

- 3.8 In addition, Albany County may make such investigations it deems necessary to determine the ability of the Proposer to fulfill the Proposal. The Proposer shall furnish to the County, within five (5) days of a request, all such information and data for this purpose as may be requested. The County reserves the right to reject any Proposal if the information submitted by, or investigation of, such Proposer fails to satisfy the County that such Proposer is properly qualified to carry out the obligations of the Proposal. Conditional Proposals will not be accepted.

SECTION 4: SCOPE OF SERVICES

- 4.1 The Harold L Joyce County Office Building houses the majority of Albany County's government offices at 112 State Street, Albany NY. Additionally, the building leases offices to tenants including for-profit and not-for-profit organizations. The purpose of this RFP is to ensure a competitive, fair process in leasing Room 118 on the Lobby floor of 112 State Street, Albany NY. Past tenants have operated a barbershop at this location. The County's preference is that a barbershop and/or shoe shine operate in this location, as the space has been traditionally used. The space is not available for residential use.

Proposers will be responsible for the following:

- Leasing Room 118 at 112 State Street.
- Proposers will be responsible for monthly lease payments to the Department of General Services, currently occupying Room 800.
- Proposers may operate a business to serve County employees and the general public out of the leased space.
- Complying with the provisions of the County's lease agreement. This may include paying costs such as utilities and trash.

SECTION 5: TERM OF LEASE:

- 5.1 The Lease term shall be for a period of two (2) years.
- 5.2 At the end of the initial two year Lease term upon mutual agreement of the County and the Successful Proposer, the Lease may be renewed for two (2) additional years, in two (2) consecutive one-year renewal terms.
- 5.2 The successful Proposer shall execute a Lease with the County of Albany in substantial conformance with this RFP as prepared and approved by the County Attorney.

SECTION 6: RENT PROPOSAL:

- 6.1 Submit a rent proposal for the space as described above in Section 4, Scope of Services.