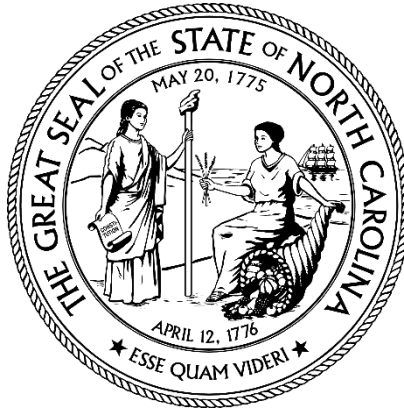




STATE OF NORTH CAROLINA
Department of Administration
State Property Office – Leasing Section

Final Proposal #: 23-503-FINAL

DEPARTMENT OF HEALTH AND HUMAN SERVICES

CHILD DEVELOPMENTAL SERVICES AGENCY

FINAL PROPOSER'S CONFERENCE FOR PROPOSERS
meeting July 22, 2026 at 2:00 PM
(Microsoft TEAMS)

FINAL PRICE PROPOSAL SUBMISSION DEADLINE:

July 30, 2026 at 4:00 PM ET

Direct all inquiries concerning this Final Proposal to:

Drew Middleton
NC Department of Health and Human Services
919-630-6334

Drew.Middleton@dhhs.nc.gov

NOTE TO PROPOSER

**ELECTRONIC RESPONSES ONLY WILL BE ACCEPTED FOR THIS
SOLICITATION**

IN ORDER TO BE CONSIDERED, YOUR FINAL PROPOSAL SHALL BE SUBMITTED IN STRICT ACCORDANCE WITH THESE INSTRUCTIONS PRIOR TO THE ADVERTISED CUT-OFF TIME.
BY 4:00 PM EST, July 30, 2026.

**ALL PROPOSALS SHALL BE SUBMITTED ELECTRONICALLY VIA THE NORTH
CAROLINA EPROCUREMENT ELECTRONIC VENDOR PORTAL (eVP).**

BID No: 67-OW-1-FINAL

The [Vendor Training | NC eProcurement](#) page includes online training videos and a link to [Viewing and Responding to Solicitations in eVP](#). eVP has a file size limitation of 125MBs. If the proposal exceeds 125MBs, the proposal or space plans should be split into multiple files. Proposers are to use the following naming standard when submitting proposals:

[67-OW-FINAL]-[PROPOSER NAME] (*ex. SPO-39-509-FINAL-BAKER-LLC*)

Online registration and other purchasing information are available at the following website:

<https://evp.nc.gov/>.

NOTE: Failure to submit a proposal in strict accordance with these instructions may constitute sufficient cause to reject the vendor's proposal(s).

PROPOSALS **MAILED, E-MAILED, OR HAND-DELIVERED TO THE DEPARTMENT
OF ADMINISTRATION BUILDING WILL NOT BE ACCEPTED AND SHALL NOT BE
CONSIDERED.**

Following the selection of any proposal and its placement on the Council of State Agenda by the State Property Office, there shall be no further negotiations with those who presented proposals that were not selected for the Agenda.

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES
CDSA
APPROXIMATELY 10,403 NET SQUARE FEET

The following final per-square-foot price proposal is based on all specifications (PO-27, PO-28), floor plans, and repair lists received from the State of North Carolina and includes but is not limited to all full-height partitions, demolition, and up-fitting costs; building and grounds maintenance; taxes; insurance; and other building operational costs. Proposers can choose whether to include full services. The following full-service factors will be added to the proposals not including these services for comparison purposes: utilities - \$1.50 sq. ft., janitorial service - \$1.00 sq. ft., and water/sewer - \$0.17 sq. ft. Rental for each year of term and renewal periods may include escalations but there must be a cap on any percentage increases. Throughout the State's tenancy space must be free of hazardous asbestos and hazardous lead paint.

Lessor _____

Building Address: _____

_____ term for approximately _____ square feet

EFFECTIVE DATE: _____

INCLUDED (check all that apply): ☐ Utilities ☐ Janitorial Services ☐ Water/Sewer

Year One	_____ per sq. ft.	_____ per year
Year Two	_____ per sq. ft.	_____ per year
Year Three	_____ per sq. ft.	_____ per year
Year Four	_____ per sq. ft.	_____ per year
Year Five	_____ per sq. ft.	_____ per year
Year Six	_____ per sq. ft.	_____ per year
Year Seven	_____ per sq. ft.	_____ per year
Year Eight	_____ per sq. ft.	_____ per year
Year Nine	_____ per sq. ft.	_____ per year
Year Ten	_____ per sq. ft.	_____ per year

Number and Length of Renewal Options: _____

If additional renewals are offered, please specify details on the following page.

Parking

The State requires a paved parking area. Please indicate the total number of parking spaces included in the lease at no cost to the State.

Employee spaces: _____ Clientele spaces: _____ State Car spaces: _____ Total spaces: _____

The State reserves the right to reject this proposal for any reason it deems warranted.

Signature: _____ Proposer _____ Date _____

Describe any deviations from the State of North Carolina specifications PO-27 and PO-28 and make any comments on the next page. Space must be free of hazardous asbestos and hazardous lead paint.

Page 2 of 2

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES
CDSA

INCLUDED (check all that apply): ☐ Utilities ☐ Janitorial Services ☐ Water/Sewer

Renewal Option: 1

Year One	_____ per sq. ft.	_____ per year
Year Two	_____ per sq. ft.	_____ per year
Year Three	_____ per sq. ft.	_____ per year
Year Four	_____ per sq. ft.	_____ per year
Year Five	_____ per sq. ft.	_____ per year
Year Six	_____ per sq. ft.	_____ per year
Year Seven	_____ per sq. ft.	_____ per year
Year Eight	_____ per sq. ft.	_____ per year
Year Nine	_____ per sq. ft.	_____ per year
Year Ten	_____ per sq. ft.	_____ per year

Renewal Option: 2

Year One	_____ per sq. ft.	_____ per year
Year Two	_____ per sq. ft.	_____ per year
Year Three	_____ per sq. ft.	_____ per year
Year Four	_____ per sq. ft.	_____ per year
Year Five	_____ per sq. ft.	_____ per year
Year Six	_____ per sq. ft.	_____ per year
Year Seven	_____ per sq. ft.	_____ per year
Year Eight	_____ per sq. ft.	_____ per year
Year Nine	_____ per sq. ft.	_____ per year
Year Ten	_____ per sq. ft.	_____ per year

The State reserves the right to reject this proposal for any reason it deems warranted.

Signature: _____ Proposer _____ Date _____

Describe any deviations from the State of North Carolina specifications PO-27 and PO-28 and make any comments in the space below or on a separate page. Space must be free of hazardous asbestos and hazardous lead paint.

