

NOTES TO LCOS:

- **RLP packages or amendments should reflect the edits below by omitting the text in yellow strikethrough.**
- **These edits reflect use of the Global Lease Template (Form L100). LCOs must adjust their RLP package or amendment for other models as appropriate.**
- **Revised language is noted using strikethroughs and highlights.**

Revised RLP Language:

PRICING TERMS (JUL 2021)

Offeror shall provide the following pricing information with its offer:

~~F Additional rent, expressed as a rate per ABOA and per RSF per year, to provide the additional "Routine Cleaning and Disinfecting Requirements for the Premises" as described under the paragraph "Janitorial Services." This rent component is not subject to CPI operating costs adjustments. The Government reserves the right to cancel this routine disinfecting service and reduce the rent accordingly. This rate shall be entered on the submittal form entitled Rate for Routine Cleaning and Disinfecting Services.~~

Revised Lease Language:

RENT AND OTHER CONSIDERATION (JUL 2021)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$XXX,XXX.XX	\$XXX,XXX.XX
OPERATING COSTS ²	\$ XXX,XXX.XX	\$ XXX,XXX.XX
TENANT IMPROVEMENTS RENT ³	\$ XXX,XXX.XX	\$0.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ XXX,XXX.XX	\$0.00
PARKING ⁵	\$ XXX,XXX.XX	\$ XXX,XXX.XX
ROUTINE CLEANING & DISINFECTING SERVICES⁶	\$ XXX,XXX.XX	\$ XXX,XXX.XX
TOTAL ANNUAL RENT	\$XXX,XXX.XX	\$XXX,XXX.XX

¹Shell rent calculation:

(Firm Term) \$XX per RSF multiplied by the RSF stated under Paragraph 1.01

(Non Firm Term) \$XX per RSF multiplied by the RSF stated under Paragraph 1.01

²Operating Costs rent calculation: \$XX per RSF multiplied by the RSF stated under Paragraph 1.01

³Tenant Improvements of \$XX are amortized at a rate of X percent per annum over XX years.

⁴Building Specific Amortized Capital (BSAC) of \$XX are amortized at a rate of X percent per annum over XX years

⁵Parking costs described under sub-paragraph B below

~~⁶Routine disinfecting rent described under sub-paragraph L below~~

Attachment 1: Revised RLP and Lease Language Edits Removing Routine Disinfecting Requirements and Rental Component

L. ~~_____ ACTION REQUIRED: FILL IN NEGOTIATED AMOUNT FOR THE ROUTINE CLEANING AND DISINFECTING SERVICES AS OUTLINED UNDER THE PARAGRAPH "JANITORIAL SERVICES."~~

~~The Lessor shall provide routine cleaning and disinfecting services, as outlined under sub paragraph N of the paragraph entitled "Janitorial Services," at a rate of \$X.XX per rentable square foot. The Government reserves the right to issue notice to unilaterally cancel the routine cleaning and disinfecting at any time during the Lease term and, in such a case, the rental rate will be reduced by this amount. This reduction shall occur after the Government gives 30 calendar days notice to the Lessor and shall continue in effect until the Lease expires or is terminated.~~

JANITORIAL SERVICES (JUL 2021)

The Lessor shall maintain the Premises and all areas of the Property to which the Government has routine access in a clean condition and shall provide supplies and equipment for the term of the Lease. The following schedule describes the level of services intended. Performance will be based on the LCO's evaluation of results, not the frequency or method of performance.

- A. Daily. Empty trash receptacles. Sweep entrances, lobbies, and corridors. Spot sweep floors, and spot vacuum carpets. Clean drinking fountains. Sweep and damp mop or scrub restrooms. Clean all restroom fixtures, and replenish restroom supplies. Dispose of all trash and garbage generated in or about the Building. Wash inside and out or steam clean cans used for collection of food remnants from snack bars and vending machines. Dust horizontal surfaces that are readily available and visibly require dusting. Spray buff resilient floors in main corridors, entrances, and lobbies. Clean elevators and escalators. Remove carpet stains. Police sidewalks, parking areas, and driveways. Sweep loading dock areas and platforms. Clean glass entry doors to the Space.
- B. Three times a week. Sweep or vacuum stairs.
- C. Weekly. Damp mop and spray buff all resilient floors in restrooms and health units. Sweep sidewalks, parking areas, and driveways (weather permitting).
- D. Every two weeks. Spray buff resilient floors in secondary corridors, entrance, and lobbies. Damp mop and spray buff hard and resilient floors in office Space.
- E. Monthly. Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage Space. Spot clean all wall surfaces within 70 inches of the floor.
- F. Every two months. Damp wipe restroom wastepaper receptacles, stall partitions, doors, window sills, and frames. Shampoo entrance and elevator carpets.
- G. Three times a year. Dust wall surfaces within 70 inches of the floor, vertical surfaces and under surfaces. Clean metal and marble surfaces in lobbies. Wet mop or scrub garages.
- H. Twice a year. Wash all interior and exterior windows and other glass surfaces. Strip and apply four coats of finish to resilient floors in restrooms. Strip and refinish main corridors and other heavy traffic areas.
- I. Annually. Wash all venetian blinds, and dust 6 months from washing. Vacuum or dust all surfaces in the Building more than 70 inches from the floor, including light fixtures. Vacuum all draperies in place. Strip and refinish floors in offices and secondary lobbies and corridors. Shampoo carpets in corridors and lobbies. Clean balconies, ledges, courts, areaways, and flat roofs.
- J. Every two years. Shampoo carpets in all offices and other non-public areas.
- K. Every five years. Dry clean or wash (as appropriate) all draperies.
- L. As required. Properly maintain plants and lawns. Provide initial supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Provide and empty exterior ash cans and clean area of any discarded cigarette butts.
- M. Pest control. Control pests as appropriate, using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001).

~~**ACTION REQUIRED: OBTAIN AND NEGOTIATE A SEPARATE RENTAL RATE FOR THE SCOPE OF WORK BELOW. RATE WILL ALSO BE USED FOR A RENTAL REDUCTION IN THE EVENT THE GOVERNMENT CANCELS THIS ADDITIONAL ROUTINE CLEANING AND DISINFECTION SERVICE. AT LEASE AWARD, INSERT FINAL NEGOTIATED REDUCTION AMOUNT UNDER THE PARAGRAPH "RENT AND OTHER CONSIDERATION" FOUND IN SECTION 1.**~~

~~N. Routine Cleaning and Disinfecting Requirements for the Premises.~~

Attachment 1: Revised RLP and Lease Language Edits Removing Routine Disinfecting Requirements and Rental Component

~~The Lessor shall wipe down daily all solid, high contact surfaces in Building common areas (defined here as those areas used or accessed by the Government's employees and visitors), and within the leased Space, using a disinfectant from the EPA registered list of products identified as effective against Novel Coronavirus SARS-CoV-2 (<https://www.epa.gov/pesticide-registration/list-n-disinfectants-use-against-sars-cov-2>), or other products containing the same active ingredient(s) at the same or greater concentration than those on the list. Cleaning staff shall use products in accordance with directions provided by the manufacturer. Cleaning staff shall wear disposable gloves (e.g., latex, nitrile, etc.), facemasks, and any additional personal protective equipment (PPE) as recommended by the cleaning and disinfectant product manufacturers. Disinfection application and products should be chosen so as to not damage interior finishes or furnishings.~~

~~Examples of solid, high contact surfaces in Building common and high traffic areas include, but are not limited to, handrails, door knobs, key card scan pads, light switches, countertops, table tops, water faucets and handles, elevator buttons, sinks, toilets and control handles, restroom stall handles, toilet paper and other paper dispensers, door handles and push plates, water cooler and drinking fountain controls. It does not include agency owned equipment such as desks, telephones, computers, keyboards, docking stations, computer power supplies, and computer mouse, personal fans and heaters, desk lighting, etc. Disinfected surfaces should be allowed to air dry.~~

~~The Government reserves the right to issue notice to unilaterally cancel this routine cleaning and disinfecting at any time during the Lease term and, in such a case, the rental rate will be reduced by the amount specified for "Routine Cleaning and Disinfecting Services" under lease clause "Rent and Other Consideration." This reduction shall occur after the Government gives 30 calendar days notice to the Lessor and shall continue in effect until the Lease expires or is terminated.~~