purposes: utilities - \$1.50 sq. ft.; janitorial service - \$1.00 sq. ft.

XV. SPECIAL REQUIREMENTS

- A. Fire extinguishers and servicing, pest control, and outside trash disposal including provision for the handling of recyclable items such as aluminum cans, cardboard and paper, if applicable.
- B. All pesticides must be applied by a licensed technician.

- C. Lighted exit signs.
- D. Internal and external signage that will provide easy identification of the office by the general public, inclusive of room numbering and signage for each office area.
- E. Kitchenette requires hot and cold running water, sink, 6 feet of base and top cabinets.
- F. Storage rooms must be secured and will require shelves.
- G. 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.
- H. Locking hardware will be required on all storage rooms, file rooms and LAN rooms.
- I. Loading dock with large truck access and roll-up door is required.
- J. Ample turn radius for tractor trailer is required for ingress and egress to loading dock.

Prior to entering into a lease with the successful proposer the space or building plans are subject to inspection by the State. Listed below are some of the more important deficiencies that will be addressed by the review.

I. IMPROPER EXITS OR EXIT ACCESS

- Lack of adequate number of exits to outside, or exit stairs from upper floors.
- Improper fire-rated enclosure of exit stairs. This includes lack of B-label stairway doors, proper closers, and/or UL listed latching hardware.
- Exit and stair doors which swing in the wrong direction, or which have locks that prevent rapid free egress in emergency.

II. PARTITIONS OR INTERIOR CONSTRUCTION NON-COMPLYING WITH CODE

- Use of combustible partitions or paneling in buildings required to be of non-combustible construction.
- Improper enclosure of oil or gas fired boiler/furnace rooms.
- No safety glass or wired glass where required by Code.
- Lack of one-hour fire rated tenant separation.

III. FIRE PROTECTION AND EMERGENCY EQUIPMENT

- Building lacks sprinklers OR automatic fire detection system with alarms transmitted off-premises. NOTE: This may not be a Code requirement but is highly desirable. Because the State is self-insured, it gives preference to sprinkled facilities.
- Not enough fire extinguishers of proper type and placement, or the extinguishers are not being inspected and tested in accordance with NFPA-10.
- Inadequate or inoperative lighted EXIT signs, or signs indicating direction to exits.
- HVAC systems do not have smoke detection shutdown.
- Lack of emergency egress lighting, especially in stairways.

IV. GENERAL

- Non-compliance with handicapped accessibility requirements of NC Code Volume I-C, or the Americans with Disabilities Act (Federal Law).
- Insufficient number of toilet fixtures.

SPACE ANALYSIS

AGENCY: DOT - Western Regional Geotechnical Engineering Unit

DATE: 2/3/2009

FULL HEIGHT PARTITIONED AREAS:

Quantity	Use	Dimensions	Unit Sq.Ft.	Total Sq. Ft.
1	Manager (TEM I)	10 x 16	160	160
4	Supervisor (TES III, TES II)	10 x 13	130	520
15	Professional Staff	9 x 12	108	1620
3	Drafting (TT-III, (TT-II)	10 x 15	150	450
1	Conference	15 x 30	450	450
1	General Storage	8 x 10	80	80
1	Kitchenette	8 x 10	80	80

Subtotal for Full Height Partitioned Areas: 3360

OPEN AREAS:

Quantity	Use	Dimensions	Unit Sq. Ft.	Total Sq. Ft.
2	Clerical	8 x 10	80	160
6	Techs	8 x 10	80	480
1	Copy/Fax/Files	15 x 27	405	405
1	Waiting	6 x 10	60	60

Subtotal for Open Areas: 1105

Total: 4465
Circulation (@ 25%): 1116
Restrooms: 240
Warehouse: 2500
Grand Total: 8321

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. **FAXED PROPOSALS ARE NOT ACCEPTABLE.**

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

1. NAME OF LESSOR: _____ 2. LESSOR'S AGENT: _____

INDICATE EACH LESSOR'S BUSINESS CLASSIFICATION AS APPLICABLE: A. PROPRIETORSHIP B. PARTNERSHIP C. CORPORATION D. GOVERNMENTAL E. NON-PROFIT F. ***(HUB) HISTORICALLY UNDERUTILIZED BUSINESSES G. OTHER: _____ TAX I.D. # _____

MAILING ADDRESS:	MAILING ADDRESS
CITY: _____ ZIP: _____	CITY: _____ ZIP: _____
PHONE#: _____ FAX#: _____	PHONE#: _____ FAX#: _____
E-MAIL: _____	E-MAIL: _____

3. SPACE LOCATION:(including building name, floors involved & suite or room numbers unless entire floor)

STREET ADDRESS _____ CITY _____ COUNTY _____ ZIP CODE _____

4. ATTACH FLOOR PLAN TO SCALE SHOWING THE SIZE AND LAYOUT OF SPACE OFFERED)

5. GROSS SQUARE FOOTAGE BEFORE NET USAGE COMPUTED	A. OFFICE	B. WAREHOUSE	C. OTHER
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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				YES	YES	YES	5 Clientele
WAREHOUSE							15 State Vehicles
OTHER							5 Tractor Trailers
TOTALS			XXXX	XXXX			XXXX

Lessor will provide () 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 : _____ YEARS BEGINNING DATE: _____

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, waste paper 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 _____	NO _____
Is the proposed building free of hazardous lead paint?	YES _____	NO _____

DEPARTMENT: TRANSPORTATION DIVISION: GEOTECHNICAL ENGINEERING

CITY: HARRISBURG SQUARE FEET: 8321 AGENT: ANGELA BLINSON

CUT-OFF FOR RECEIVING PROPOSALS IS 4:00 PM DATE: JULY 8, 2009

LESSOR:		
9. ADDITIONAL INFORMATION (Including any deviations from furnished specifications)		
10. 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:		
11. This proposal is made in compliance with the specifications furnished by the Department of Transportation. I realize that the State reserves the right to reject this proposal for any reason it deems warranted. This proposal is good until _____ . 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):		
<p>***<i>(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.</i></p>		
Printed Name of Lessor _____		
Signature of Lessor _____		Date _____
MAILING / DELIVERY INSTRUCTIONS		
<p>To be considered this proposal must be received by the State Property Office prior to 4:00 PM on the cutoff. No faxed proposals will be accepted. PHONE: 919-807-4650</p> <p>Delivery Address If Delivered In Person: Director, State Property Office, Room 4055, Administration Building, 116 West Jones Street, Raleigh, North Carolina</p> <p>Mailing Address If Sent Through Mail Service: State Property Office, 1321 Mail Service Center, Raleigh, North Carolina 27699-1321</p>		
ENVELOPE SHOULD BE MARKED:		
<p>(a) Lease proposal Enclosed</p> <p>(b) Cutoff Date for Receiving Proposals</p> <p>(c) Name of State Agency involved.</p>		
<p>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:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> *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 <p>*Deduct if space is not for exclusive use by the State. <u>Multiple State leases require a, b, and c to be deducted.</u> The State Property Office may make adjustments for areas deemed excessive for State use.</p>		
DEPARTMENT: TRANSPORTATION		DIVISION: GEOTECHNICAL ENGINEERING
CITY: HARRISBURG		SQUARE FEET: 8321 AGENT: ANGELA BLINSON
CUT-OFF FOR RECEIVING PROPOSALS IS 4:00 PM		DATE: JULY 8, 2009
FORM (PO-28)		(2009)