

THE UNIVERSITY OF MASSACHUSETTS
PROCUREMENT DEPARTMENT
407 GOODELL BUILDING
140 HICKS WAY
AMHERST, MA 01003

December 2, 2011

ADDENDUM #2

Re: Project: AA12-PR-4412
Title: RFP to Lease Space, ISOM Development

The attention of bidders submitting proposals for the above subject project is called to the following addendum to the specifications. Proposers shall acknowledge receipt of this Addendum No. 2 in their proposal submissions.

The items set forth herein, whether of omission, addition, substitution, or clarifications are all to be included in and form a part of the above referenced Request for Proposal.

1. Amend Section A.1.1.3 "General Information/Project Summary" as follows:
 - A. Replace the sub-heading "Location" and its accompanying text with the following:

"Location: Within 3 miles of the Isenberg School of Management, 121 Presidents Drive, University of Massachusetts, Amherst, MA 01003, and within ¼ mile of a public bus stop."
 - B. Replace the sub-heading "Amount of Space" and its accompanying text with the following:

"Amount of Space: 1,812 usable square feet (as defined in §A-4.5)."
 - C. Add the following sentence to the sub-heading "Desired Date of Occupancy" at the end of the accompanying text:

"A direct fiber optic cable data connection to the UMass campus is desired at the time of occupancy, or as soon thereafter as possible."
2. Amend Section C.4 "Agency Specifications/Tenant Improvements" as follows:
 - A. Replace the modifications to section B.2.8.6 "Telephone wiring" with the following:

"B.2.8.6 Telephone Wiring

 - The telephone/LAN closet that serves the User Agency's space must be within the space occupied by the User Agency. Trunk lines shall terminate at the telephone/LAN closet."
 - B. Delete the first bulleted item under the modifications to section B.2.8.8 "Telecommunications/LAN Room".
 - C. Delete the modifications to section B.2.8.9 "Agency Additional Telecommunications Closet(s), including the first bulleted item.
 - D. Modify the text of the added section B.2.8.11 "Fiber Optic Cable (addition)" as follows:
 - 1) Delete the text "indicate whether they are willing to" from the first line.

- 2) Delete the text “If so” from the fourth line and capitalize the first letter of the word “separate”.
- 3) Replace the sentence “In addition, proposers shall indicate an occupancy date if the User Agency elects provision of the direct fiber optic cable connection.” with the following text:

“Proposers shall indicate both an occupancy date for the space proposed and a date on which direct fiber optic cable service to the University of Massachusetts’s internal fiber optic cable network shall be operational.”
- 4) Delete the first sentence of the paragraph in the center of the page that begins with the word “Preference”, and replace this sentence with the following sentence:

“Proposers shall provide a direct connection via fiber optic cable from a manhole on the University of Massachusetts property to the proposed building, or via another existing fiber optic cable node within the proposed building that is directly connected to the University of Massachusetts’s internal fiber optic cable network.”
3. Replace Section C-6, Space Allocation and Finish Schedule, with the revised version attached to this Addendum.
4. Replace pages 1 and 2 of 7 of Attachment D-1, Lease Proposal Form, with the revised version attached to this Addendum.
5. Delete from page 5 of 7 of Attachment D-1, Lease Proposal Form, Section 6 Landlord Capacity, the last comma and last two words: “, if applicable”.

END of Addendum No. 2

By: John O. Martin
Director of Procurement

C-6. SPACE ALLOCATION AND FINISH SCHEDULE: University of Massachusetts Amherst, ISOM Development

11/16/11
 Revised 12/2/11
 Addendum No. 2

| TYPE OF ROOM | PERSONNEL SPACE | | | SUPPORT SPACE | | | TOTAL | | | STAFF | PARTI- TIONS | FLOOR COVER | OPTIONAL SPECIFICATIONS |
|-------------------------------|-----------------|-----|----------|---------------|-----|----------|--------|-----|--------------|-------|--------------|-------------|---|
| | STAFF | SF | SUBTOTAL | UNITS | SF | SUBTOTAL | SPACES | SF | SUBTOTAL | | | | |
| PERSONNEL AREAS | | | | | | | | | | | | | |
| Senior Director | | | 0 | | | | | 0 | | 0 | Full | CPT | Lock |
| Director/Assoc. Director | 1 | 150 | 150 | | | | 1 | 150 | 150 | 1 | Full | CPT | Lock |
| Senior Professional | 1 | 150 | 150 | | | | 1 | 150 | 150 | 1 | Full | CPT | |
| Professional | 4 | 120 | 480 | | | | 4 | 120 | 480 | 4 | Full | CPT | |
| Classified | 2 | 100 | 200 | | | | 2 | 100 | 200 | 2 | Open | CPT | |
| Student Work Stations | 0 | 20 | 0 | | | | 0 | 20 | 0 | 0 | Open | CPT | |
| Subtotal Personnel Areas | 8 | | 980 | | | | 8 | | 980 | 8 | | | |
| SUPPORT | | | | | | | | | | | | | |
| Copier / Mail / Storage | | | | 1 | 150 | 150 | 1 | 150 | 150 | | Open | CPT | |
| Telecommunications/LAN Closet | | | | 1 | 30 | 30 | 1 | 30 | 30 | | Full | VCT | Lock; see Section C 5.4, Counter, sink, compact refrigerator, microwave |
| Kitchenette | | | | 1 | 50 | 50 | 1 | 50 | 50 | | Open | VCT | |
| Subtotal Support Areas | | | | 3 | | 230 | 3 | | 230 | | | | |
| MEETINGS | | | | | | | | | | | | | |
| Conference Room | | | | 8 | 25 | 200 | 8 | 25 | 200 | | Full | CPT | |
| Meeting Rooms | | | | | | 0 | | | 0 | | Full | CPT | |
| Subtotal Meetings | | | | 8 | | 200 | 8 | | 200 | | | | |
| ENTRY AREAS | | | | | | | | | | | | | |
| Reception/Transaction | | | | 1 | 100 | 100 | 1 | 100 | 100 | | Open | CPT | modular furniture reception |
| Seating | | | | | | 0 | | | 0 | | Open | CPT | |
| Subtotal Entry Area | | | | 1 | | 100 | 1 | | 100 | | | | |
| Subtotal | 8 | | 980 | 12 | | 530 | 12 | | 1,510 | 8 | | | |
| Circulation (20%) | | | | | | | | | 302 | | | | |
| TOTAL | | | | | | | | | 1,812 | | | | |

