

U.S. GOVERNMENT LEASE FOR REAL PROPERTY
(Short Form)

1. LEASE NUMBER
LCA02538

PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

1. The Government of the United States of America is seeking to lease approximately 12,000 rentable square feet of dock space located in Richmond, CA for occupancy not later than March 1, 2011 for a term of 5 years / 2 years firm, for long term storage of the vessel Wapama at Graving Dock #3 at the Pt. Potrero Marine Terminal.

B. STANDARD CONDITIONS AND REQUIREMENTS

2. The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (the GOVERNMENT):

a. The Offeror must have an active registration in the Central Contractor Registration (CCR) System (via the Internet at <http://www.ccr.gov>) prior to lease award and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active CCR Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the CCR system.

3. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)

<input type="checkbox"/> HEAT	<input type="checkbox"/> TRASH REMOVAL	<input type="checkbox"/> ELEVATOR SERVICE	<input type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS	<input type="checkbox"/> OTHER (Specify below)
<input checked="" type="checkbox"/> ELECTRICITY	<input type="checkbox"/> CHILLED DRINKING WATER	<input type="checkbox"/> WINDOW WASHING		
<input type="checkbox"/> POWER (Special Equip.) WATER (Hot & Cold)	<input type="checkbox"/> AIR CONDITIONING	Frequency _____	<input type="checkbox"/> PAINTING FREQUENCY	_____
<input type="checkbox"/> SNOW REMOVAL	<input type="checkbox"/> TOILET SUPPLIES	<input type="checkbox"/> CARPET CLEANING	Space _____	
	<input type="checkbox"/> JANITORIAL SERV. & SUPP.	Frequency _____	Public Areas _____	

4. OTHER REQUIREMENTS

Offerors should also include the following with their offers:

- Short Form Lease Amendments
- Attachment 1 to GSA form 3626 – Minimum Lease Security Standards
- GSA form 3517A – General Clauses
- GSA form 3518A – Representations and Certifications
- The Government reserves the right to award the contract based on initial proposals. Therefore, the offeror's initial proposal should contain the offeror's best terms from a cost or price and technical standpoint.

5. NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government's General Clauses and Representations and Certifications.

6. BASIS OF AWARD

- ☒ THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA Z65.1-1996 DEFINITION FOR BOMA USABLE OFFICE AREA, WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED."
- ☐ OFFER MOST ADVANTAGEOUS TO THE GOVERNMENT, WITH THE FOLLOWING EVALUATION FACTORS BEING
- ☐ SIGNIFICANTLY MORE IMPORTANT THAN PRICE
 - ☐ APPROXIMATELY EQUAL TO PRICE
 - ☐ SIGNIFICANTLY LESS IMPORTANT THAN PRICE
 - ☐ (Listed in descending order, unless stated otherwise):

PART II - OFFER (To be completed by Offeror/Owner and remain open until lease award)**A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT**

1. NAME AND ADDRESS OF BUILDING (Include ZIP Code) Graving Dock #3 Pt. Potrero Marine Terminal 1313 Canal Boulevard Richmond, CA 94808	2. LOCATION(S) IN BUILDING	
	a. FLOOR(S) N/A	b. ROOM NUMBER(S) N/A
	c. SQ. FT. RENTABLE <u>12.000</u> ABOA <u>12.000</u> Common Area Factor <u>1.00</u>	d. TYPE <input type="checkbox"/> GENERAL OFFICE <input checked="" type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE <input type="checkbox"/> Dock

B. TERM

3. To have and to hold, for the term commencing on March 1, 2011 and continuing through February 28, 2016 inclusive. The Government may terminate this lease in whole or in part at any time on or after March 1, 2013, by giving at least 120 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

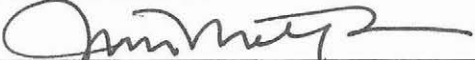
C. RENTAL

4. Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

5. AMOUNT OF ANNUAL RENT Year 1 and 2: \$90,000.00 Year 3: \$94,500.00 Year 4: \$99,225.00 Year 5: \$104,186.25	7. HVAC OVERTIME RATE PER HOUR: N/A	8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address) Richmond Surplus Authority 450 Civic Center Plaza Richmond, CA 94804
6. RATE PER MONTH Year 1 and 2: \$7,500.00 Year 3: \$7,875.00 Year 4: \$8,268.75 Year 5: \$8,682.19		

9a. NAME AND ADDRESS OF OWNER (Include ZIP code. If requested by the Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary.)

Richmond Surplus Property Authority, 450 Civic Center Plaza, Richmond, CA 94804

9b. TELEPHONE NUMBER OF OWNER (510) 215-4600	10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)
11a. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print) Jim Matzorkis	11b. TITLE OF PERSON SIGNING Port Director
11c. SIGNATURE OF OWNER OR AUTHORIZED AGENT 	11d. DATE

PART III - AWARD (To be completed by Government)

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) Attachment 1 to GSA Form 3626, Minimum Lease Security Standards, (c) Form 3518A, Representations and Certifications (Short Form), (d) Form 3517A, General Clauses (Simplified Leases), (e) Short Form Lease Amendments to GS-09B-02538, and (f) site plan.

2. THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

3a. NAME OF CONTRACTING OFFICER (*Type or Print*)

3b. SIGNATURE OF CONTRACTING OFFICER

3c. DATE

7/27/11