

- For the GSA-managed facilities, BLDR-1 and BLDR-2, facility modifications must be paid to the facility manager by the Government prior to the work being contracted for and performed by the facility manager (e.g., GSA). The Government shall be fully reimbursed by the Contractor for the work to be performed through credits against the contract.

For any facility modifications to be made, the Contractor shall follow the following procedures that are specific to each of the indicated sites:

### **Boulder, CO**

The David Skaggs Research Center (DSRC) is owned by the Government and operated by the General Services Administration (GSA). Because of this, all building modifications are subject to GSA Regulations, thereby requiring that GSA contractors carry out these modifications. Therefore, any facilities modifications will require that funds be held back from the contract for transfer to GSA for any changes to be made to GSA properties.

Close coordination with the DSRC landlord, U.S. General Services Administration (GSA), will be required if any building modifications are required. Costs will include normal GSA overhead charges plus project management oversight. All modifications must meet standard building codes as dictated by GSA. The Contractor is advised that, because of the long implementation delays for large projects (see table below), facility modifications, at least during the first year of the contract, shall be limited to small projects such as power receptacle changes. Large facility modifications will require substantial lead-time to complete.

### Examples of Boulder Facility Modifications (Estimations ONLY)

<b>Small Facility Modifications</b>		
<b>Modification</b>	<b>Estimated Cost<sup>1</sup></b>	<b>Estimated Time Required</b>
Power Receptacle Relocation (per receptacle)	\$1500	60 Days
Power Receptacle Alteration (per receptacle)	\$2000	60-90 Days
<b>Large Facility Modifications</b>		
Additional Chiller and Cooling Tower	\$1.2 Million	8 to 10 Months
Additional Emergency Generator	\$1 Million	8 to 10 Months
<sup>1</sup> Note: Costs include installation, support equipment and associated building modifications. Costs do not include environmental studies, feasibility studies, building impact surveys or GSA overhead and program management fees.		