



CB

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**SHEET NO. 1 ATTACHED TO AND MADE PART OF LEASE AMENDMENT NO. 1 OF LEASE NO. GS-09B-02902**

**7.06 LIMITED NOTICE TO PROCEED FOR TENANT IMPROVEMENTS**

In separate correspondence dated December 12, 2014, the Government issued a limited Notice to Proceed in the amount of \$172,988.40 which was for the tenant improvement allowance allotted in the lease. The balance of the costs of the tenant improvements remaining were under further negotiation.

**NOTICE TO PROCEED FOR TENANT IMPROVEMENTS (TI)**

Following a Government review of the cost proposal submitted on December 12, 2014, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed for Tenant Improvements is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$366,699.69, inclusive of all management and architectural fees, depicted on Exhibit Watumull Plaza TICS Table 12.11.14 R, attached hereto.

Per an agreement between the lessor and the Government, the Lessor has agreed to fund the balance of the tenant improvement costs of \$193,711.29 over the tenant improvement allowance allotted in the lease of \$172,988.40 at 8% over five (5) years firm term. Therefore, the full amount of \$366,699.69 will be amortized in the lease at 8% over the five (5) years firm term.

Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed on the Tenant improvements for the above referenced lease. The anticipated date of completion and acceptance by the Government is within 120 working days from issuance of the Notice to Proceed.

**NOTICE TO PROCEED FOR BUILDING SPECIFIC SECURITY COSTS (BSAC)**

Following a Government review of the submitted cost proposal dated December 12, 2014, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed for Building Specific Security Costs (BSAC) is hereby issued for the construction of building specific security items, as identified herein, at a total cost not to exceed \$7,283.42, inclusive of all management and architectural fees, depicted on Exhibit called TICS BSAC- 2014.12.11, attached hereto. This amount is less than the allotted allowance in the lease and will be amortized in the lease at 8% over the five (5) year firm term. A subsequent Lease Amendment shall be provided to adjust the amortization of this amount and adjust the full service rent at Beneficial Occupancy of the space.

Upon completion, inspection, and acceptance of the space, the Government shall remit monthly payment for the full service rent which includes the tenant improvement allowance allotted in the lease and the tenant improvements above the allowance over the five (5) year firm term of the lease at 8%. A subsequent lease amendment will be issued at beneficial occupancy capturing the revised full service rent stated in Section 1.03 RENT AND OTHER CONSIDERATION.

The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS: JW LESSOR & CB GOVT



TENANT IMPROVEMENTS COST SUMMARY (TICS)

		for 8HI2030 Lihue HI	ABOA SF=	3,350
December 11, 2014		Agency: [REDACTED]	TIA PER ABOA SF=	\$ 51.18
		Location: Lihue, HI 96766	TOTAL TIA	\$ 172,988
		RU Factor 1.20	RSF=	4,055
Masterformat CSI	System Elements		TI*	SHELL**
Div 1	General Requirements	\$	[REDACTED]	\$ 608.00
Div 2	Site work & Demolition	\$	-	\$ 20,220.00
Div 3	Concrete	\$	-	\$ -
Div 4	Foundations / Masonry	\$	-	\$ -
Div 5	Metals	\$	-	\$ -
Div 6	Woods & Plastics	\$	[REDACTED]	\$ 1,895.00
Div 7	Thermal & Moisture	\$	-	\$ -
Div 8	Doors & Windows	\$	[REDACTED]	\$ 30,613.00
Div 9	Finishes	\$	[REDACTED]	\$ 49,068.20
Div 10	Specialties	\$	-	\$ -
Div 11	Equipment	\$	[REDACTED]	\$ 354.00
Div 12	Furnishings	\$	-	\$ -
Div 13	Special Construction	\$	-	\$ -
Div 15	General Construction	\$	[REDACTED]	\$ 735.00
Div 21	Fire Suppression	\$	-	\$ -
Div 22	Plumbing	\$	[REDACTED]	\$ -
Div 23	HVAC	\$	[REDACTED]	\$ 91,111.00
Div 26.1	Electrical	\$	[REDACTED]	\$ 19,390.00
Div 26.2	Lighting	\$	[REDACTED]	\$ 26,770.80
Div 27	Communications, Security & Other Elec. Systems	\$	[REDACTED]	\$ -
Div 28.1	Electrical safety & Security	\$	-	\$ -
Div 28.2	Security	\$	-	\$ -
Div 32	Exterior	\$	-	\$ -
Subtotal	Trade Costs	\$	342,390.00	\$ 241,503.00
	General Contractor Fee	Percent	-	\$ -
Subtotal	Construction Costs	\$	342,390.00	\$ 241,503.00
	Architectural & Engineering Fees (NIC DID costs)	lump sum	\$ 17,119.50	\$ 27,860.50
	Other Lessor Costs Established Under the Lease	\$	-	\$ 4,400.00
Subtotal	Lessor's Costs:	\$	359,509.50	\$ 273,763.50
	Lessor's Project Management Fee	Percent	\$ 7,190.19	[REDACTED]
Total	Price to Government:	\$	366,639.69	[REDACTED]
	Cost per ABOA SF	\$	108.49	\$ 81.00
	Cost per RSF	\$	90.41	\$ 67.50