FOR ESTIMATING PURPOSES ONLY

Full: Office or room with full height partitions and door
 Low: Open-area workstation or support area with low partitions
 Open: Open area with no partitions

LEASE PROPOSAL

Project RFP No: **AA12-PR-4412**

To: **University of Massachusetts Amherst ("University")**
Procurement Dept., 4th Level, Goodell Building
Amherst, MA 01003

Proposal No: _____

The undersigned has read the Request for Proposals (RFP) and has carefully examined all specifications therein. The undersigned certifies that prior to occupancy by the User Agency, the proposed property shall comply with all RFP specifications unless stated otherwise in this Proposal; that he/she is an eligible proposer as defined in the RFP; and that there are no known obstacles to prevent the owner from executing a lease, or which could invalidate such agreement. The undersigned agrees to provide a notarized statement listing the names and residences of all persons having a direct or indirect beneficial interest in the property, as required by M.G.L. Chapter 7, Section 40J; and certification that all state taxes have been paid by the owner in accordance with M.G.L. Chapter 62C, Section 49A and Chapter 151A, Section 194(b). The undersigned further agrees that the owner of the proposed property, if selected, will enter a lease substantially in the form of the one attached to the RFP. The undersigned acknowledges that the User Agency may reject all proposals, or waive portions of the RFP for all proposals, if it deems it in the Commonwealth's best interest. The undersigned proposes to lease property to the Commonwealth of Massachusetts as follows:

1. Proposal Summary

User Agency: **University of Massachusetts Amherst**

Address of Proposed Building: _____ Floor No: _____

City _____ State _____ Zip Code _____

Proposed Net Usable Area: _____ SF Term of Lease: _____ Years

Proposed Occupancy Date: _____ Proposed Fiber Optic Connection Date: _____

Proposed Base Rent (From Section 2) _____
Average Rental Rate: _____ /SF
Costs not included in the rent (paid separately by User Agency)
 Lights and Plugs Janitorial Services
 Other Utilities (Specify) _____ Reserved Parking
 Other: _____

Proposer
Name of Proposer: _____
Contact: _____
Company Name: _____
Proposer's Address: _____
City _____ State _____ Zip Code _____ Tel: _____
Eligible Proposer as (check one):
 Owner Broker Agent Other: _____
Proposer's Signature: _____ Date: _____

Owner
Name of Building Owner: _____
Owner's Address: _____
City _____ State _____ Zip Code _____ Tel: _____

2. Cost

Please complete the table below by filling in the proposed Total Rental Rate, the components of the Total Rental Rate, and the Total Annual Rent for the term of the lease. If there is a cost which is not included in the proposed Total Rental Rate, which the agency must pay separately, please enter "Extra" in the appropriate space below. On page one of the proposal form, Please check the appropriate box to confirm that this cost is excluded from the proposed rent.

The User Agency encourages submission of gross, flat rent proposals. If this proposal is for a stepped rent which changes over the term of the lease or a rent which excludes certain components listed below, the User Agency encourages the proposer to submit an alternate proposal for a flat gross rental rate.

All cost information related to this proposal should be included on this page.

| Base Proposed Rental Rate (\$/base sf/yr) | First Year | Second Year | Third Year | Fourth Year | Fifth Year |
|---|------------|-------------|------------|-------------|------------|
| Base Rental Rate | | | | | |
| Tenant Improvements | | | | | |
| Janitorial | | | | | |
| Lights and Plugs | | | | | |
| Fiber Optic Cable | | | | | |
| Cabling to Tel./LAN Room | | | | | |
| Other Utilities _____ | | | | | |
| Reserved Parking | | | | | |
| Other _____ | | | | | |
| Total Rental Rate | | | | | |
| Total Annual Rent | | | | | |
| Average Rental Rate | | | | | |

Comments: