

STATE OF MARYLAND
R.F.P. LA-01-22
SPECIFIC REQUIREMENTS

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

1. The State of Maryland requires office space for lease at a single location for the **Maryland Department of Health – Maryland Medical Cannabis Commission** as follows:

a. Type and Amount

3,356 net usable square feet +/- 5% of laboratory space (of which approximately 720 nuf will be office space) to perform analytical testing on medical cannabis.

b. Location

Baltimore City, Anne Arundel County, Maryland specifically within the area bounded by:

NORTH: Rte. 40 (Baltimore)
EAST: Charles Street, Fort Avenue, MD 2, I-695, I-97
SOUTH: MD 32
WEST: US 29

c. Term (1) - Original – 10 years
(2) – Option – 1 for 5 years

2. Offeror(s) shall submit space in accordance with the requirements contained in the enclosed specifications. 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. Cannabis remains a Schedule I drug under the federal Controlled Substances Act, which means that property owners who hold a federally guaranteed mortgage or loan cannot lease space for cannabis-related work. In addition, if a laboratory takes up a certain percentage of space (often 25% or more), county or municipal zoning further restrict potential locations. **B.** The microbiology testing space will require a unidirectional workflow, pharmacy refrigerator, incubators, benchtops for plating and PCR technology as well as a secure storage space for retained samples (**Note: equipment provided by the State, see attached list for power requirements**). The chemistry testing space will require reagent storage (both room temperature and refrigerated/frozen), bench tops for chemical analysis, and a secure storage space for retained samples. **C.** Delivery of Premises 120 days from Approved “Construction Drawings & Permits”.

Proposals must be for modern, air conditioned, general purpose laboratory space on the ground level or elevator serviced and will include price, services provided, parking availability, and date available. All locations submitted must be accessible to and provide facilities for the handicapped.

Proposals must be received by **3:30 p.m. on August 18, 2021**

Information on other pending Request for Proposals (RFP) for lease space may be found on the DGS website @ www.dgs.maryland.gov/realstate.

STATE OF MARYLAND
R.F.P. LA-01-22
AMENDED GENERAL PERFORMANCE STANDARDS AND SPECIFICATIONS FOR
STATE OF MARYLAND LEASE FACILITIES AS OF 07/2013

The following special specifications must be complied with/provided. Whenever these special specifications conflict with The Department of General Services Office of Real Estate *General Performance Standards and Specifications for State of Maryland Leased Facilities as of 07/2013* (are only available electronically at www.dgs.maryland.gov/real estate), these special specifications shall prevail:

1. LED lighting shall be required throughout the demised premises which will meet all other specifications as contained within the V. Section E. Electrical System Criteria & Components, B. Lighting as contained within *General Performance Standards and Specifications for State of Maryland Leased Facilities as of 07/2013*.
2. Carpeted areas will require carpet tiles which will meet all other specifications as described in VI. Section F. Interior Construction & Finishes, C. Floor Coverings, 2. Carpet Tiles as contained within *General Performance Standards and Specifications for State of Maryland Leased Facilities as of 07/2013*.
3. All restroom fixtures on floors proposed to be occupied by the State will be required to be touchless and sensor operated which will meet all other specifications as described in IV. Section D. Mechanical & Plumbing Systems Criteria, B. Plumbing/Utilities, 3. Restroom Fixtures.

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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 then click on Real Estate.

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 HARVEY BROOKS AT 410.767.4304 OR VIA E-MAIL AT harvey.brooks@maryland.gov.

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.

Information on pending Request for Proposals (RFP) for leased space may be found on the DGS web page @ www.dgs.maryland.gov/realstate.

REGULATORY NOTICES:

Public Information Act. Offerors should give specific attention to the identification of those portions of their proposals that they deem to be confidential, proprietary information or trade secrets and provide any justification why such materials, upon request, should not be disclosed by the State under the Access to Public Records Act, General Provisions Article, Title 4, of the Annotated Code of Maryland [COMAR 21.05.08.01].

If the proposal is for a contract that is reasonably expected to exceed \$50,000.00 or if this procurement requires bid security under an applicable Federal law or a condition of Federal assistance, the Procurement Officer may require bid security in some form determined by DGS or Federal law, as the case may be. Offerors are encouraged to inquire whether such bid security is required for this solicitation if such notice is not given by DGS. [COMAR 21.05.08.02].

Minority business enterprises are encouraged to respond to this solicitation. Page 4 of 4 [COMAR 21.05.08.03].

By submitting a response to this solicitation, an offeror shall be deemed to represent that it is not in arrears in the payment of any obligation due and owing the State of Maryland, including the payment of taxes and employees benefits, and that it shall not become so in arrears during the term of the lease if selected for contract award. [COMAR 21.05.08.06].

Please review, complete and sign the accompanying Proposal Affidavit and the Conflict of Interest Affidavit and Disclosure and be sure to include them with your proposal. Note that both affidavits provide that you are signing each affidavit under affirmation based upon the best of your knowledge, information and belief. Failure to include the affidavits will result in your proposal being rejected as unresponsive.