

GS-03P-LWV12181

PART 1 - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

2. The Government of the United States of America is seeking to lease 16 (sixteen) surface parking spaces for occupancy not later than May 1, 2015, for a term of 10 (ten) years, 5 (five) years firm.

3. INITIAL OFFERS ARE DUE ON OR BEFORE 5:00PM EST ON JANUARY 9, 2015.

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. The Government may terminate this Lease, in whole or in part, after the Firm Term of this Lease by providing not less than 120 calendar days prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

b. The Lessor shall provide a valid Certificate of Occupancy, if applicable, 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.

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.

d. The leased Space and areas serving the leased Space shall be accessible to persons with disabilities in accordance with the Architectural Barriers Act Accessibility Standard (ABAAS), Appendices C and D to 36 CFR Part 1191 (ABA Chapters 1 and 2, and Chapters 3 through 10). To the extent the standard referenced in the preceding sentence conflicts with local accessibility requirements, the more stringent shall apply.

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, extending from 7:00am-6:00pm, except Saturdays, Sundays, and Federal Holidays. The Government shall have access to the leased space at all times, 24 hours a day, 365 days a year, including the use of electrical services, without additional payment.~~

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 type="checkbox"/> HEAT	<input checked="" type="checkbox"/> TRASH REMOVAL	<input type="checkbox"/> ELEVATOR SERVICE	<input type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS	<input checked="" type="checkbox"/> OTHER (Specify below)
<input checked="" type="checkbox"/> ELECTRICITY	<input type="checkbox"/> CHILLED DRINKING WATER	<input type="checkbox"/> WINDOW WASHING	<input type="checkbox"/> PAINTING FREQUENCY	Surface parking lot repairs and maintenance (inclusive of asphalt maintenance, re-striping, and exterior lighting maintenance), at the request of the Government
<input type="checkbox"/> POWER (Special Equip.)	<input type="checkbox"/> AIR CONDITIONING	Frequency _____	Spec: _____	
<input type="checkbox"/> WATER (Hot & Cold)	<input type="checkbox"/> TOILET SUPPLIES	<input type="checkbox"/> CARPET CLEANING	Public Areas _____	
<input checked="" type="checkbox"/> SNOW REMOVAL (see 6. OTHER REQUIREMENTS)	<input type="checkbox"/> JANITORIAL SERV. & SUPP.	Frequency _____		

6. OTHER REQUIREMENTS

- I. The Lessor shall not post sign(s) or otherwise identify the facility and parking areas as a Government, or specific Government tenant, occupied facility without written Government approval.
- II. Lessor is responsible to remove unauthorized vehicles parked in Government spaces.
- III. Snow Removal: Lessor shall provide snow removal services for the Government. Lessor shall clear parking lots if the accumulation of snow exceeds two inches. Lessor shall clear sidewalks, walkways and other parking lot entrances before accumulation exceeds 1.5 inches. The snow removal shall take place no later than 5:00 AM, without exception. Should accumulation continue throughout the day, the Lessor shall provide such additional snow removal services to prevent accumulation greater than the maximums specified in this paragraph. In addition to snow removal, the Lessor shall keep the parking lot free of ice. The Lessor shall remove excess buildup of sand and/or ice melt to minimize slipping hazards.
- ~~IV. Lighting: Parking Structures: The minimum illuminance level for parking structures is 5 foot candles as measured on the floor with a uniformity ratio of 10:1.~~
- V. The Government shall have access to the leased premises 24 hours a day, 365 days a year.
- VI. For purposes of this paragraph, the date of lease award is deemed to be the date upon which the Lessor receives the executed lease from the Government.

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 ANSBOMA Z65 J-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 LEASED PREMISES (include 9 digit zip code) 12th and Chapline Parking Lot 1118 Chapline Street Wheeling, WV 26003-2919	2. LOCATION(S) IN BUILDING	
	a. FLOOR(S) N/A	b. ROOM NUMBER(S) N/A
c. SQ. FT. 16 SURFACE PARKING SPACES	d. TYPE	
	<input type="checkbox"/> GENERAL OFFICE <input checked="" type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE SURFACE PARKING	

B. TERM

3. To have and to hold, for the term commencing on May 1, 2015 and continuing through April 30, 2025, inclusive. The Government may terminate this lease in whole or in part at any time on or after May 1, 2020, by giving at least 120 calendar 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.

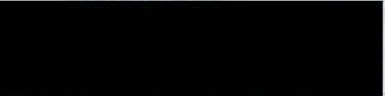

C. RENTAL

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. RATE PER YEAR PER PARKING SPACE: \$768.00 per parking space per annum (which equates to \$64.00 per parking space per month)	7. HVAC-OVERTIME RATE PER HOUR N/A	8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address): Anthony Wayne Oil Corporation of W. VA. P.O. Box 1130 Wheeling, WV 26003-2823
TOTAL AMOUNT OF ANNUAL RENT: \$12,288.00		
6. TOTAL AMOUNT OF MONTHLY RENT: \$1,024.00		

9. NAME AND ADDRESS OF OWNER (include 9 digit 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.) Name and Address of Owner must match exactly both the CCR and Page 7 of GSA Form 3718, Representations and Certifications.

**Anthony Wayne Oil Corporation of W. VA.
1401 Main Street
Wheeling, WV 26003-2823**

10. TELEPHONE NUMBER AND EMAIL 	10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)
11a. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print) Terry Smith	11b. TITLE OF PERSON SIGNING PRESIDENT
	11d. DATE 1-6-15

PART III - AWARD (To be completed by Government)

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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 Incorporated by Reference, and (d) the following changes or additions made or agreed to by you:

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)

DATE

Caitlin O'Donnell

/15/15

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