

Amendment #4 – State of Maryland, Request for Proposals #: LA-03-22

The following modifications are hereby made a part of the State of Maryland R.F.P. LA-03-22:

NOTE:

For the purposes of this Request for Proposals (RFP), Offeror means a single building owner or landlord who submits a Proposal to meet the Requirements of Option 1 (Single Building Option) in Section 1.1 of this RFP, or a team of two building owners or landlords who submit a Proposal referencing Option 2 (Two Building Option) in Section 1.1 of this RFP.

For the purposes of this RFP, Proposal means both the Technical Proposal and Financial Proposal submitted in response to Option 1 of this RFP by an Offeror, or the Technical Proposal(s) and Financial Proposal(s) in response to Option 2 of this RFP submitted by an Offeror or Offerors.

Revisions to the RFP:

1. The following is added immediately after Section 1.5.5:

Section 1.5.6 All indoor amenities offered in either building proposed in accordance with Option 2 of Section 1.1 must be made available to all MDH employees for use that are located in either of the proposed buildings.

2. The following language is deleted from Section 1.3

Option #1:

Original Term– Ten (10) years

Renewal Term(s) – Two (2) for five (5) years each

Option #2

3. The following language is deleted from Section 1.9:

Section 1.9: Multiple or Alternative proposals will not be accepted.

And replaced with the following language:

Section 1.9: Multiple proposals will be accepted. Alternative proposals will not be accepted.

4. The following language is deleted from Section 2.1.1:

Section 2.1.1: Technical Proposals must be in PDF format.

And replaced with the following language:

Section 2.1.1: Technical proposals submitted in response to Option 2 of Section 1.1 of this RFP must be submitted in a single envelope. In addition to the paper copy, an electronic copy in PDF format on a USB flash drive must be submitted in the same envelope.

5. The following language is deleted from Section 2.1.2:

Section 2.1.2: “The Department of General Services, Financial Proposal, Offer to Lease Space to the State of Maryland” (Attachment 1) constitutes the entirety of the Price Proposal that is required to be submitted.

And replaced with the following language:

Section 2.1.2: “The Department of General Services, Financial Proposal, Offer to Lease Space to the State of Maryland” (Attachment 1) constitutes the entirety of the Price Proposal that is required to be submitted for Option 1. If the Offeror(s) is/are submitting a Proposal in response to Option 2 of Section 1.1, a separate Financial Proposal is required for each building.

6. The following language is added as Section 2.1.3 immediately following Section 2.1.2 to address the Financial Proposal(s) portion of Option 2 (Two Building Option):

2.1.3 “Offerors submitting Option 2 (Two Building Option) must submit separate Financial Proposals with separate rental rates for each building. The rental rates contained in each Financial Proposal must reflect market conditions and be supportable as a stand-alone Proposal. All other terms in the Financial Proposals must be consistent.

7. The following language is deleted from Section 4:

4. Evaluation and Selection Process

[...] During the evaluation process, the Procurement Officer may determine at any time that a particular Offeror is not susceptible for award.

And replaced with the following language:

4. Evaluation and Selection Process

[...] During the evaluation process, the Procurement Officer may determine at any time that a particular Proposal is not reasonably susceptible for award.

8. The following language is deleted from Section 4.1.2:

Section 4.1.2 **Access to Retail and Outdoor Amenities.** Offeror’s Proposals are judged based on the availability of the following amenities within a 2-block radius of each building proposed:

And replaced with the following language:

Section 4.1.2 **Access to Retail and Outdoor Amenities.** Offeror’s Proposals are judged based on the availability of the following amenities within a 2-block radius of the building proposed for Option 1 or either building proposed for Option 2:

9. The following language is added to the end of Section 5.1.2:

If a team submits a Proposal in accordance with Option 2 of Section 1.1 and one building is not susceptible to award, then the entire Proposal will be deemed not susceptible to award.

10. The following underlined language is added to Section 5.2:

[...] After obtaining the approval of this recommendation by the agency head or designee, the Maryland Board of Public Works, and all other required approvals and certification of funds by the appropriate fiscal authority, the procurement agency shall award the lease. If a team submits a Proposal in accordance with Option 2 of Section 1.1, this may result in multiple awards.

Information may be found on eMMA by clicking on the link below:

https://emma.maryland.gov/page.aspx/en/bpm/process_manage_extranet/42115