

SECTION I – DESCRIPTION OF PREMISES

1. BUILDING DESCRIPTION	a. Building Name CLAY COUNTY PROFESSIONAL BLDG.	b. Building Street Address 210 W. IKARD STREET			
c. City HENRIETTA		d. State TX	e. 9-Digit ZIP Code	f. Congressional District 13TH	
2a. FLOORS OFFERED 1	2b. TOTAL NUMBER OF FLOORS IN BUILDING 1	3. TOTAL RENTABLE SPACE IN OFFERED BUILDING 3,553 SF			
		a. GENERAL PURPOSE (Office) 3,194 SF SF	b. WAREHOUSE _____ SF	c. OTHER (COMMON) 359 SF SF	
4. LIVE FLOOR LOAD _____ Pounds per SF	5. MEASUREMENT METHOD <input checked="" type="checkbox"/> ANS/BOMA <input type="checkbox"/> OTHER	6. YEAR OF LAST MAJOR RENOVATION (if applicable) _____	7. BUILDING AGE 20+ YEARS	8. SITE SIZE _____ SF _____ Acres	

SECTION II – SPACE OFFERED AND RATES

9. ANS/BOMA OFFICE AREA SQUARE FEET (ABOA) 2,424	10. RENTABLE SQUARE FEET (RSF) 2,697	11. COMMON AREA FACTOR (CAF) 1.11
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"Tenant Improvements" are all alterations for the Government-demised area above the building shell buildout, excluding costs identified as tenant improvements in the Security Unit Price List. Building Specific Amortized Capital (BSAC) is the sum of costs identified as such in the Security Unit Price List. Neither the Tenant Improvements as stated in Block 12, nor the BSAC as stated in Block 13, are to be included in the shell rent. It is expected that the tenant buildout will be fully amortized at the end of the firm term, and the rent will be reduced accordingly. Any desired rent increases or decreases beyond the firm term of the lease should be reflected in the shell rate and fully explained as part of this written proposal. If Tenant Improvements or BSAC improvements are to be amortized beyond the firm term, those calculations must be itemized as part of this written proposal. The Offeror may attach additional pages as necessary.

	a. BUILD-OUT COSTS PER CATEGORY	b. AMORTIZATION TERM	c. AMORTIZATION INTEREST RATE (%)	d. ANNUAL RENT \$ PER RSF	e. ANNUAL RENT \$ PER ABOA SF	f. NUMBER YEARS RATE IS EFFECTIVE
12. TENANT IMPROVEMENTS (per RLP requirements)	\$ 34,800	120 Months	0 %	\$ 1.29	\$ 1.44	10 Years
13. TENANT IMPROVEMENTS (per RLP requirements)						
14. TENANT IMPROVEMENTS (per RLP requirements)						
15. TOTAL BUILD-OUT COSTS	\$ 34,800					
16. SHELL RENT (Including real estate taxes. Refer to Line 28 on GSA Form 1217)				\$ 8.00	\$ 11.13	10 Years
17. OPERATING COSTS (Refer to Line 27 on GSA Form 1217)				\$ 6.44	\$ 7.16	
18. TOTAL RATE/SF				\$ 15.73	\$ 17.50	10 Years
19. TOTAL ANNUAL RENT				\$ 42,423.81		10 Years
	PER SF RATE	FOR YEARS	PER SF RATE	FOR YEARS	PER SF RATE	FOR YEARS
20. STEP RENT (SHELL RATES)	\$ _____/RSF	_____ Thru _____	\$ _____/RSF	_____ Thru _____	\$ _____/RSF	_____ Thru _____
	\$ _____/ABOA		\$ _____/ABOA		\$ _____/ABOA	

21. PARKING	a. Number of parking spaces for the entire building/ facility which are under the control of the Offeror: <u>20</u> Surface _____ Structured b. Number of parking spaces required by local code: <u>0</u> Surface _____ Structured c. Number of parking spaces for Employee/Visitor Use (per RLP): <u>17</u> Surface _____ Structured d. Number of parking spaces for Official Government Vehicles (per RLP): <u>03</u> Surface _____ Structured e. Does the rental rate offered above include RLP-required parking costs? / YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If NO, complete the following: Annual cost per space: \$ <u>N/A</u> Surface \$ <u>N/A</u> Structured
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1 Offeror's Interest in the Property:
 Fee owner Other:
 Attach evidence of Offeror's interest in property (e.g., deed) and representative's authority to bind Offeror.