Notes:  
 \* Include all subcontractors' costs.  
 \*\* Shell and core work items within tenant space will include those items for a warm tilt shell. Please refer to the SHELL DEFINITIONS tab, and the lease for further information.

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TENANT IMPROVEMENTS COST SUMMARY (TICS)				
for		8H2060 Lihue HI	ABOA SF=	3,380
Agency:			TIA PER ABOA SF=	\$ 10.60
December 11, 2014	Location: Lihue, HI 96766		TOTAL TIA	\$ 35,824
RU Factor		1.20	RSF=	4,058
Masterformat CSI	System Elements		TI*	SHELL**
Div 1	General Requirements		\$ -	\$ -
Div 2	Site work & Demolition		\$ -	\$ -
Div 3	Concrete		\$ -	\$ -
Div 4	Foundations / Masonry		\$ -	\$ -
Div 5	Metals		\$ -	\$ -
Div 6	Woods & Plastics		\$ -	\$ -
Div 7	Thermal & Moisture		\$ -	\$ -
Div 8	Doors & Windows		\$ -	\$ -
Div 9	Finishes		\$ -	\$ -
Div 10	Specialties		\$ -	\$ -
Div 11	Equipment		\$ -	\$ -
Div 12	Furnishings		\$ -	\$ -
Div 13	Special Construction		\$ -	\$ -
Div 15	General Construction		\$ -	\$ -
Div 21	Fire Suppression		\$ -	\$ -
Div 22	Plumbing		\$ -	\$ -
Div 23	HVAC		\$ -	\$ -
Div 26.1	Electrical		\$ -	\$ -
Div 26.2	Lighting		\$ -	\$ -
Div 27	Communications, Security & Other Elec. Systems		\$ -	\$ -
Div 28.1	Electrical safety & Security		\$ -	\$ -
Div 28.2	Security		\$ -	\$ -
Div 32	Exterior		\$ -	\$ -
Subtotal	Trade Costs		\$ -	\$ -
Subtotal	General Contractor Fee	Percent	\$ -	\$ -
Subtotal	Construction Costs		\$ -	\$ -
Subtotal	Architectural & Engineering Fees (NIC DID costs)	Percent	\$ -	\$ -
Subtotal	Other Lessor Costs Established Under the Lease		\$ -	\$ -
Subtotal	Lessor's Costs:		\$ 7,140.61	\$ -
Total	Lessor's Project Management Fee	Percent	\$ -	\$ -
Total	Price to Government:		\$ 7,283.42	\$ -
	Cost per ABOA SF		\$ 2.15	\$ -
	Cost per RSF		\$ 1.80	\$ -

Notes:  
 \* Include all subcontractors' costs.  
 \*\* Shell and core work items within tenant space will include those items for a warm lit shell. Please refer to the SHELL DEFINITIONS tab, and the lease for further information.

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