



## FLORIDA DEPARTMENT *of* STATE

### **ADDENDUM NO. 3**

**October 4, 2017**

Invitation to Negotiate: Lease Number 450:0115 DOS – Leased Space for Leon County  
Advertisement Number: ITN 4500115

This Addendum now becomes a part of the original Invitation to Negotiate.

Failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under Chapter 120, Florida Statutes (F.S.).

This Addendum includes the following:

1. Clarification of the required present value discount rate.

Clarification: Below is a clarification of the required present value discount rate.

Page 17

**E. FULL SERVICE (GROSS) RENTAL RATE**

The Offeror shall provide the Department with a Full Service (gross) lease structure. Therefore, the lease rate must include base rent, taxes, all operating expenses (including, but not limited to, janitorial services and supplies, utilities, water, insurance, interior and exterior maintenance, recycling services, garbage disposal, pest control, security system installation and maintenance, and any amortization of required tenant improvements to the proposed space). There shall be no pass through of additional expenses. The proposed Full Service lease rental rate for each year of the Initial Term must be provided. The State is exempt from sales tax on all rent payments. Submitted lease rates are negotiable. Offerors must provide their best, firm lease rates. Lease rates that are contingent, involve a basic rate plus “cap” or “range” for such things as tenant improvements will be deemed non-responsive.

The present value discount rate to be used in evaluating the base term of the Replies received is **1.81%**.

Page 21

**Criterion 1 - Rental rates per square foot for basic term of lease:**

Rental rates evaluated, using total present value methodology for basic term of lease, by application of the present value discount rate of **1.81% ~~2-48%~~**. Each Offeror’s rental rate per square foot for each year of the basic term of the lease will be totaled and averaged.

The following formula will be used to calculate the score for this criterion:(Lowest average rental rate per square foot offered / Offeror’s average rental rate per square foot offered) x Total Maximum Points = Offeror’s Score for this criterion.

**Maximum points: 30**

The remainder of this page is left intentionally blank