2 Flood Plains:
 The Property is in a base (100-year) flood plain in a 500-year flood plain not in a flood plain.
 (See RLP Section 2, Flood Plains.)

3 Seismic Safety: The Building
 RLP does not contain seismic requirements. No documentation required.
 RLP contains seismic requirements. The Building
 Fully meets seismic requirements or meets an exemption under the RLP
 Does not meet seismic requirements, but will be retrofitted to meet seismic requirements
 Will be constructed to meet seismic requirements
 Will not meet seismic requirements
 (See RLP Section 2, Seismic Safety.) Attach appropriate documentation.

4 Historic Preference: The Building is a
 Historic property within a historic district.
 Non-historic developed site or non-historic undeveloped site within a historic district.
 Historic property outside of a historic district.
 None of the above.
 (See RLP Section 2, Historic Preference.) Attach appropriate documentation.

5 Asbestos-Containing Material (ACM): The Property
 Contains no ACM, or contains ACM in a stable, solid matrix that is not damaged or subject to damage.
 Contains ACM not in a stable, solid matrix.
 (See RLP Section 2, Asbestos.)

6 Fire/Life Safety:
 The Property Meets Does not meet Lease fire/life safety standards.
 (See RLP Section 2, Fire Protection and Life Safety.)

7 Accessibility:
 The Property Meets Does not meet Lease accessibility standards.
 (See RLP Section 2, Accessibility.)

8 ENERGY STAR®: The Building
 Has received the ENERGY STAR® Label within the past twelve months. Date (MM-DD-YYYY): _____
 Has not received the ENERGY STAR® Label within the past twelve months; the Offeror has evaluated energy savings measures and
 Determined that none are cost effective.
 Determined that the following are cost effective (Attach additional pages):
 (See RLP Section 2, Energy Independence and Security Act.)

9 Waiver of Price Evaluation Preference. 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.
 I am a HUBZone SBC Offeror and I elect to waive the price evaluation preference.
 (See RLP and Lease documents for more information)



