



QUESTIONS

INFORMATION BUTTONS

TAB1 - Building Fundamentals

1. Select an RLP: *	The RLP can be found by clicking RLP & LEASE DOCUMENTS at the top of the page. Please review the RLP before proceeding with offer submission.
2. Building Name *	
3. Street Address *	<p>Report the offered building street address in geocodable format, i.e., an address that can be mapped by geographic information system software or used by an overnight delivery service to deliver packages. An example of a geocodable address is 1800 F Street. Do NOT use the following:</p> <ul style="list-style-type: none"> • Mailing address that is different than the location's address, • Building name, • Street corner (e.g., 18th & F Streets), • Other description (such as a Post Office Box number), or • Symbols such as double quote ("), underline (_), plus (+), percent (%), and ampersand (&).
4. City *	
5. State *	
6. Zip Code *	
<p>Validate Address Click on 'Validate Address' every time you change the address for the offer.</p>	

After you click the 'Validate Address' button, review the map below to confirm that your address has plotted correctly on the map. If it is correct, click the address in the table immediately above the map and a pop-up box will appear for you to click 'OK' to confirm the location. If the address is not plotting correctly, contact AAAP.Manager@gsa.gov.

<p>7. Total amount of rentable square feet (RSF) in the building? *</p> <p>RSF:</p> <p>General Purpose (Office):</p> <p>Warehouse:</p> <p>Other:</p>	<p>Rentable square feet is the area for which a tenant is charged rent. It is determined by the building owner and may vary by city or by building within the same city. The rentable space may include a share of building support/common areas such as elevator lobbies, building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The rentable space does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts.</p> <p>Refer to section 2.01-P. DEFINITIONS AND GENERAL TERMS of the Lease</p>
<p>8. Total ANSI/BOMA Office Area (ABOA) square feet (SF) in the building? *</p>	<p>For the purposes of this RLP, the Government recognizes the American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) international standard (Z65.1-1996) definition for Office Area, which means "the area where a tenant normally houses personnel and/or furniture, for which a measurement is to be computed." ANSI/BOMA Office Area square feet shall be computed by measuring the area enclosed by the finished surface of the room side of corridors (corridors in place as well as those required by local codes and ordinances to provide an acceptable level of safety and/or to provide access to essential building elements) and other permanent walls, the dominant portion (refer to Z65.1) of building exterior walls, and the center of tenant's separating partitions. Where alcoves, recessed entrances, or similar deviations from the corridor are present, ANSI/BOMA Office Area square feet shall be computed as if the deviation were not present. For purposes of this solicitation, floor common area, including restrooms, janitors closets, telephone and electrical closets, mechanical rooms, elevator lobbies, and public or fire safety egress corridors are not included</p> <p>Refer to section 2.01-R. DEFINITIONS AND GENERAL TERMS of the Lease</p>
<p>9. What is the site size? *</p> <p>Square Feet/Acres</p>	
<p>10. Number of floors in the building? *</p>	
<p>11. What is the live floor load (lbs. per square feet) for the building? (Enter TBD if information is not readily available.) *</p>	<p>Office areas shall have a minimum live load capacity of 50 pounds per ANSI/BOMA Office Area square foot plus 20 pounds per ANSI/BOMA Office Area square foot for moveable partitions. Storage areas shall have a minimum live load capacity of 100 pounds per ANSI/BOMA Office Area square foot including moveable partitions. A report showing</p>

