

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICE		1. SOLICITATION FOR OFFERS		2. STATEMENT DATE 9/29/2015	
LESSOR'S ANNUAL COST STATEMENT IMPORTANT - Read attached "Instructions"		3. RENTAL AREA (SQ. FT.)	3A. ENTIRE BUILDING 167,724	3B. LEASED BY GOV'T 15,610.67	
4. BUILDING NAME AND ADDRESS (No., street, city, state, and zip code) Clark County Center for Community Health 1601 E. Fourth Plain Blvd., Building 17 Vancouver, WA 98661-3753					
SECTION I - ESTIMATED ANNUAL COST OF SERVICES AND UTILITIES FURNISHED BY LESSOR AS PART OF RENTAL CONSIDERATION					
SERVICES AND UTILITIES		LESSOR'S ANNUAL COST FOR		FOR GOVERNMENT USE ONLY	
		(a) ENTIRE BUILDING	(b) GOV'T-LEASED AREA		
A. CLEANING, JANITOR AND/OR CHAR SERVICE					
5. SALARIES		\$360,852	.60 sq ft/year		
6. SUPPLIES (Wax, cleaners, cloths, etc.)		\$30,377			
7. CONTRACT SERVICES (Window washing, waste and snow removal)		\$1282, see EUL	1.12 sq ft year		
B. HEATING					
8. SALARIES		see electrical			
9. FUEL ("X" one)					
	<input type="checkbox"/> OIL	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> COAL	<input type="checkbox"/> ELEC-TRIC	
10. SYSTEM MAINTENANCE AND REPAIR		\$49,735			
C. ELECTRICAL					
11. CURRENT FOR LIGHT AND POWER (Including elevators)		\$205,274			
12. REPLACEMENT OF BULBS, TUBES, STARTERS		\$14,538			
13. POWER FOR SPECIAL EQUIPMENT		\$1,398			
14. SYSTEM MAINTENANCE AND REPAIR (Ballasts, fixtures, etc.)					
D. PLUMBING					
15. WATER (For all purposes) (Include sewage charges)		See EUL			
16. SUPPLIES (Soap, towels, tissues not in 6 above)		\$11,430			
17. SYSTEM MAINTENANCE AND REPAIR					
E. AIR CONDITIONING					
18. UTILITIES (Include electricity, if not in C11)					
19. SYSTEM MAINTENANCE AND REPAIR					
F. ELEVATORS					
20. SALARIES (Operators, starters, etc.)					
21. SYSTEM MAINTENANCE AND REPAIR					
G. MISCELLANEOUS (To the extent not included above)					
22. BUILDING ENGINEER AND/OR MANAGER					
23. SECURITY (Watchmen, guards, not janitors)		\$60,231	.52 sq ft/year		
24. SOCIAL SECURITY TAX AND WORKMEN'S COMPENSATION INS.					
25. LAWN AND LANDSCAPING MAINTENANCE					
26. OTHER (Explain on separate sheet)		\$697,998	\$21.82 sq ft per year		
27. TOTAL		\$1,433,112	\$24.06 sq ft per year		
SECTION II - ESTIMATED ANNUAL COST OF OWNERSHIP EXCLUSIVE OF CAPITAL CHARGES					
28. REAL ESTATE TAXES					
29. INSURANCE (Hazard, liability, etc.)		\$100,545			
30. BUILDING MAINTENANCE AND RESERVES FOR REPLACEMENT					
31. LEASE COMMISSION					
32. MANAGEMENT		\$2,223,289			
33. TOTAL		\$3,756,946	\$478,470.65		
LESSOR'S CERTIFICATION - The amounts entered in Columns (a) and (b) represent my best estimate as to the annual costs of services, utilities and ownership.		34. SIGNATURE OF <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> LEGAL AGENT			
TYPED NAME AND TITLE		SIGNATURE		DATE	
34A. Robert Stevens		34B. 		34C. 9/29/2015	
35A.		35B.		35C.	

