

GSA FORM 1364A-1 SIMPLIFIED LEASE PROPOSAL DATA		RLP NO. VA244-17-R-0798	DATE:
1	<b>Offeror's Interest in the Property:</b> <input type="checkbox"/> Fee owner <input type="checkbox"/> Other: <input type="checkbox"/> Attach evidence of Offeror's interest in property (e.g., deed) and representative's authority to bind Offeror.		
2	<b>Flood Plains:</b> The Property is <input type="checkbox"/> in a base (100-year) flood plain <input type="checkbox"/> in a 500-year flood plain <input type="checkbox"/> not in a flood plain. <i>(See RLP Section 2, Flood Plains.)</i>		
3	<b>Seismic Safety: The Building</b> <input type="checkbox"/> Fully meets <input type="checkbox"/> Substantially meets (Outside Reg 8, 9, 10) <input type="checkbox"/> Does not meet RLP seismic requirements. <i>(See RLP Section 2, Seismic Safety.) Attach appropriate documentation.</i>		
4	<b>Historic Preference: The Building is a</b> <input type="checkbox"/> Historic property within a historic district. <input type="checkbox"/> Non-historic property within a historic district. <input type="checkbox"/> Historic property outside of a historic district. <input type="checkbox"/> None of the above. <i>(See RLP Section 2, Historic Preference.) Attach appropriate documentation.</i>		
5	<b>Asbestos: The Property</b> <input type="checkbox"/> Contains no ACM, or contains ACM in a stable, solid matrix that is not damaged or subject to damage. <input type="checkbox"/> Contains ACM not in a stable, solid matrix. <i>(See RLP Section 2, Asbestos.)</i>		
6	<b>Fire/Life Safety:</b> The Property <input type="checkbox"/> Meets <input type="checkbox"/> Does not meet Lease fire/life safety standards. <i>(See RLP Section 2, Fire Protection and Life Safety)</i>		
7	<b>Accessibility:</b> The Property <input type="checkbox"/> Meets <input type="checkbox"/> Does not meet Lease accessibility standards. <i>(See RLP Section 2, Accessibility.)</i>		
8	<b>Security:</b> Attach Pre-Lease Building Security Plan. <i>(See RLP Section 2, Security)</i>		
9	<b>ENERGY STAR®: The Building</b> <input type="checkbox"/> Has received the ENERGY STAR® Label within the past twelve months. Date: <input type="checkbox"/> Has not received the ENERGY STAR® Label within the past twelve months; the Offeror has evaluated energy savings measures and <input type="checkbox"/> Determined that none are cost effective. <input type="checkbox"/> Determined that the following are cost effective (List): <i>(See RLP Section 2, Energy Security and Independence Act.) Attach Appropriate Documentation.</i>		

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10	<p><b>Waiver of Price Evaluation Preference.</b> 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.</p> <p><input type="checkbox"/> I am a HUBZone SBC Offeror and I elect to waive the price evaluation preference.</p> <p><i>(See RLP and Lease documents for more information)</i></p>					
	<b>PROPOSED RENT COMPONENTS</b>					
	OFFICE AREA		Firm Term (\$/RSF/Yr)	Non-Firm Term (\$/RSF/Yr)	Option Term (\$/RSF/Yr)	
			A	B	C	
11	Building Shell Rent (Incl. Real Estate Taxes) <i>(See page 3 addendum, Shell Definitions)</i>		\$	\$	\$	
12	Turnkey Tenant Improvement Rent <i>(See block 20 below for additional cost and amortization rate breakdown)</i>		\$	\$	\$	
13	Operating Rent		\$	\$	\$	
14	Turnkey Security Upgrade Rent <i>(See block 21 below for additional cost and amortization rate breakdown)</i>		\$	\$	\$	
15	Total		\$	\$	\$	
	OTHER SPACE		Firm Term (\$/RSF/Yr)	Non-Firm Term (\$/RSF/Yr)	Option Term (\$/RSF/Yr)	
			A	B	C	
16	Building Shell Rent (Incl. Real Estate Taxes)		\$	\$	\$	
17	Turnkey Tenant Improvement Rent <i>(See block 20 below for additional cost and amortization rate breakdown)</i>		\$	\$	\$	
18	Operating Rent		\$	\$	\$	
19	Turnkey Security Upgrade Rent <i>(See block 21 below for additional cost and amortization rate breakdown)</i>		\$	\$	\$	
20	Total		\$	\$	\$	
21	Tenant Improvement Costs	\$	Interest rate to amortize Tenant Improvements		%	
22	Security Upgrade Costs	\$	Interest rate to amortize Security Upgrade Costs		%	

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23	<b>OTHER INFORMATION SUPPLIED WITH THIS PROPOSAL:</b> <i>If GSA is using an authorized contractor real estate broker in this transaction, Offeror must enter here the commission rate offered to its representative, and the commission rate offered to GSA's Broker, and attach the commission agreement between Offeror and GSA's Broker.</i>			
24	[ ] The information contained in this 1364A-1 Lease Proposal Data Form is proprietary to Offeror.			
25	BY SUBMITTING THIS OFFER, THE OFFEROR AGREES UPON ACCEPTANCE OF THIS PROPOSAL BY THE 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 REQUEST FOR LEASE PROPOSALS, WITH ATTACHMENTS.			
26	A. SIGNATURE	B. NAME	C. TITLE	D. DATE

## Addendum: Shell Definitions

Base Building	Tenant Areas
Base structure and building enclosure components (windows with exterior finishes) are complete.	Broom-clean concrete floor slab, with level floor not varying more than ¼ inch over 10-foot horizontal run, in accordance with American Concrete Institute Standards.
Base building electrical and mechanical systems (e.g., central fire alarm, chiller plant, and cooling tower) are complete and functional.	Gypsum wallboard, spackled and prime painted on exterior perimeter walls and interior core walls, is installed.
All common areas, such as lobbies, elevators, fire egress corridors and stairwells, garages, and service areas are complete. (Circulation corridors are provided as part of the base building only on multi-tenanted floors where the corridor is common to more than one tenant. On single tenant floors, only the fire egress corridor necessary to meet code is provided as part of the shell.)	2' x 2' suspended acoustical ceiling with 2' x 2' parabolic fluorescent (or other building standard, such as 2' x 4' fixtures) installed in the ceiling grid for an open office plan at the rate of one fixture per 80 USF, is installed.
Building common restrooms are complete and operational.	Common corridor stud walls, without gypsum board on demised tenant premises side and without suite entry door, are installed.
<p>Building cores on each floor with assignable space contain the following: tappable domestic water riser, service sanitary drain, sanitary vent, ready for extension to tenant-demised areas.</p> <p>Electrical power distribution panels and circuit breakers available in an electrical closet, with capacity at 277/480 volt and 120/208 volt, 3-phase, 4-wire providing 4 watts per USF.</p> <p>Designated connection point to the central fire alarm system for extension to tenant-demised areas.</p> <p>Distribution backboard within a wire closet for connection to tenant's telephone lines. Vertical conduit (empty sleeve) through building core, available for tenant wiring and cabling.</p>	<p>Central heating, ventilation, and air conditioning (HVAC) systems are installed and operational, including, as appropriate, main and branch lines, variable air volume boxes, dampers, flex ducts and diffusers, for open office layout. Conditioned air through medium pressure ductwork at a rate of .75 cfm per square foot of usable area is provided.</p> <p>Sprinkler mains and distribution piping in a protection layout (open plan) with heads turned down, concealed with an escutcheon or trim plate, are installed.</p>