	<p>the floor load capacity, at no cost to the Government, by a registered professional engineer may be required. Calculations and structural drawings may also be required.</p> <p>Refer to Section 3.30 FLOORS AND FLOOR LOAD section of the Lease.</p>
12. Year the building constructed? *	
13. Most recent building renovation year? *	
<p>14. What are the building's normal hours of operations for HVAC included in the Operating Costs? *</p> <p>MON-FRI</p> <p>SAT</p> <p>SUN</p>	<p>For lease requirements related to provision of services, access, and normal hours refer to section 6.01 PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS of the Lease.</p> <p>For HVAC requirements refer to section 6.04 HEATING AND AIR CONDITIONING (AAP VARIATION) of the Lease.</p> <p>For information about providing HVAC services outside normal hour of operations, refer to section 6.05 OVERTIME HVAC USAGE of the Lease.</p>
<p>Items 15 through 19 will be useful in the Government's determination of the fair market value of the space to be rented. Please enter total annual figures for the entire building for questions 15 through 19.</p> <p>Refer to section 2 ESTIMATED ANNUAL COST OF OWNERSHIP EXCLUSIVE OF CAPITAL CHARGES of the GSA Form 1217</p>	
15. Real Estate Taxes *	<p>Include all applicable real estate taxes imposed upon the property. This total cost shall be accounted for when defining the shell rent per ABOA SF under "Space & Rates" and shall NOT be priced into the "Operating Costs" or elsewhere.</p> <p>Refer to section 2.06 REAL ESTATE TAX ADJUSTMENT of the Lease. Offerors in California using the Region 9 RLP Package should refer to 2.06 REAL ESTATE TAX ADJUSTMENT (CALIFORNIA VARIATION)</p>
16. Insurance (hazard, liability, etc.) *	<p>Enter the annual cost of fire, liability, and other insurance carried on the entire building in which the offered space is located. This total cost shall be accounted for when defining the shell rent per ABOA SF under "Space & Rates" and shall NOT be priced into the "Operating Costs" or elsewhere.</p> <p>Refer to section 3.08 BUILDING SHELL REQUIREMENTS of the Lease</p>

<p>17. Building Maintenance and Reserves for Replacement *</p>	<p>Enter the annual cost of wages, materials, and outside services used in repairs and maintenance of the building itself and all similar repairs and maintenance costs NOT including items already considered elsewhere such as Heating, Electrical, Plumbing, Air Conditioning, and Elevators. This includes major repairs and changes in the nature of a permanent improvement such as annual cost to replace relatively short-lived items such as boilers, compressors, elevators, and roof coverings. This total cost shall be accounted for when defining the shell rent per ABOA SF under “Space & Rates” and shall NOT be priced into the “Operating Costs” or elsewhere.</p> <p>Refer to section 3.08 BUILDING SHELL REQUIREMENTS of the Lease</p>
<p>18. Lease Commission *</p>	<p>Enter any lease commission cost for which the Lessor may be responsible due to this Government leasing action. This total cost shall be accounted for when defining the shell rent per ABOA SF under “Space & Rates” and shall NOT be priced into the “Operating Costs” or elsewhere.</p> <p>Refer to section 3.08 BUILDING SHELL REQUIREMENTS of the Lease</p>
<p>19. Management *</p>	<p>Include annual administrative expenses such as agency fees, legal fees, auditing, and advertising. Do not include financial charges such as income or corporate taxes or organization expense. Tenant improvement management fees shall not be included here and will be priced under “Space & Rates”. This total cost shall be accounted for when defining the shell rent per ABOA SF under “Space & Rates” and shall NOT be priced into the “Operating Costs” or elsewhere.</p> <p>Refer to section 3.08 BUILDING SHELL REQUIREMENTS of the Lease</p>

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TAB 2 - Building Details

1. Is the building fully sprinklered? *
YES/NO/PARTIAL

An "automatic sprinkler system" for fire protection purposes means an electronically supervised, integrated system of underground and overhead piping, designed in accordance with NFPA Standard No. 13. The system is usually activated by heat from fire and discharges water over the fire area. The system includes a suitable water supply.

Refer to section 2.07 FIRE PROTECTION AND LIFE SAFETY of the RLP

Refer to section 3.13 AUTOMATIC FIRE SPRINKLER SYSTEM and 5.19 AUTOMATIC FIRE SPRINKLER SYSTEM - TI of the Lease

2. Does the building fully have 2 physically remote stairwells existing in the building (scissor stairs only count as one stairwell)? If this is a single story building, select NA. * YES/NO/NA

Offered space must meet or be upgraded to meet the applicable egress requirements in NFPA Standard No. 101, Life Safety Code, or equivalent prior to occupancy. The space must provide access to a minimum of two remote exits on each floor of Government occupancy. Scissor stairs shall only be counted as one exit stairway and 'open air' exterior fire escapes shall not be counted as an approved exit.