Backup documentation for Lessor's Annual Cost For (a) Entire Building

Center for Community Health	2014 Cost	Description	Matching line #'s
Custodial Cleaning	\$ 360,851.74	Cleaning-Staff	A. 5
Cleaning & Sanitation	\$ 30,377.27	Cleaning-supplies	A. 6
Garbage	\$ 1,281.91	Cleaning-Garbage	A. 7
Gas	\$ 49,734.43	Heating	B. 9
Dept 400 & PPA Object Only	\$ 14,538.00	Electrical	C. 11
Electrical & Heating	\$ 190,736.37	Electrical	C. 12
Electrical Supplies	\$ 14,537.94	Electrical	C. 12
Diesel	\$ 1,396.04	Electrical	C.13
Plumbing Supplies	\$ 11,430.10	Plumbing	D. 16
Other Prof. Services	\$ 60,230.19	Security	G. 23
Building Maintenance.	\$ 19,966.82	Other	G. 26
Building Materials	\$ 11,570.01	Other	G. 26
Dept 400 & PPA Object Only	\$ 100.74	Other	G. 26
Equipment Maintenance	\$ 29,686.94	Other	G. 26
Machinery & Equip Rentals	\$ 864.18	Other	G. 26
Other Bldg. Supplies	\$ 22,140.34	Other	G. 26
Other Misc. Services	\$ 1,475.80	Other	G. 26
Overhead	\$ 313,790.57	Other-Overhead 28%	G. 26
Comp Time Non Exempt	\$ 1,809.54	Other-Salary and Benefits	G. 26
Dental	\$ 3,887.31	Other-Salary and Benefits	G. 26
Disability Ins.	\$ 1,161.14	Other-Salary and Benefits	G. 26
EAP premium	\$ 97.80	Other-Salary and Benefits	G. 26
Earned Sick Leave	\$ 12,276.95	Other-Salary and Benefits	G. 26
Earned Vacation	\$ 23,189.42	Other-Salary and Benefits	G. 26
Employee Benefits	\$ 13,331.86	Other-Salary and Benefits	G. 26
Flexible Spending/Adm. Charge	\$ 17.19	Other-Salary and Benefits	G. 26
Industrial Insurance	\$ 6,667.14	Other-Salary and Benefits	G. 26
Life Insurance	\$ 416.55	Other-Salary and Benefits	G. 26
Medical Insurance	\$ 39,343.12	Other-Salary and Benefits	G. 26
Other Earned Leave	\$ 12,720.44	Other-Salary and Benefits	G. 26
Overtime	\$ 5,476.63	Other-Salary and Benefits	G. 26
PERS/LEOFF	\$ 15,441.90	Other-Salary and Benefits	G. 26
PSA Earned Leave Clearing	\$ 377.74	Other-Salary and Benefits	G. 26
Salaries	\$ 162,187.18	Other-Salary and Benefits	G. 26
Shift Differential	\$ 0.90	Other-Salary and Benefits	G. 26
Subtotal	\$ 1,433,112.20		line 27 total
Insurances	\$ 100,545.21	Insurance	line 29
Accounting & Auditing	\$ 183.68	management	line 32
Filing/Recording/Permit Fees	\$ 80.00	management	line 32
Rev-Unlawful Detainer-combined Filing	\$ 1,095.28	management	line 32
Bill and deb Salaries and Benefits	\$ 174,000.00	management	line 32
2014 Debt Service	\$ 2,047,929.79	management	line 32
Subtotal	\$ 2,323,833.96		Section II total
Grand Total	\$ 3,756,946.15		Full cost line 33

Appendix B - GSA Form 1217

Backup documentation for Lessor's Annual Cost For (b) Gov't-Leased Area

Lease Rates	Per sq ft(per year)	Cost for gov't leased area (15610.67 sq ft)	Cost for gov't leased area CAF(4605.10)	Total Cost RSF and CAF(20,215.77)
Additional Custodial Cost	.60 sq ft	\$ 9,366.40	\$ -	\$ 9,366.40
Additional Floor Cleaning Cost	1.12 sq ft	\$ 17,483.95	\$ -	\$ 17,483.95
Security	.52 sq ft	\$ 8,117.55	\$ 2,394.65	\$ 10,512.20
other-M&O	8.65 sq ft	\$ 135,032.30	\$ 39,834.12	\$ 174,866.41
other-Debt Service	11.67 sq ft	\$ 182,176.52	\$ 53,741.52	\$ 235,918.04
other-Leaseholder Excise Tax(LET)	1.50 sq ft	\$ 23,416.01	\$ 6,907.65	\$ 30,323.66
Tenant Improvements(TI)	TBD	TBD	TBD	TBD
Total	\$24.06 per sq ft	\$ 375,592.72	\$ 102,877.93	\$ 478,470.65