

STATE OF MARYLAND
R.F.P. LA-08-18
SPECIFIC REQUIREMENTS

NOTICE – The Department of General Services Office of Real Estate has contracted with and has authorized CBRE, to serve in the capacity of Exclusive Tenant Representative (Broker) for commercial leases where the State is the Tenant. CBRE has engaged Birch Associates, to assist in this effort. As customary, the Broker's commission will be the responsibility of the Landlord executing a lease with the State.

The State of Maryland requires office space for lease at a single location for the **Department of Education, Division of Rehabilitation Services** as follows:

a. Type and amount

55,344 net usable square feet +/- 5% of administrative office space with client contact.

b. Location

Baltimore County, specifically within the following boundaries:

SOUTH: I-695

WEST: Falls Road

NORTH: Shawan Road / York Road / Maryland Route 145 (MD 145)

EAST: Maryland Route 146 (MD 146)

c. Term

(1) - Original – 10 years

(2) – Option – 1 for 5 years

2. Offerors shall submit space in accordance with the requirements contained in the enclosed specifications or commit to make the improvements necessary at the Offeror's expense to bring the space into compliance with those specifications by the required delivery time provided below.

The following special specifications must be complied with/provided. Whenever these special specifications conflict with the specifications contained elsewhere in this proposal package, these special specifications shall prevail:

- a. Delivery Time 120 days from Approved Space Plans.
- b. Tenant requires access to 5.5 parking spaces/per thousand "as use in common parking spaces".
- c. Offerors must acknowledge that they have read the attached Executive Order 01.01.2009.12 for Transit Oriented Development.
- d. Offerors must enclose a map from an electronic mapping system which delineates the distance from the proposed site to the nearest Transit Station or Bus Stop.
- e. Preference will be given to offers that include first floor space.

Proposals must be received by **3:30 p.m. on June 15, 2018**. Information on other pending Request for Proposals (RFP) for lease space may be found on the DGS website @ www.dgs.maryland.gov/Pages/RealEstate/index.aspx

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GENERAL INFORMATION**

The Department of General Services Office of Real Estate *General Performance Standards and Specifications for State of Maryland Leased Facilities* are only available electronically at www.dgs.maryland.gov/Pages/RealEstate/index.aspx

PLEASE BE ADVISED THAT ELECTRONIC PROPOSALS SHALL NOT BE ACCEPTED. ONLY HARD COPY SEALED PROPOSALS DELIVERED IN THE ENVELOPE PROVIDED WITHIN THE PERMITTED TIME PERIOD SHALL BE ACCEPTED.

PROPOSERS MUST REQUEST HARD COPIES OF THE REQUIRED PROPOSAL DOCUMENTS ALLOWING SUFFICIENT TIME TO RESPOND BY THE CLOSING DATE BY CONTACTING Troudy Vaughan AT 202.747.4979 OR VIA E-MAIL AT troudy.vaughan@cbre.com.

PROPOSALS NOT SUBMITTED ON TIME, ON THE PROPER FORMS OR IN THE PROVIDED ENVELOPE WILL BE DETERMINED TO BE NON-RESPONSIVE AND WILL NOT BE CONSIDERED.

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