Refer to section 3.12 MEANS OF EGRESS of the Lease

3. Does the building have a building-wide alarm system? * YES/NO

Fire alarm systems shall be provided in accordance with the requirements of NFPA Standard NFPA Standard No. 72 (current as of the date of this RLP) or be in compliance with the local building and fire codes, and local ordinances (current as of the date of this RLP) adopted by the jurisdiction in which the offered space is located.

The fire alarm system shall be maintained by the lessor in accordance with NFPA Standard No. 72.

The fire alarm system wiring and equipment must be electrically supervised and automatically notify the local fire department (NFPA Standard No. 72) or approved central station. Emergency power must be provided in accordance with NFPA Standards 70 and 72.

Refer to section 2.07 FIRE PROTECTION AND LIFE SAFETY of the RLP

	Refer to section 3.14 FIRE ALARM SYSTEM of the Lease
4. Is the building within 2,640 walkable linear feet of public transportation? * YES/NO	<p>Types of public transportation include commuter rail, light rail, subway, and public or campus bus lines. If the building you are offering is within 2,640 walkable linear feet of an access point to one of these types of public transportation answer "YES". If it is not, answer "NO".</p> <p>Refer to section 1.04 NEIGHBORHOOD, PARKING, LOCATION AMENITIES, AND PUBLIC TRANSPORTATION (AAP VARIATION) of the RLP</p>
5. Has the building earned an Energy Star Label conferred by the Environmental Protection Agency (EPA) within one year prior to submittal? * YES/NO	<p>Existing buildings must have earned the Energy Star label in the most recent year or will have obtained it prior to lease award, unless the offered space meets one of the statutory exceptions as described in the RLP. All new construction shall achieve an Energy Star label within 18 months after occupancy by the Government. The Offeror is encouraged to include shared savings in the offer as a result of the energy upgrades where applicable. ENERGY STAR tools and resources can be found at the www.energystar.gov Web site. The term "most recent year" means that the date of the award of the Energy Star label by EPA must not be more than 1 year prior to the lease award date. To earn the Energy Star label, a building owner or representative must follow the instructions on the Energy Star website.</p> <p>Refer to sections 2.08 ENERGY INDEPENDENCE AND SECURITY ACT (AAP VARIATION) and 3.06 ADDITIONAL SUBMITTALS (AAP VARIATION) of the RLP</p> <p>Refer to section 3.15 ENERGY INDEPENDENCE AND SECURITY ACT of the Lease</p>
6. Is the building offered a historic property? * YES/NO	<p>To research your historic designations status, visit https://www.nps.gov/nr/research/. It is also strongly advised that property owners check with their respective State Historic Preservation Officers (SHPOs). A list of SHPOs can be found on the National Conference of State Historic Preservation Officers website.</p> <p>Refer to section 2.04 HISTORIC PREFERENCE (AAP VARIATION) and 2.11 NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS - RLP of the RLP</p> <p>Refer to section 3.47 NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS - LEASE of the Lease</p>
7. Is the building offered within a historic district? * YES/NO	<p>To research your historic designations status, visit https://www.nps.gov/nr/research/. It is also strongly advised that property owners check with their respective State Historic Preservation Officers (SHPOs). A list of SHPOs can be found on the National Conference of State Historic Preservation Officers website.</p>

	<p>Refer to section 2.04 HISTORIC PREFEREN (AAP VARIATION) and 2.11 NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS in the RLP</p> <p>Refer to section 3.47 NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS of the Lease</p>
<p>8. Is the building ownership considered a HubZone Small Business Concern (SBC) as discussed in the Request for Lease Proposal? * YES/NO</p>	<p>A HUBZone small business concern (SBC) Offeror may elect to waive the price evaluation provided in Section 4 of the RLP.</p> <p>In such a case, no price evaluation preference shall apply to the evaluation of the HUBZone SBC, and the performance of work requirements set forth in Section 1 of the Lease shall not be applicable to a lease awarded to the HUBZone SBC Offeror under this solicitation.</p> <p>Refer to section 4.02 HUBZONE SMALL BUSINESS CONCERN ADDITIONAL PERFORMANCE REQUIREMENTS (AAP VARIATION) of the RLP</p> <p>Refer to section 1.15 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS of the Lease</p>