LESSOR'S ANNUAL COST STATEMENT

1. SOLICITATION FOR OFFERS 48-077-CLAY-2018		2. STATEMENT DATE 7/31/19	
3. RENTABLE AREA (SQ. FT.) 2,697	3A. ENTIRE BUILDING (SQ. FT.) 3,553	3B. % LEASED BY GOV'T 76%	
4. BUILDING NAME CLAY CO. PROFESSIONAL BUILDING		BUILDING STREET 210 W IKARD STREET	
CITY HENRIETTA	STATE TEXAS	ZIP CODE 76365	
SECTION I - ESTIMATED ANNUAL COST OF SERVICES & UTILITIES FURNISHED BY LESSOR AS PART OF RENTAL CONSIDERATION			
SERVICES AND UTILITIES		LESSOR'S ANNUAL COST FOR:	
	ENTIRE BUILDING (a)	GOV'T-LEASED AREA (b)	GOV'T USE ONLY (c)
A. CLEANING, JANITOR AND/OR CHAR SERVICE		76%	
5. SALARIES	\$ 9,000.00	\$ 6,840.00	\$
6. SUPPLIES (wax, cleansers, cloths, etc.)	\$ 750.00	\$ 570.00	\$
7. CONTRACT SERVICES (Window washing, waste and snow removal)	\$ 1,000.00	\$ 760.00	\$
B. HEATING			
8. SALARIES	\$	\$	\$
9. FUEL ("x" one) OIL GAS COAL <input checked="" type="checkbox"/> ELECTRIC	\$ 1,000.00	\$ 760.00	\$
10. SYSTEM MAINTENANCE AND REPAIR	\$ 500.00	\$ 380.00	\$
C. ELECTRICAL			
11. CURRENT FOR LIGHT AND POWER (Including elevators)	\$ 2,500.00	\$ 1,900	\$
12. REPLACEMENT OF BULBS, TUBES, STARTERS	\$ 600.00	\$ 456.00	\$
13. POWER FOR SPECIAL EQUIPMENT (ADP HVAC)	\$ 500.00	\$ 380.00	\$
14. SYSTEM MAINTENANCE AND REPAIR (Ballasts, fixtures, etc.)	\$ 500.00	\$ 380.00	\$
D. PLUMBING			
15. WATER (For all purposes) (Include sewage charges)	\$ 1,000.00	\$ 760.00	\$
16. SUPPLIES (Soap, towels, tissues not in 6 above)	\$ 500.00	\$ 380.00	\$
17. SYSTEM MAINTENANCE AND REPAIR	\$ 500.00	\$ 380.00	\$
E. AIR CONDITIONING			
18. UTILITIES (Include electricity, if not in C11)	\$ 1,000.00	\$ 760.00	\$
19. SYSTEM MAINTENANCE AND REPAIR	\$ 500.00	\$ 380.00	\$
F. ELEVATORS			
20. SALARIES (Operators, starters, etc.)	\$ N/A	\$ N/A	\$
21. SYSTEM MAINTENANCE AND REPAIR	\$ N/A	\$ N/A	\$

G. MISCELLANEOUS			
22. BUILDING ENGINEER AND/OR MANAGER	\$	\$	\$
23. SECURITY (Watchmen, guards, not janitors)	\$	\$	\$
24. SOCIAL SECURITY TAX AND WORKMEN'S COMPENSATION INSURANCE	\$	\$	\$
25. LAWN AND LANDSCAPING MAINTENANCE	\$ 1,500.00	\$ 1,140.00	\$
26. OTHER (Explain on line below)	\$ 1,500.00	\$ 1,140.00	\$
27. TOTAL (Lines 5 - 26)	\$ 22,850	\$ 17,366.00	\$

SECTION II - ESTIMATED ANNUAL COST OF OWNERSHIP EXCLUSIVE OF CAPITAL CHARGES			
28. REAL ESTATE TAXES	\$ N/A	\$ N/A	\$
29. INSURANCE (Hazard, liability, etc.)	\$ 1,200.00	\$ 912.00	\$
30. BUILDING MAINTENANCE AND RESERVES FOR REPLACEMENT	\$	\$	\$
31. LEASE COMMISSION	\$ N/A	\$ N/A	\$
32. MANAGEMENT	\$	\$	\$
33. TOTAL (Lines 28 - 32)	\$	\$	\$

LESSOR'S CERTIFICATION - The amounts entered in Columns (a) and (b) represent my best estimate as to the annual costs of services, utilities and ownership.

TITLE	NAME	SIGNATURE	DATE
34A. (Check one) <input type="checkbox"/> Owner <input type="checkbox"/> Legal Agent	34B. MIKE CAMPBELL	34C.	34D.
35A. (Check one) <input type="checkbox"/> Owner <input type="checkbox"/> Legal Agent	35B.	35C.	35D.

LINE 26. OTHER: (Explanation) PEST CONTROL & FIRE EXTINGUISHER MAINTENANCE

TI LIST 04/29/19

• ADO MINI SPLIT	\$3,000
• PAINTING	\$3,200
• CARPET	\$8,900
• <u>DOORS</u>	<u>\$19,700</u>
• <u>TOTAL</u>	<u>\$34,800</u>