
RFP-LA-03-25 Questions and Answers (Office space for lease for the State of Maryland, Accountability and Implementation Board)

1. What is PREST zoning?

A: This is the zoning of the building.

2. Is the EV charging station an absolute requirement?

A: AIB does not currently have a requirement for EV charging stations.

3. The financial document says not to include the parking charges for 16 parking spaces in landlord's underground parking garage. Is the correct?

A: There is a separate line on the financial proposal form for parking costs; it should not be included in the rent.

4. Are the 16 parking spaces to be added to the rent?

A: No, parking should not be added to rent; however, parking costs are included as part of the net effective rent as explained in the evaluation criteria.

5. Are buildout costs associated with preparation of the premises handled after an award is made? Reconfiguring the office to comply with tenant needs will need to be addressed when?

A: Please provide a test fit based on the programing information provided to meet the state standards.

6. Is there any adjacency requirement for the various offices?

A: Will be answered after the test fit is reviewed and award is determined.

7. The premises includes a pantry/kitchen. Is this pantry to be retained?

A: Please provide test fit based on agency program information.

8. The lactation/wellness room - would that be adjacent to the existing pantry?

A: Please provide test fit based on agency program information.

9. Is there a reception/waiting area required?

A: No. However, please provide a test fit based on program information.

10. If so, is the room listed in the positions?

A: N/A

11. The policy analysts in the test-fit - do they share the 200-sf office?

A: There are 2 current and 2 future open areas, which are 50 sf cubicles each, totaling 200 sf.

12. The test-fit architect is asking again about the existing pantry. If the test-fit requirements require the use of the existing kitchen/pantry to satisfy the program requirements, is the kitchen to be removed on the test-fit layout?

A: Please provide a test fit based on agency program information.

13. How is an increase in rent handled over the 10-year lease? Typically, the Offeror would expect a 3% annual increase.

A: This should be provided in the financial proposal form.

14. From the test-fit, does the shared and private office house one person?

A: Please provide a test fit based on agency program information.

15. The financial document says to exclude the parking from the rental rate cost. Will the 16 spaces be handled separately by the Agency or the State?

A: Please see the answer to question #3.

16. Part of the building has been LEED certified GOLD (the 3rd floor). Is the Offeror required to fill out additional paperwork?

A: Please complete all applicable and required forms per the RFP packet instructions.

17. An accessible water fountain is just outside the office suite. Will this do?

A: Yes