

## AMS CHANGE REQUEST (CR) COVERSHEET

**Change Request Number:** 16-64

**Date Received:** September 16, 2016

**Title:** FY16 Q4 AMS Real Property Template Updates

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**Policy and Guidance:** (check all that apply)

- Policy
- Procurement Guidance
- Real Estate Guidance
- Other Guidance

### **Summary of Change:**

There are updates to be made to AMS Real Property Templates:

#### 1.3.1 Land On an Airport Lease

Replaced the Day-to-Day clause with the Holdover clause

#### 1.3.3 No Cost On Airport MOA

Updated date for Anti-Kickback clause (7/14)

#### 1.3.3.1 Air Traffic Control Tower Land Site MOA

Updated date for Anti-Kickback clause (7/14)

#### 1.3.6 Land Lease & MOA Clause Review Checklist

Replaced the Day-to-Day clause with the Holdover clause, changed the Renewal Options clause to be Optional, removed the Protest clause, modified the table legend for consistency and updated dates and titles for several clauses to match what is found in the lease templates

#### 2.6.8 Standard Space Lease

Several language and formatting fixes and cleanup to clauses and the overall template; removed a duplicate instance of the Measurement of Space clause leaving only the 11.30 clause, removed duplicate header on first page

#### 2.6.8.1 Standard Space Lease Instructions

Updated the Changes clause prescription by removing the language "at the RECOs option" because it negates the mandatory inclusion of the clause

#### 2.6.9 Small Space Lease

Several language and formatting fixes and cleanup to clauses and the overall template, removed duplicate header on first page

##### 2.6.9.1 Small Space Lease Instructions

Updated the Changes clause prescription by removing the language "at the RECOs option" because it negates the mandatory inclusion of the clause

##### 2.6.9.2 Small Space Lease Reference Clauses

Several language and formatting fixes for clauses

#### 2.6.12 Solicitation for Offers

Fixed reference to Architectural Barriers Act Accessibility Standard Compliance Report from 4.1 to 1.9

#### 2.6.13 Supplemental Lease Agreement (SLA) Form

Adjusted table row properties to allow text to break across pages.

#### REMOVE 2.6.30 Air Traffic Control Tower Space Memorandum of Agreement (MOA)

Remove this template from the list of AMS Real Estate Templates. Change the next template number from 2.6.30.1 to 2.6.30.

### **Reason for Change:**

#### 1.3.1 Land On an Airport Lease

- Update made to be consistent the decision to replace the Day-to-Day clause with the Holdover clause in Real Estate templates

#### 1.3.3 No Cost On Airport MOA

- The date listed for the Anti-Kickback clause was outdated

##### 1.3.3.1 Air Traffic Control Tower Land Site MOA

- The date listed for the Anti-Kickback clause was outdated

#### 1.3.6 Land Lease & MOA Clause Review Checklist

-Clauses needed to be replaced and updated

#### 2.6.8 Standard Space Lease:

- Clauses and template format needed to be cleaned up and the the header on the first page is unnecessary because the same information is already included in the body of the template

#### 2.6.8.1 Standard Space Lease Instructions:

- Leaving "at the RECO's option" effectively renders the Changes clause as optional, when the prescription intends to designate the clause as mandatory

#### 2.6.9 Small Space Lease:

- Clauses and template format needed to be cleaned up and the the header on the first page is unnecessary because the same information is already included in the body of the template

##### 2.6.9.1 Small Space Lease Instructions:

- Leaving "at the RECO's option" effectively renders the Changes clause as optional, when the prescription intends to designate the clause as mandatory

##### 2.6.9.2 Small Space Lease Reference Clauses:

- Clauses had some areas that needed to be cleaned up and standardized

#### 2.6.12 Solicitation for Offers

- Reference needed to be updated because it was incorrect

#### 2.6.13 Supplemental Lease Agreement (SLA) Form

- Table properties were causing a problem where text in the main body of the template would not break across pages.

#### REMOVE 2.6.30 Air Traffic Control Tower Space Memorandum of Agreement (MOA)

- This template is the same as the no cost MOA for land and cannot be used to acquire space for ATCT's. There are no clauses included in the lease document that would be required/mandatory to lease space for the government. Change the next template number from 2.6.30.1 to 2.6.30.

**Development, Review, and Concurrence:** ALO-200, WLSA, ELSA & CLSA

**Target Audience:** Real Estate Contracting Officers

**Briefing Planned:** No.

**ASAG Responsibilities:** None.

#### **Section / Text Location:**

Template Number 1.3.1 - Land On an Airport Lease

Template Number 1.3.3 - No Cost On Airport MOA

Template Number 1.3.3.1 - Air Traffic Control Tower Land Site MOA

Template Number 1.3.6 - Land Lease & MOA Clause Review Checklist

Template Number 2.6.8 - Standard Space Lease

Template Number 2.6.8.1 - Standard Space Lease Instructions

Template Number 2.6.9 - Small Space Lease

Template Number 2.6.9.1 - Small Space Lease Instructions

Template Number 2.6.9.2 - Small Space Lease Reference Clauses

Template Number 2.6.12 - Solicitation for Offers

Template Number 2.6.13 - Supplemental Lease Agreement (SLA)

REMOVE Template Number 2.6.30 - Air Traffic Control Tower Space Memorandum of Agreement (MOA)

Change the next template number from 2.6.30.1 to 2.6.30

**The redline version must be a comparison with the current published FAST version.**

I confirm I used the latest published version to create this change / redline

**or**

This is new content

**Links:** [http://fast.faa.gov/RPF\\_Real\\_Estate\\_Templates.cfm](http://fast.faa.gov/RPF_Real_Estate_Templates.cfm)

**Attachments:** Redline and Final documents

**Other Files:** None.