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TAB 3 - Parking

<p>1. Number of parking spaces for the entire building under control of the offeror:</p> <p># of Structured: *</p> <p># of Surface: *</p>	<p>By listing your building's total parking capacity, the Government realizes the total number of actual spaces available fluctuates. The Government generally expects parking availability to be proportionate to the amount of space being leased. Reference Section 1 of the RLP for more information.</p> <p>Refer to sections 1.02 AMOUNT AND TYPE OF SPACE, LEASE TERM (AAP VARIATION) and 1.04 NEIGHBORHOOD, PARKING, LOCATION AMENITIES, AND PUBLIC TRANSPORTATION (AAP VARIATION) of the RLP</p>
<p>2. Number of parking spaces required by local code:</p> <p># of Structured: *</p> <p># of Surface: *</p>	
<p>3. Monthly amount (\$) charged per parking space. Put \$0.00 if there is no additional charge for parking:</p> <p>Reserved * Non-Reserved *</p> <p>Structured \$ \$ Surface \$ \$</p>	

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TAB 4 - Property Owner

1. What is the name of the property's recorded owner? *	
2. Street Address: *	
3. Country: *	
4. City: *	
5. State: *	
6. Zip Code: *	
7. What is the main phone number for the property's recorded owner? *	
8. What is your relationship as the Offeror, to the property owner?	<p>Offerors shall own the offered property or have authorization to represent the ownership. Offerors selecting Agent or Other must upload documentation supporting a formal, legally-binding agreement with the offered property's ownership as the 'Authorization to Represent Ownership' Attachment Type in the Attachments page.</p> <p>If the Offeror does not yet have a vested interest in the Property, but rather has a written agreement to acquire an interest, then the Offeror shall submit a fully executed copy of the written agreement with its offer, together with a statement from the current owner that the agreement is in full force and effect and that the Offeror has performed all conditions precedent to closing, or other form of documentation satisfactory to the Government. These submittals must remain current. The Offeror is required to submit updated documents as required.</p> <p>Refer to section 3.06 ADDITIONAL SUBMITTALS (AAP VARIATION) of the RLP</p>

<p>9. What is the property owner's DUNS #?</p>	<p>A DUNS # will be needed to register in the System for Award Management (SAM).</p> <p>An offeror may obtain a DUNS number (i) via the Internet at http://fedgov.dnb.com/webform or if the offeror does not have internet access, it may call Dun and Bradstreet at 1-866-705-5711 if located within the United States; or (ii) If located outside the United States, by contacting the local Dun and Bradstreet office. The offeror should indicate that it is an offeror for a U.S. Government contract when contacting the local Dun and Bradstreet office.</p> <p>Refer to section 1.14 DUNS NUMBER of the RLP</p>
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TAB 5 - Operating Costs

The Government requires a fully serviced Lease as part of the rental consideration. The worksheet below establishes the base for the operating costs adjustment as outlined in Section 2.08, Operating Costs Adjustment, in the Lease. Shell, Parking, Tenant Improvements, and Building Specific Amortized Capital costs are established in other sections of your offer and may not be priced into the Operating Rent.

Refer to section 1 ESTIMATED ANNUAL COST OF SERVICES AND UTILITIES FURNISHED BY LESSOR AS PART OF RENTAL CONSIDERATION of the GSA Form 1217

1. Total Building Rentable Area square feet (RSF) (Answer is generated for user)

2. Total Building ANSI/BOMA Office Area (ABOA) square feet (SF)

3. Common Area Factor

4. Cost per ABOA SF

This amount represents the cost per ABOA SF for operating expenses (e.g., services, utilities, maintenance, and operations) for a fully-serviced serviced lease. This shall also serve as the base for the operating costs adjustment. The cost per ABOA SF (line 4) is calculated by dividing line 27 (below) by line 2 (above). To adjust the “Total Building ANSI/BOMA Office Area (ABOA) square feet (SF)” in line 2, navigate to the “Building Fundamentals” tab and edit line 8.

