

**PROPOSAL TO LEASE SPACE**

In Response to Request for Lease Proposals (RLP) Number →

**VA249-15-R-0787**

DATED

**SECTION I - DESCRIPTION OF PREMISES**

<b>1. BUILDING DESCRIPTION</b>	a. Building Name  <b>WATTERSON MEDICAL PLAZA</b>	b. Building Street Address  <b>3430 NEWBURG ROAD</b>			
c. City <b>LOUISVILLE</b>	d. State <b>KY</b>	e. 9-Digit ZIP Code <b>40218</b>		f. Congressional District <b>9</b>	
2a. FLOORS OFFERED	2b. TOTAL NUMBER OF FLOORS IN BUILDING	3. TOTAL RENTABLE SPACE IN OFFERED BUILDING			
		a. GENERAL PURPOSE (Office) _____ RSF	b. WAREHOUSE _____ RSF	c. OTHER _____ RSF	
4. LIVE FLOOR LOAD  _____ Pounds per SF	5. MEASUREMENT METHOD  <input type="checkbox"/> ANSI/BOMA <input type="checkbox"/> OTHER	6. YEAR OF LAST MAJOR RENOVATION (if applicable)  _____	7. BUILDING AGE  _____	8. SITE SIZE  _____ RSF _____ Acres	

**SECTION II - SPACE OFFERED AND RATES**

9. NET USABLE SQUARE FEET (NUSF) _____	10. RENTABLE SQUARE FEET (RSF) _____	11. COMMON AREA FACTOR (CAF) _____
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"Tenant Improvements" are all alterations for the Government-demised area above the building shell buildout, excluding costs identified as tenant improvements in the Security Unit Price List. Building Specific Amortized Capital (BSAC) is the sum of costs identified as such in the Security Unit Price List. Neither the Tenant Improvements as stated in Block 12, nor the BSAC as stated in Block 13, are to be included in the shell rent. It is expected that the tenant buildout will be fully amortized at the end of the firm term, and the rent will be reduced accordingly. Any desired rent increases or decreases beyond the firm term of the lease should be reflected in the shell rate and fully explained as part of this written proposal. If Tenant Improvements or BSAC improvements are to be amortized beyond the firm term, those calculations must be itemized as part of this written proposal. The Offeror may attach additional pages as necessary.

	a. BUILD-OUT COSTS PER CATEGORY	b. AMORTIZATION TERM	c. AMORTIZATION INTEREST RATE (%)	d. ANNUAL RENT \$ PER RSF	e. ANNUAL RENT \$ PER ABOA SF	f. NUMBER YEARS RATE IS EFFECTIVE
12. TENANT IMPROVEMENTS (per RLP requirements)	\$ _____	_____	_____	\$ _____	\$ _____	_____
13. BSAC (per RLP requirements detailed on Security Unit Price List)	\$ _____	_____	_____	\$ _____	\$ _____	_____
14. SHELL BUILD-OUT (per RLP requirements)	\$ _____					
15. TOTAL BUILD-OUT COSTS	\$ _____					
16. SHELL RENT (Including real estate taxes. Refer to Line 28 on GSA Form 1217)				\$ _____	\$ _____	_____
17. OPERATING COSTS (Refer to Line 27 on GSA Form 1217)				\$ _____	\$ _____	_____
18. TOTAL RATE/SF				\$ _____	\$ _____	_____
19. TOTAL ANNUAL RENT				\$ _____		
	PER SF RATE	FOR YEARS	PER SF RATE	FOR YEARS	PER SF RATE	FOR YEARS
20. STEP RENT (SHELL RATES)	\$ _____/RSF \$ _____/NUSF	_____ Thru _____	\$ _____/RSF \$ _____/NUSF	_____ Thru _____	\$ _____/RSF \$ _____/NUSF	_____ Thru _____

<b>21. PARKING</b>	a. Number of parking spaces for the entire building/ facility which are under the control of the Offeror: _____ Surface _____ Structured b. Number of parking spaces required by local code: _____ Surface _____ Structured c. Number of parking spaces for Employee/Visitor Use (per RLP): _____ Surface _____ Structured d. Number of parking spaces for Official Government Vehicles (per RLP): _____ Surface _____ Structured e. Does the rental rate offered above include RLP-required parking costs? YES <input type="checkbox"/> NO <input type="checkbox"/> If NO, complete the following: Annual cost per space: \$ _____ Surface \$ _____ Structured
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## SECTION III - LEASE TERMS AND CONDITIONS

