

United States Department of the Air Force

MAJCOMname
Air Force Real Property
Agency (AFRPA)



Enhanced Use Leasing Project
Basename Air Force Base

Development Agreement

RFQ No. AFRPA-**FY-XXXX**

**PROPOSALS ARE DUE NO LATER THAN
5:00 P.M. ET Proposal due date AT:**

PRESSNAME

PRESSaddress

PRESScity

Voice: **PRESSphone** Fax: **PRESSfax**

Email: **PRESSemail**

Web site: **PRESSwebsite**

DEVELOPMENT AGREEMENT

BY AND BETWEEN

**THE UNITED STATES OF AMERICA
ACTING BY AND THROUGH
THE SECRETARY OF THE AIR FORCE**

AND

[]

Dated as of [,]

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- A. Site Plan (including Utility Plan)
- B. Construction Management Plan
- C. Environmental Management Plan (including Spill Plan, Pesticide Management Plan, Hazardous Materials Plan, and Environmental Restoration Guidelines)
- D. Police and Fire Plan
- E. [Relocation Plan (should address movement of the perimeter fence)]
- F. [Historic Preservation Plan]

THIS DEVELOPMENT AGREEMENT (“Development Agreement”), is made as of the _____ day of _____, _____ (the Effective Date) between THE UNITED STATES OF AMERICA, acting by and through the Secretary of the Air Force (the “Government”) and [____], a [____] created under the laws of the State of [____], with its principal offices located at [address, city, state, zip] (“Lessee”). Capitalized terms used but not defined in this Development Agreement shall have the meanings given to them in the Lease (as defined below).

1. **PURPOSE:** This Development Agreement implements certain of the terms and conditions of Site Development Lease No. [____] (“Lease”), entered into as of the _____ day of _____, _____, between the Government and the Lessee, for purposes of [design, construction, renovation, operation, and maintenance of a [____]] on [____] Air Force Base, [State].

2. **PROJECT PLANS:** The Lessee shall, at all times, operate and manage the Leased Premises (as defined in the Lease) and the EUL Improvements, according to good management practices consistent with the requirements of this Development Agreement, its attachments, and the Lease. The following plans, agreements, and documents are attached to this Development Agreement and incorporated herein by this reference:

- A. Site Plan (including Utility Plan);
- B. Construction Management Plan;
- C. Environmental Management Plan (including Spill Plan, Pesticide Management Plan, Hazardous Materials Plan, and Environmental Restoration Guidelines);
- D. Police and Fire Plan;
- E. [Relocation Plan (should address movement of the perimeter fence)]; and
- F. [Historic Preservation Plan.]

3. **DISPUTES:** Disputes under this Development Agreement shall be governed by Condition 23 of the Lease.

4. **NOTICES:** A copy of any amendment to this Development Agreement (including the Plans referenced in Section 2) shall be given in accordance with and delivered to the parties identified in Condition 20 of the Lease.

5. **DURATION AND MODIFICATION:**

a. **DELETE THIS SUBSECTION IF NO DELEGATION APPROVED BY SAF/IEI AT LEASE EXECUTION EXISTS.** [The authorized representative for executing and amending this Development Agreement on behalf of the Government is the Commander, XXth Air Base Wing, Vandenberg AFB, California (“Commander”). The authorized representative for executing and amending this Development Agreement on behalf of the Lessee is its [____].]

b. This Development Agreement shall continue in force and effect during the Lease Term.

c. This Development Agreement may be amended or modified only by mutual agreement of the Government and Lessee in writing signed by both Parties.

d. Any amendment or modification to this Development Agreement shall not be effective unless executed by the signatories to the Lease or their duly authorized successors or representatives.

[The remainder of this page is intentionally blank.]

[Signature pages follow.]

Government Signature Page to Development Agreement

Agreed to and effective as of the Effective Date.

UNITED STATES OF AMERICA, acting by and
through the SECRETARY OF THE AIR FORCE

By: _____
KATHLEEN I. FERGUSON, P.E.
Deputy Assistant Secretary of the Air Force
(Installations)

Lessee Signature Page to Development Agreement

Agreed to and effective as of the Effective Date.

LESSEE

By: _____
[Insert Printed Name and Title]

**ATTACHMENT A
SITE PLAN**

**ATTACHMENT B
CONSTRUCTION MANAGEMENT PLAN**

**ATTACHMENT C
ENVIRONMENTAL MANAGEMENT PLAN**

**ATTACHMENT D
POLICE AND FIRE PLAN**

ATTACHMENT E
[RELOCATION PLAN]

ATTACHMENT F
[HISTORIC PRESERVATION PLAN]