Refer to sections 3.03 PRICING TERMS (AAP VARIATION) and 3.09 OPERATING COSTS REQUIREMENTS INCLUDED IN THE OFFER (AAP VARIATION) of the RLP

Refer to sections 1.11 OPERATING COST BASE and 2.08 OPERATING COSTS ADJUSTMENT of the Lease

Estimated Annual Cost of Services and Utilities Furnished By Lessor As Part of Rental Consideration Lessor's Annual Cost For Entire Building

A. Cleaning, Janitor and/or Char Service

5. Salaries	
6. Supplies (wax, cleaners, cloths, etc.)	
7. Contract Services (windows washing, waste and snow removal)	
B. Heating	
8. Salaries	
9. Fuel	
10. System Maintenance and Repair	
C. Electrical	
11. Current for Light and Power (including elevators)	
12. Replacement of Bulbs, Tubes, Starters	
13. Power for Special Equipment	
14. System maintenance and repair (ballasts, fixtures, etc.)	
D. Plumbing	
15. Water (for all purposes, include sewage charges)	
16. Supplies (soap, towels, tissues not in 6 above)	

17. System Maintenance and Repair	
E. Air Conditioning	
18. Utilities (include electricity, if not in Current for light and power)	
19. System Maintenance and Repair	
F. Elevators	
20. Salaries (operators, starters, etc.)	
21. System Maintenance and Repair	
G. Miscellaneous (To the extent not included above)	
22. Building Engineer and/or Manager	
23. Security (Watchman, guards, not janitors)	
24. Social Security Tax and Workmen's Compensation Insurance	
25. Lawn and Landscape Maintenance	
26. Other	
27. Total	

<p>Adjustment for Vacant premises per ABOA SF:</p>	<p>If the Government fails to occupy or vacates the entire or any portion of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$XX.XX per ABOA SF of Space vacated by the Government.</p> <p>Refer to section 1.12 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES and 2.07 ADJUSTMENT FOR VACANT PREMISES of the Lease</p>
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TAB 6 - Space and Rates - Space Summary Page

1. What is the total ANSI/BOMA Office Area (ABOA) square feet (SF) available for lease to the Government? *

Please enter ALL of the available ABOA SF in your building for lease.

For the purposes of this RLP, the Government recognizes the American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) international standard (Z65.1-1996) definition for Office Area, which means "the area where a tenant normally houses personnel and/or furniture, for which a measurement is to be computed"; ANSI/BOMA Office Area square feet shall be computed by measuring the area enclosed by the finished surface of the room side of corridors (corridors in place as well as those required by local codes and ordinances to provide an acceptable level of safety and/or to provide access to essential building elements) and other permanent walls, the dominant portion (refer to Z65.1) of building exterior walls, and the center of tenant-separating partitions. Where alcoves, recessed entrances, or similar deviations from the corridor are present, ANSI/BOMA Office Area square feet shall be computed as if the deviation were not present. For purposes of this solicitation, floor common area, including restrooms, janitors closets, telephone and electrical closets, mechanical rooms, elevator lobbies, and public or fire safety egress corridors are not included.

Refer to section 2.01-R. Definitions and General Terms in the Lease

2. What is the max contiguous ABOA SF available? *

If you are offering space to compete and retain an existing government tenant, please select "Add Continuing Need." All other space offers for vacant space in your building should be added by clicking 'Add New Space'. Please note you may offer different rental rates for different spaces in your building by adding multiple blocks of space in your building. Additionally, please submit all vacant space in your building in anticipation of future Government requirements.

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TAB 6A1 - Space and Rates - New Space Information

3. Total ANSI/BOMA Office Area (ABOA) square feet (SF) Available for New Lease: *

4. Range of ABOA SF Offered: *

5. What is the date of availability of space for commencement of tenant improvements? *

Note: The fees entered in questions 6 and 7 (below) will be applied against the tenant improvement allowance (TIA). Note that the calculation visible to offerors is based on an estimated TIA of \$35.00 per ABOA SF, but for evaluation purposes and for the resulting lease contract, the calculation will be based on the actual TIA for the specific requirement. For additional information on the evaluation of offers, reference section 4 of the RLP.

