



U.S. GOVERNMENT

This FBO advertisement is hereby incorporated into the RLP 19-REG01 by way of reference as an RLP attachment.

U.S. GOVERNMENT seeks to lease the following office space through the Automated Advanced Acquisition Program (AAAP):

City: **Portland, South Portland, Scarborough, Westbrook, Saco**
State: **ME**
Delineated Area: **Portland, South Portland, Scarborough, Westbrook, Saco**
Minimum ABOA Sq. Ft.: **5,520**
Maximum ABOA Sq. Ft.: **5,796**
Space Type: **Office**
Term*: **17 years, 15 firm**

**However, Offerors are encouraged to submit rates for all terms available in the AAAP for consideration against future GSA requirements.*

Agency Unique Requirements:

A Sallyport is required

The Agency requires 9 parking spaces. The parking must be secured and fenced with a privacy screen all around and connected directly with the Sallyport.

Weekly cleaning of the gym to include vacuuming, wipe down of equipment with a sanitary hand soap. The shower area should be cleaned daily. One annual deep steam cleaning of gym and shower floors

Agency Tenant Improvement Allowance:	Existing leased space:	\$44.403 per ABOA SF
	Other locations offered:	\$44.403 per ABOA SF
Building Specific Amortized Capital (BSAC)	Existing leased space:	\$12.00 per ABOA SF
	Other locations offered:	\$12.00 per ABOA SF

HOW TO OFFER: The Automated Advanced Acquisition Program (AAAP), located at <https://aaap.gsa.gov>, will enable interested parties to offer space for lease to the Federal Government in response to RLP 19-REG01. In addition, the Government will use its AAAP to satisfy the above space requirement.

Interested parties must go to the AAAP website, select the "Register to Offer Space" link and follow the instructions to register. Instructional guides and video tutorials are offered on the AAAP homepage and in

the "HELP" tab on the AAAP website. Once registered, interested parties may enter offers during any "Open Period".

The Open Period is the 1st through the 7th of each month, ending at 11:59 p.m. EST. Refer to AAAP RLP paragraph 3.02.A for more details on the offer submission process. The Government reserves the right to allow for multiple Open Periods prior to selecting an offer for award to meet this specific space requirement. Offers cannot be submitted during the Closed Period (8th through the end of each month) and will not be considered for projects executed during that time period.

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Lease award will be made to the lowest price, technically acceptable offer, without negotiations, based upon the requirements in this FBO advertisement and in the RLP requirements package found on the AAAP website. During an Open Period, offerors will be permitted to submit new offers or modify existing offers. Offerors can draft an offer at any time; however, you can only submit an offer during the Open Period.

The offered space must comply with the requirements in this FBO advertisement and RLP 19-REG01 and must meet Federal Government, State, and Local jurisdiction requirements, including requirements for fire and life safety, security, accessibility, seismic, energy, and sustainability standards in accordance with the terms of the Lease. The Lease and all documents that constitute the Lease package can be found at <https://aaap.gsa.gov>.

** If you have previously submitted an offer in FY 2018, the AAAP application has a copy feature which will allow existing offers to be copied over to the FY 2019 RLP in order to avoid having to re-enter all of the data manually. Please be sure to review FY19 AAAP RLP Package and each page within the AAAP Application prior to submitting your offer as some of the questions have changed. You must re-enter your space and rates on the 'Space and Rates' tab in the AAAP. Your previous offered space will not be copied.*