

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

1. LEASE NUMBER  
L1007270 L1007220 JA

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

**A. REQUIREMENTS**

- 2. The Government of the United States of America is seeking to lease approximately 1,240 rentable square feet of general office space located in Coeur d'Alene, ID for occupancy not later than November 1, 2010 for a term of ten (10) years, five (5) years firm. Rentable space must yield a minimum of 1,078 square feet of ANSL/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishing, and equipment.**
- 3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS April 9, 2010.**

**B. STANDARD CONDITIONS AND REQUIREMENTS**

4. The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (the GOVERNMENT):
- a. Space offered must be in a quality building of sound and substantial construction meeting the Government's requirements for the intended use.
  - b. The Lessor shall provide floor plans for the offered space and a valid Certificate of Occupancy for the intended use of the Government and shall meet, maintain, and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.
  - c. Offered space shall meet or be upgraded to meet the applicable egress requirements in National Fire Protection Association (NFPA) 101, *Life Safety Code* or an alternative approach or method for achieving a level of safety deemed equivalent and acceptable by the Government. Offered space located below-grade, including parking garage areas, and all areas referred to as "hazardous areas" (defined in NFPA 101) within the entire building (including non-Government areas), shall be protected by an automatic sprinkler system or an equivalent level of safety. Additional automatic fire sprinkler requirements will apply when offered space is located on or above the 6<sup>th</sup> floor. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Scissor stairs shall be counted as only one approved exit. Open-air exterior fire escapes will not be counted as an approved exit. Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.
  - d. The Building and the leased space shall be accessible to persons with disabilities in accordance with appendices C and D of 36 CFR Part 1191 (ABA Chapters 1 and 2 and Chapters 3 through 10 of the ADA-ABA Accessibility Guidelines).
  - e. The leased space shall be free of all asbestos containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to Environmental Protection Agency guidance shall be implemented. The space shall be free of other hazardous materials and in compliance with applicable Federal, State, and local environmental laws and regulations.
  - f. Services, utilities, and maintenance will be provided daily, 8:00 a.m to 5:00 p.m except Saturday, Sunday, and Federal holidays. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, elevators, and Government office machines without additional payment.
  - g. The Lessor shall complete any necessary alterations within in accordance with the city of Coeur D'Alene Building Code.
  - h. 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.

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

- |  |  |   |   |  |
|--|--|---|---|--|
| <input checked="" type="checkbox"/> HEAT                   | <input checked="" type="checkbox"/> TRASH REMOVAL            | <input type="checkbox"/> ELEVATOR SERVICE           | <input checked="" 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 checked="" type="checkbox"/> WINDOW WASHING  | <input checked="" type="checkbox"/> PAINTING FREQUENCY                            |  |
| <input checked="" type="checkbox"/> POWER (Special Equip.) | <input checked="" type="checkbox"/> AIR CONDITIONING         | Frequency <u>2 times a year</u>                     |   |  |
|  |  | or as needed  |   |  |
| <input checked="" type="checkbox"/> WATER (Hot & Cold)     | <input checked="" type="checkbox"/> TOILET SUPPLIES          | <input checked="" type="checkbox"/> CARPET CLEANING | Space <u>Within 30</u>  |  |
|  |  |   | <u>days of lease acquisition and</u>  |  |
| <input checked="" type="checkbox"/> SNOW REMOVAL           | <input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP. | Frequency <u>Within 30</u>                          | <u>every five (5) years there after</u>   |  |
|  |  | <u>days of lease acquisition and</u>                | Public Areas <u>Touch up or</u>   |  |
|  |  | <u>every two (2) years there after</u>              | <u>repaint as needed</u>  |  |

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6. OTHER REQUIREMENTS

Offerors should also include the following with their offers:

The estimated cost to prepare the space for occupancy by the Government and the Offeror's proposed amortization rate for tenant alterations.  
**\$30.25 per USF**

- Access to space 24/7
- Three (3) surface parking spaces
- Space to accommodate half size lockers (lockers are 30" D x 36" W x 80" T) It can be broken if that dimension is too long, but will need to be a total of 12 feet to provide adequate space for at least three (3) lockers.
- Standard shower size, ADA compliant, fiberglass surround
- Slop sink (22" x 25" x 14.5") with adjacent counter space (6"x 3", 36") off ground for cleaning/prepping gear with power.
- 110 GFI outlet near counter space
- Approx. 4' x 8' space for shelving for storage of field gear and equipment
- Paper towel holder near sink

Offerors should also include the following with their offers:

1. Supplemental Lease Requirements Attachment (completed and initialed)
2. Site Plan/Floor Plan

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7. 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.

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8. 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):
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**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)  1900 Northwest Blvd Coeur D'Alene, ID 83814	2. LOCATION(S) IN BUILDING	
	a. FLOOR(S) 2 <sup>nd</sup>	b. ROOM NUMBER(S) 208 & 204
	c. SQ. FT. RENTABLE 1240 ABOA 1240 Common Area Factor 1	d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE

**B. TERM**

3. To have and to hold, for the term commencing on November 1, 2010 and continuing through ~~September 30, 2020~~ <sup>OCTOBER 31</sup> inclusive. The Government may terminate this lease in whole or in part at any time on or after fifth (5<sup>th</sup>) lease year, by giving at least ninety (90) 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 (see attached lease rider for details)	7. HVAC OVERTIME RATE PER HOUR \$50 per day	8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address) Meyer Morse Ironwood Partners (VA [REDACTED]) 2100 Northwest Blvd, Suite 350 Coeur D'Alene, ID 83814
6. RATE PER MONTH (see attached lease rider for details)		

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.)  
Meyer-Morse Ironwood Partners 2100 Northwest Blvd, Suite 350, Coeur D'Alene, ID 83814

9b. TELEPHONE NUMBER OF OWNER [REDACTED]	10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input checked="" 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 Vallo <b>STEPHEN F. MEYER</b>	11b. TITLE OF PERSON SIGNING Agent <b>OWNER</b>
11c. SIGNATURE OF OWNER OR AUTHORIZED AGENT <i>Stephen F. Meyer</i>	11d. DATE 11-11-10

**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) Representations and Certifications, (c) the Government's General Clauses, (d) Lease Rider to GSA Form 3626 and (e) the following changes or additions made or agreed to by you:

1. GSA Form 1217, Lessor's Annual Cost Statement
2. GSA Form 3517A, General Clauses
3. GSA Form 3518A, Representations and Certifications
4. GSA Form 3516, Solicitation Provisions, for additional instructions
5. Legal Description

**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) Michael O'Brien	3b. SIGNATURE OF CONTRACTING OFFICER <i>TERRIA HEINLEIN</i>	3c. DATE 12/8/10
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**TERRIA HEINLEIN  
CONTRACTING OFFICER**

**RIDER TO GSA FORM 3626  
U.S. GOVERNMENT LEASE FOR REAL PROPERTY (Short Form)  
OFFER DETAILS**

**LEASE NO. LID07270; Coeur D'Alene, ID**

07220 JH

1. This lease is subject to adjustments for vacant space as provided by Adjustment for Vacant Premises, GSAR 552.270-25 (6/94). The adjustment for vacant space is \$0 per ANSI BOMA Office Area (Useable) square foot per annum.

2. This lease is subject to Real Estate Tax Escalation adjustments as provided by Tax Adjustment GSAR 552-270-24 (6/85). The Government's percentage of occupancy is established at 13% of entire building.

3. This lease is subject to annual operating cost adjustments as provided by Operating Costs GSAR 552.270-23 (6/85). The base rate for adjustments is established at \$4.44 per square foot of ANSI BOMA Office Area (Useable).

4. Lessor will provide three (3) surface parking spaces as part of the rental consideration.

5. The tenant buildout will conform to the specifications in Lease LID07270, and are to be provided by the Lessor as part of the total rental payment. The tenant buildout costs of \$15.32 are amortized for a period of 60 months at 8%. Tenant improvement rental adjustments shall be made in accordance with Attachment No. 2, Supplemental Lease Requirements Paragraph 5.

7220 JH

Year	Shell	Operating Costs	Tenant Improvement Allowance	Total Annual Rent	Total Monthly Rent
1-5	\$ 19,269.60	\$ 5,505.60	\$ 4,625.20	\$ 29,400.40	\$ 2,450.03
6-10	\$ 22,890.40	\$ 5,505.60		\$ 28,396.00	\$ 2,366.33

6. Overtime rates shall not be paid during normal building hours of operation as identified on Page 1 of 2, Section B., of the GSA Form 3626.

7. In accordance with the revised Paragraph 1.13, CB Richard Ellis, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CB Richard Ellis have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease ("Commission"). The total amount of the Commission is [redacted]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 7, only [redacted] which is [redacted] of the Commission, will be payable to CB Richard Ellis when the Lease is awarded. The remaining [redacted], which is [redacted] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue in two (2) full payments until the credit has been fully recaptured.

8. All questions pertaining to this Lease shall be referred to the Contracting Officer of the General Services Administration (GSA) or their designee. The Government occupant is not authorized to administer this lease, and GSA assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this Lease or authorized in writing by Contracting Officer or their designee. The Lessor will not be reimbursed for any services not provided for in this Lease, including but not limited to: repairs, alterations and overtime services. Additionally, rental will not be paid for occupancy in whole or in part except for the term specified herein.

Initials: W & JH  
Lessor Govt.