6. Lessor's overhead, administrative costs, profit, and fees as a percentage of the initial tenant improvements (Lessor's PM fees), including change orders, for the block of space offered? * (%)

7. Architectural and engineering fees (in \$ per ABOA SF or %) for construction of the initial tenant improvements, including change orders, for the block of space offered? *

8. The total cost of markups for the Lessor's overhead, administrative costs,

profit, and fees and any other profit and/or fees charged against tenant improvements for recarpeting, or other tenant finish items not requiring architectural/engineering services.	
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TAB 6A2 - Space and Rates - Continuing Need Space Information

3. Expiring GSA Lease Number: *	If you have an expiring GSA lease number, enter as LXX12345 where XX is the state abbreviation. If you house a lease with another federal agency enter that number as it appears on the lease and provide that number to the GSA Lease Contracting Officer.
4. Total ANSI/BOMA Office Area (ABOA) square feet (SF) that is expiring: *	
5. What is the date of availability of space for commencement of tenant improvements? *	
<p>Note: The fees entered in questions 6 and 7 (below) will be applied against the tenant improvement allowance (TIA). Note that the calculation visible to offerors is based on an estimated TIA of \$XX.XX (see workflow for placeholder dollar amount) per ABOA SF, but for evaluation purposes and for the resulting lease contract, the calculation will be based on the actual TIA for the specific requirement. For additional information on the evaluation of offers, reference section 4 of the RLP.</p>	
6. Lessor's overhead, administrative costs, profit, and fees as a percentage of the initial tenant improvements (Lessor's PM fees), including change orders, for the block of space offered? * (%)	
7. Architectural and engineering fees (in \$ per ABOA SF or %) for construction of the initial tenant improvements, including change orders, for the block of space offered? *	

<p>8. The total cost of markups for the Lessor's overhead, administrative costs, profit, and fees and any other profit and/or fees charged against tenant improvements for recarpeting, or other tenant finish items not requiring architectural/engineering services.</p>	
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TAB 6B - Space and Rates - Pricing Terms

Reference section 3 of the RLP for more information. All rate information below is per ABOA SF per year. The values for rows 3a, 3b, and 4 are calculated by clicking the 'Save Page' button. The values for row 2 are carried over from the Operating Cost section.

1. Shell Rental Rate (Yrs 1-8)

Enter shell rate per ABOA SF for years 1 through 8 (excluding the cost of tenant improvements, BSAC, services, and utilities).

The shell rental rate shall include, but is not limited to, property financing (exclusive of TIs and BSAC), insurance, taxes, management, and profit, for the Building. The shell rental rate shall also include all basic Building systems and common area buildout, including, but not limited to, base Building lobbies, common areas, and core areas, exclusive of the ABOA Space offered as required in this RLP. All improvements in the base Building, lobbies, common areas, core areas and Space, made to come into compliance with the Lease, shall be provided by the Lessor, at the Lessor's expense.

Shell is predominantly defined in, but not limited to, section 3 of the Lease

2. Base Year Operating Costs

Operating costs rate per ABOA SF carried over from item #4 under the Operating Costs tab. To make changes, navigate back to the Operating Costs tab.

Refer to sections 3.03 PRICING TERMS (AAP VARIATION) and 3.09 OPERATING COSTS REQUIREMENTS INCLUDED IN THE OFFER (AAP VARIATION) of the RLP

Refer to sections 1.11 OPERATING COST BASE and 2.08 OPERATING COSTS ADJUSTMENT of the Lease

3. Amortization Rate for Tenant Improvement Allowance (TIA) & Building Specific Amortized Capital (BSAC)

The annual percentage rate (APR), compounded monthly, to be used by the Lessor to amortize the Tenant Improvement Allowance (TIA) & Building Specific Amortized Capital (BSAC) over the first 8 years of the lease. This APR will apply to all three terms.

