

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.

NON-ADVERTISED LEASE PROPOSAL.

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

1. NAME OF LESSOR: Gaston County					2. LESSOR'S AGENT:		
INDICATE EACH LESSOR'S BUSINESS CLASSIFICATION AS APPLICABLE: <input type="checkbox"/> A. PROPRIETORSHIP <input type="checkbox"/> B. PARTNERSHIP <input type="checkbox"/> C. CORPORATION <input type="checkbox"/> D. GOVERNMENTAL <input type="checkbox"/> E. NON-PROFIT <input type="checkbox"/> F. *** (HUB) HISTORICALLY UNDERUTILIZED BUSINESSES <input type="checkbox"/> G. OTHER: <input type="checkbox"/> TAX I.D. # _____							
MAILING ADDRESS: P.O. Box 1578				MAILING ADDRESS			
CITY: Gastonia ZIP:28052				CITY: _____ ZIP: _____			
PHONE#: 704-866-3101 CELL#:				PHONE#: _____ CELL#: _____			
E-MAIL: ray.maxwell@gastongov.com				E-MAIL: _____			
3. SPACE LOCATION:(including building name, floors involved & suite or room numbers unless entire floor)							
STREET ADDRESS 410 W. Franklin Street		CITY Gastonia		COUNTY Gaston		ZIP CODE 28052	
4. ATTACH FLOOR PLAN TO SCALE SHOWING THE SIZE AND LAYOUT OF SPACE OFFERED)							
5. GROSS SQUARE FOOTAGE BEFORE NET USAGE COMPUTED		<input type="checkbox"/> A. OFFICE		<input type="checkbox"/> B. WAREHOUSE		<input type="checkbox"/> C. OTHER	
6. All proposals must be submitted on the basis of net square footage as defined on reverse side of this sheet and in the State Specifications (form PO-27 if applicable)							
A. DESIRED PROPOSAL							
TYPE OF SPACE	TOTAL NET SQ. FT.	ANNUAL RENTAL	ANNUAL RENT PER SQ. FT.	UTILITIES	JANITOR. SERVICES	WATER / SEWER	REQUIRED PARKING SPACES
OFFICE	14,723	1.00		YES	YES	YES	clientele (as available)
WAREHOUSE							state car
OTHER							
TOTALS	14,723	1.00	XXXX	XXXX			XXXX
Lessor will provide () employee parking spaces in above proposal at no additional charge to the State.							
Comments: (upfit if applicable – continuation on separate blank page) Refresh paint, repair any holes in walls or sidewalks; replace HVAC air filters; wash interior/exterior windows; repair and/or replace soiled carpet, flooring, toilet seats etc. etc. if applicable.							
ERRORS BY PROPOSERS IN CALCULATING NET SQUARE FOOTAGE WILL REDUCE THE ANNUAL RENTAL WITHOUT CHANGING THE PROPOSED RATE PER SQUARE FOOT IN THE PROPOSAL (see NOTE on page #2)							
B. OPTIONAL ALTERNATE PROPOSAL NO. 1							
(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	N/A						
WAREHOUSE							
OTHER							
TOTALS			XXXX	XXXX	XXXX		
Lessor will provide () clientele parking spaces, () employee parking spaces and () state vehicle parking spaces							
Comments:							
7. LEASE TERM: _____ YEARS 3 BEGINNING DATE: October 1, 2024							
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, wastepaper 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: Adult Correction				DIVISION: 4			
CITY: Gastonia				SQUARE FEET: 14,723			
DATE:				AGENT: _____			

LESSOR:		
9. ADDITIONAL INFORMATION (list any maintenance, replacements and/or paint touch-up if applicable - continuation on separate blank page)		
10. Is Property To Be Leased Within An Area Designated By Fema To Be In A Flood Prone Area (100 Year, 500 Year)? If So, Please Provide Details Below		
11. 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:		
12. This proposal is made in compliance with the specifications furnished by <u>Gaston County</u> 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>(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.</p> <p>N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of this proposal, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.</p> <p>Ray Maxwell, PE Printed Name of Lessor</p> <p>_____ Signature of Lessor Date</p>		
ELECTRONIC DELIVERY INSTRUCTIONS		
NON-ADVERTISED PROPOSAL:		
Questions should be directed to your NC agency contact or to NC State Property Office at: 984-236-0270		
<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. Multiple State leases require a, b, and c to be deducted. The State Property Office may make adjustments for areas deemed excessive for State use.</p>		
DEPARTMENT: Adult Correction	DIVISION: 4	
CITY: Gastonia	SQUARE FEET: 14,723	AGENT:
DATE:		
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