

BBWI FORM
PROC-1812b

**AMENDMENT NO. 1 TO LEASE AGREEMENT NO. 1923
BECHTEL BWXT IDAHO, LLC (BBWI)**

2525 Fremont Avenue
P. O. Box 1625, Idaho Falls, ID 83415-3521
OPERATING UNDER U. S. GOVERNMENT CONTRACT NO. DE-AC07-99ID13727

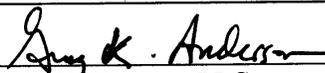
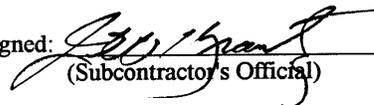
To: Idaho Innovation Center
2300 N Yellowstone Ave
Idaho Falls, ID 83401
Jeff Krantz
Phone: (208) 523-1026

Effective Date: 04/18/2002

This Amendment No. 1 is issued to effect the following:

1. In accordance with the terms of Lease No. 1923 (Section 8.00 Alterations to Premises), and in accordance with the provisions outlined in the attached BBWI letter "Lease Agreement No. 1923 - Building Modifications", dated 03/27/02, the Idaho Innovation Center is authorized to provide the facility modifications and independent safety oversight services as outlined in the referenced letter. All work shall be performed in accordance with the terms of the letter, which includes the requirements to perform building modifications to the BBWI Construction Specifications, Drawings and other applicable documentation. The BBWI letter dated 03/27/02 is incorporated as an applicable lease agreement document.
2. The Lessor shall be compensated for the building modifications and safety oversight services at the fixed price amounts as follows:
 - Building Modifications in accordance with Ormond Builders, Inc. fixed price proposal - \$214,203.00 (Does not include rock excavation)
 - Safety Oversight by Qual-Tek for the fixed price of \$6,900.00.
 - Total Facility Modification Price - \$221,103.00

Except to the extent changed by this Amendment No. 1, or to the extent rendered inconsistent herewith, all of the terms and provisions of this Lease Agreement remain unchanged and continue in full force and effect.

Procurement Agent: Greg Anderson	Telephone: (208) 526-1816
<u>Billing Address:</u>	Signed: <u></u> <u>4/25/02</u> Bechtel BWXT Idaho, LLC Date
Accounts Payable BBWI P. O. Box 1625 Idaho Falls, ID 83415- Procurement Agent: Greg Anderson	Title: <u>Procurement Agent</u>
	Signed: <u></u> <u>4-30-02</u> (Subcontractor's Official) Date
	Title: <u>DIRECTOR</u>
	Return one signed copy of this Modification to BBWI.



P.O. Box 1625
2525 North Fremont Ave.
Idaho Falls, Idaho 83415
(208) 526-0111

March 27, 2002

Mr. Jeff Krantz
Idaho Innovation Center
2300 N. Yellowstone Hwy.
Idaho Falls, ID 83401

Subject: Lease Agreement No. 1923 - Building Modifications

Dear Mr. Krantz

Under Section 8 of Lease Agreement No. 1923, BBWI is requesting your consent for building modifications to Bay 1 and Lab 2 per the enclosed Architectural-Engineering (A-E) Construction Specification document to install an Actidyn Systemes 2-m radius centrifuge. As discussed, BBWI (Tenant) requests that the Idaho Innovation Center (Landlord) perform the following:

1. Provide BBWI written approval to allow modifications to Bay 1 and Lab 2 per the A-E Construction Specification.
2. Subcontract to a construction company that can perform the building modifications per the enclosed A-E Construction Specification (Document No. SPC-51597). The construction subcontractor shall provide a fixed-price proposal and a schedule to conduct the work to completion, per the final A-E Construction Specification. The proposal shall include a schedule of values that assumes only soil excavation will be required. The request for proposal shall call out separately the pricing for potential rock removal assuming a top of rock elevation 6 inches below the project reference elevation of 100.00 (noted as the top of the existing floor drain elevation). Also, in the event that more or less rock excavation is required, a unit price (e.g., in cubic yards, etc.) shall be provided for rock removal.
3. Subcontract to an independent safety consultant that can provide oversight of the building modification construction activities to ensure applicable safety and health requirements of 29 CFR 1910 and 29 CFR 1926 are met throughout the duration of the construction and installation activities.
4. Communicate with other BCTC tenants with regard to any potential disruptions resulting from construction activities during building modifications.
5. Immediately notify the BBWI Project Manager (Suzette Payne) or designated alternate (Alan Stadler) of any problems during building modification activities.

BBWI will provide the following in support of the building modification activities:

1. Once price and schedule are competitively established for the building modifications, BBWI will issue an Amendment to the Lease Agreement to formalize authorization (including funding) to proceed.

2. Written concurrence to restore Bay 1 and Lab 2 to original condition at the end of the lease agreement.
3. Coordination between the centrifuge vendor Actidyn Systemes and the construction subcontractor for installation of the centrifuge and aerodynamic chamber.
4. BBWI Engineering and Quality personnel for project surveillance during construction of the centrifuge wall and testing of centrifuge support systems during fabrication.
5. BBWI Quality Inspectors that will complete inspections/surveillance's on the construction of the centrifuge support systems and installation of the centrifuge.
6. BBWI Project Engineer and Quality Engineer that will verify the completion of all construction documentation and inspections.

BBWI appreciates your support and assistance with this effort.

Sincerely



Greg Anderson
Procurement Agent

Enclosures:
As Stated