

MAY 2007 AAAP SFO CHANGES DIGEST

1.8 BUILDING SHELL REQUIREMENTS (FEB 2007) – ADDED:

12. *Telephone Rooms.* Building telecommunication rooms on each floor shall be completed, operational, and ready for Tenant Improvements. The telephone closets shall include a telephone backboard. Vertical conduit (empty sleeve) through building core, available for tenant wiring/cabling.
13. *Architectural/Engineering Design.* All architectural and engineering costs associated with the building shell requirements shall be included in the building shell rate.
14. *Demolition.* Any demolition of existing improvements which is necessary to satisfy the Government's layout shall be done at the Lessor's expense.
15. Any alterations necessary for the building shell to meet the SFO requirements shall be included in the building shell rate.

1.11 ADDED:

- d. The annual amortized cost of the Tenant Improvements Allowance. Such amortization shall be expressed as a cost per usable and rentable square foot per year. Tenant Improvements shall be all alterations for the Government-demised area above the building shell buildout. **The Tenant Improvements Allowance is stated in the Tenant Improvements Included in Offer paragraph elsewhere in this solicitation.** Such alterations shall be described and identified in the drawings used to construct the Government-demised area. The Tenant Improvements Allowance, which is to be provided by the Lessor to the Government for Tenant Improvements, shall be made available at lease execution.

3.1 TENANT IMPROVEMENTS INCLUDED IN OFFER (MAR 2007) - ADDED:

- A. **The Tenant Improvements allowance is \$20.00 per ANSI/BOMA Office Area square foot for ranking purposes. The Government shall have the right to amortize up to \$52.00/BOASF in tenant improvements. The Tenant Improvements Allowance shall be used for the buildout of the Government-demised area in accordance with the Government-approved design intent drawings. All Tenant Improvements required by the Government for occupancy shall be performed by the successful Offeror as part of the rental consideration, and all improvements shall meet the quality standards and requirements of this solicitation and its attachments.**

3.2 ADDED:

The Government reserves the right to make cash payments for any or all work performed by the Lessor. Prior to occupancy, the Government, at its sole discretion, may choose to pay lump sum for any or all of the Tenant Improvements Allowance. If, prior to occupancy, the Government elects to make a lump sum payment for any portion of the Tenant Improvements Allowance, the payment of the Tenant Improvements Allowance by the Government will result in a decrease in the rent.

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3.3 ADDED:

- A. Under the provisions of FAR Subpart 15.4, the Lessor must submit information that is adequate for the Government to evaluate the reasonableness of the price or determining cost realism in conjunction with the Tenant Improvements.

3.18 ADDED:

D. Lease Commencement:

The Government shall issue GSA Form 276, Supplemental Lease Agreement, to establish the lease commencement date after the acceptance of all space, if different from the date previously established in the lease. In any case, the lease commencement date shall not be prior to the rent commencement date.

E. ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY:

_____ days prior to the completion of interior construction, the Lessor shall issue written notice to the Government to inspect the space. The Government shall have _____ working days to inspect and to either accept or reject the subject space.

1. Substantially completed space will be accepted by the Government subject to the completion of minor punch list items (see the Definitions paragraph of GSA Form 3517, General Clauses). Space which is not substantially complete will not be accepted by the Government. Should the Government reject the Lessor's space as not substantially complete as defined herein, the Lessor shall immediately undertake remedial action and when ready shall issue a subsequent notice to inspect to the Government.

2. The Lessor shall provide a valid Certificate of Occupancy, issued by the local jurisdiction, for the intended use of the Government and shall maintain and operate the building in conformance with current local codes and ordinances. If the local jurisdiction does not issue Certificates of Occupancy, the Lessor shall obtain the services of a licensed fire protection engineer to verify the offered space meets all applicable local codes and ordinances to ensure an acceptable level of safety is provided.