<b>22. INITIAL LEASE TERM</b> <i>(Full Term)</i>			<b>23. RENEWAL OPTIONS</b>			
a. Number of Years	b. Years Firm	c. Number of Days Notice for Government to Terminate Lease	a. Shell Rate / RSE / Yr	b. Years Each	c. Number of Options	d. Number of Days Notice to Exercise Option:
10	5	60	\$	NA	0	NA
<b>24. OFFER GOOD UNTIL AWARD</b>			<b>25. Space will be altered and delivered in accordance with the Government's specifications and requirements in accordance with the Request for Lease Proposals (RLP) and the lease.</b>			
<b>26. COMMISSIONS</b> <i>(If applicable)</i> , ATTACH COMMISSION AGREEMENT						
a. Tenant Representative Commission:		b. Owner's Representative Commission:		c. Schedule of Commission Payments:		
_____ %		_____ %		_____ % at lease award and _____ % at lease occupancy		
<b>27. OFFEROR'S TENANT IMPROVEMENT FEE SCHEDULE*</b> <i>*Block 27 fees only applicable for TI subject to post-award pricing.; N/A for turnkey pricing</i>  a. Architectural/Engineering fees will be (choose one): <input type="checkbox"/> 1. \$ _____ per ABOA SF <input type="checkbox"/> 2. _____ % of Total TI construction costs <input type="checkbox"/> 3. \$ _____ flat fee  b. Lessor's Project Management Fee will be _____ percent of Total TI construction costs  c. If other fees are applicable, state as per ABOA square foot, or if using a percentage, the basis for determining the fee.  <b>The Government will add the cost of the proposed TI fees to the net present value of the offered rental rate as described in the RLP's Present Value Price Evaluation paragraph. This schedule will be applicable for Tenant Improvements.</b>			<b>28. ADDITIONAL FINANCIAL ASPECTS OF THE LEASE</b>  Adjustment for Vacant Premises: \$ _____ per NUSF HVAC Overtime Rate: \$ _____ per hour per <input type="checkbox"/> zone <input type="checkbox"/> floor <input type="checkbox"/> space (choose one)  For rates based on a "per zone" basis, provide the following: Number of zones in offered Space: _____ Areas requiring 24 hour HVAC (LAN, etc.) \$ _____ per NUSF*  <i>*Only applies when the Government requires separate reimbursement for 24 hour HVAC as described under Section 1 of the Lease. Otherwise, include this cost in the operating rent, as described under Section 6 of the Lease.</i>  Building's Normal Hours of HVAC Operation: Monday - Friday _____ AM to _____ PM Saturday _____ AM to _____ PM Sunday _____ AM to _____ PM  Percent of Government Occupancy: _____ % Current Year Taxes: \$ _____ Based on fully assessed value? <input type="checkbox"/> Yes <input type="checkbox"/> No Is the offered space part of multiple tax bills? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, provide tax ID numbers and SF for each. Attach the legal description of the offered property. If a site is offered, state the total land costs: \$ _____			
<b>29. FREE RENT INCLUDED IN OFFER</b> <input type="checkbox"/> 1. _____ months free rent (includes shell, operating, TI and BSAC rent) <input type="checkbox"/> 2. Other rental concessions structured as follows _____ <input type="checkbox"/> 3. None			<b>30. LIST OF ATTACHMENTS SUBMITTED WITH THIS OFFER</b> <i>(See RLP requirements)</i>			

<b>31. ADDITIONAL REMARKS OR CONDITIONS WITH RESPECT TO THIS OFFER</b>
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## SECTION IV - OWNER IDENTIFICATION AND CERTIFICATION

<b>32. RECORDED OWNER</b>				
a. Name	b. Address	c. City	d. State	e. ZIP +4
<b>33. BY SUBMITTING THIS OFFER, THE OFFEROR AGREES UPON ACCEPTANCE OF THIS PROPOSAL BY 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.</b> <input type="checkbox"/> I have read the RLP with attachments in its entirety and am requesting no deviations.				
<b>34. Offeror's Interest in Property</b> <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other _____				
<b>35. OFFEROR</b> <input type="checkbox"/> Check if same as Recorded Owner				
a. Name	b. Address	c. City	d. State	e. ZIP +4
f. Title	g. E-Mail Address		h. Telephone Number	
i. Offeror's Signature			j. Date Signed  <b>MM-DD-YYYY</b>	

**LEASE PROPOSAL DATA**In Response to Request for Lease Proposals (RLP) Number  
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DATE:

1

**Offeror's Interest in the Property:** Fee owner  Other:**Attach evidence of Offeror's interest in property (e.g., deed) and representative's authority to bind Offeror.**

2

**Flood Plains:**The Property is  in a base (100-year) flood plain  in a 500-year flood plain  not in a flood plain.*(See RLP Section 2, Flood Plains.)*

3

**Seismic Safety: The Building** RLP does not contain seismic requirements. No documentation required. RLP contains seismic requirements. The Building Fully meets seismic requirements or meets an exemption under the RLP Does not meet seismic requirements, but will be retrofitted to meet seismic requirements Will be constructed to meet seismic requirements Will not meet seismic requirements*(See RLP Section 2, Seismic Safety.) Attach appropriate documentation.*

4

**Historic Preference: The Building is a** Historic property within a historic district. Non-historic developed site or non-historic undeveloped site within a historic district. Historic property outside of a historic district. None of the above.*(See RLP Section 2, Historic Preference.) Attach appropriate documentation.*

5

**Asbestos-Containing Material (ACM): The Property** Contains no ACM, or contains ACM in a stable, solid matrix that is not damaged or subject to damage. Contains ACM not in a stable, solid matrix.*(See RLP Section 2, Asbestos.)*

6

**Fire/Life Safety:**The Property  Meets  Does not meet Lease fire/life safety standards.*(See RLP Section 2, Fire Protection and Life Safety.)*

7

**Accessibility:**The Property  Meets  Does not meet Lease accessibility standards.*(See RLP Section 2, Accessibility.)*

8

**ENERGY STAR®: The Building** Has received the ENERGY STAR® Label within the past twelve months. Date (MM-DD-YYYY): \_\_\_\_\_ Has not received the ENERGY STAR® Label within the past twelve months; the Offeror has evaluated energy savings measures and Determined that none are cost effective. Determined that the following are cost effective (Attach additional pages):*(See RLP Section 2, Energy Independence and Security Act.)*

9

**Waiver of Price Evaluation Preference. A HUBZone small business concern (SBC) Offeror may elect to waive the price evaluation preference provided in Section 4 of the RLP. 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. A HUBZone SBC desiring to waive the price evaluation preference should so indicate below.** I am a HUBZone SBC Offeror and I elect to waive the price evaluation preference.*(See RLP and Lease documents for more information)*