Refer to section 3.03 PRICING TERMS (AAP VARIATION) of the RLP

3a. Tenant Improvement Rent, using an estimated placeholder TIA of \$XX.XX	<p>The annual cost to amortize the estimated placeholder Tenant Improvement Allowance (TIA) over the first 8 years of the Lease, using the APR entered in #3 (above). Note that the TI rent used in the evaluation of offers and resulting lease contract will be based on the actual TIA for the specific requirement. The actual TIA for a given requirement will be published in a project specific advertisement posted to www.FBO.gov. Reference section 3 of the RLP.</p> <p>Refer to sections 3.03 PRICING TERMS (AAP VARIATION) and 3.07 TENANT IMPROVEMENTS INCLUDED IN OFFER (AAP VARIATION) of the RLP</p> <p>Refer to sections 1.06 TENANT IMPROVEMENT RENTAL ADJUSTMENT (AAP VARIATION), 4.03 TENANT IMPROVEMENTS PRICE PROPOSAL, and SECTION 5 of the Lease</p>
3b. BSAC Rent, using an estimated placeholder BSAC of \$12.00	<p>The annual cost to amortize the estimated placeholder Building Specific Amortized Capital (BSAC) over years 1 through 8, using the APR entered in #3 (above). Note that the BSAC rent used in the evaluation of offers and resulting lease contract will be based on the actual TIA for the specific requirement. The actual BSAC for a given requirement will be published in a project specific advertisement posted to www.FBO.gov. Reference section 3 of the RLP.</p> <p>Refer to sections 1.09 PRICING OF SECURITY REQUIREMENTS (AAP VARIATION), 3.03 PRICING TERMS (AAP VARIATION) and 3.08 SECURITY IMPROVEMENTS INCLUDED IN OFFER (AAP VARIATION) of the RLP</p>
4. Fully Serviced Rent	<p>The fully serviced lease rate per ABOA SF for years 1 through 8 of the lease, reflecting the summation of the (above) shell, operating, TI (placeholder), and BSAC (placeholder) rent.</p> <p>Refer to SECTION 3 of the RLP</p>
5. Shell Rent (Yr 9 to end of Lease)	<p>Enter shell rate per ABOA SF beginning year 9 through the end of the Lease (excluding the TI, BSAC, and operating rent). If unchanged, enter the rate from #1 (above).</p>
6. HVAC Overtime Rate per Hour	<p>The hourly overtime rate for heating and cooling beyond normal hours specified in the Lease for the Space.</p> <p>Refer to Section 6.05 OVERTIME HVAC USAGE of the Lease</p>
7. Free rent in months	<p>Number of months of free rent (includes shell, operating, TI and BSAC rent) being offered to the Government in the firm term. Free rent will be evaluated in accordance with the Present Value Price Evaluation paragraph of this RLP</p>

	<p>and will serve to reduce the net present value of the offer.</p> <p>Free rent will be evaluated in the first year (and consecutive succeeding years, as applicable) in which it is offered. The gross annual price is adjusted to reflect free rent.</p> <p>Refer to sections 3.03 PRICING TERMS (AAP VARIATION) and 4.04 PRESENT VALUE PRICE EVALUATION (AAP VARIATION) of the RLP</p>
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TAB 7 - Offer Attachments

User has the option to upload the following type of documentation, some of which is mandatory to submit the offer.

Step 1: Select the attachment type *

A floor plan of the offered space(s) is required in order to submit. If you have selected 'Agent' or 'Other' under #8 of the Property Ownership page, an Authorization to Represent the Ownership document type is required. The SAM Registration, Seismic Certification (if applicable) and the Fire Life Safety Evaluation are not required to submit your offer, but are required prior to lease award.

- Floor Plan
- Authorization to Represent Ownership
- Seismic Certificate
- Fire Life Safety Evaluation
- SAM Registration

Step 2: Click the Choose File to find the file *

Step 3: Click attach: *

Upon "Submit Offer" - Acknowledgements Page

1. By submitting this offer, the offeror agrees upon acceptance of this proposal herein specified date, to lease to the United States of America, the premises described, upon the terms and conditions as specified herein, in full compliance with and acceptance of the aforementioned RLP, with attachments. I have read the RLP, lease, and all attachments in their entirety and am requesting no deviations. * YES / NO

2. I am aware that, in order for my offer to be considered eligible for award, I may be required to provide further due diligence submittals as required in the RLP (e.g. evidence of ownership, test fit layout, flood plains, seismic safety, historic preference, asbestos-containing material, fire protection and life safety evaluation, accessibility, Energy Star, etc.). * YES / NO

3. I am aware that, in addition to generic specifications and requirements outlined in the RLP and attachments, there may be unique agency requirements, as identified in a project specific advertisement posted on fbo.gov , that shall be used in evaluating and determining the eligibility of offers for award. * YES / NO