

70T017-23-R-REGAF001

Q&A

Amendment A05

Q1: (Summarized)

In a build-to-suit scenario, does TSA have the flexibility to allow for a longer firm term and a later occupancy date?

A1:

The firm term has been adjusted to 7-years and all proposals must reflect 15 years total (7-year firm term, one 5-year option term, and one 3-year option term). Occupancy by 01/01/2024 is required. See also Q6/A6.

Q2:

Is a map available for the current ad?

A2:

See RLP Section 1.03 AREA OF CONSIDERATION and attachment labelled "Exhibit L-A01 Atlanta 7 Mile Radius."

Q3: (Summarized)

Is there a focus of floors (i.e. basement, 1st floor, 2nd floor, etc) preferred for this requirement?

A3:

This location will have robust and physical training to include mock aircraft simulator fuselage and cockpit, gym, mat room, training classrooms, as well as standard office and storage space. As such, a need for 12-foot high ceilings and 100 pound per square foot floor load is required for approximately 5,000 square feet to accommodate the simulators, gym, and mat room. See RLP Section 1.04 UNIQUE REQUIREMENTS.

Q4:

The posting states: "This is a new requirement for space. The U.S. Government currently occupies office and related space in a building under lease on-airport/off-terminal in Atlanta, GA that is expiring December 31, 2023 with no options to renew." Does this mean they are going to move from the airport lease to off-campus somewhere else or do they currently not occupy space in the market?

A4:

TSA is required to move from existing space and requires new space.

Q5: (Summarized)

In reviewing the delineated area for the requirement, the eastern and southern boundaries could not be connected. Do you have a map?

A5:

See Q2/A2

Q6:

The RLP lists an initial 5-year firm term. Would a supplemental offer proposing a longer firm term be considered or can TSA only award a 5-year firm term?

A6:

See also Q1/A1. The firm-term has been adjusted to 7-years and all proposals must reflect 15 years total (7-year firm-term, one 5-year option term, and one 3-year option term).

Q7: (Summarized)

Lease Par. 8.12, states: "The Lessor shall permit Government security control over all public areas and building entry points, including adjacent surface parking...The Government will have the right to inspect at point of entry in the public space." If the building is a multi-tenant facility office building, can this requirement be shifted from the public lobby to the tenant space, which would not burden other existing (or future) tenants?

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A7:

The Government shall have full security control over its leased space. Lease Paragraph 8.12 has been modified in the event the Government is the building's sole occupant.

Q8:

In Lease Par. 3.06 R a LEED-NC silver scorecard is required as well as in 3.06 T a LEED-CI scorecard is required. Is this correct for an existing building?

A8:

No. Section 3.06 Subsection R, requires LEED-NC Silver Level for new construction. Subsection T has been REMOVED. An earned Energy Star Label, or statutory exception, for all existing buildings (Section 3.06 Subsection Q and Draft Lease Section 3.16 Energy Independence and Security Act (DEC 2011)) applies.

Q9:

Would you consider 15 years of firm for the right property?

A9:

No. See also Q1/A1 and Q6/A6.

Q10: *** REVISED***

The RLP references seismic forms (Section 2.03), but I did not see the forms included in the solicitation package. Can you please provide the forms?

A10:

See Section 2.03-D – EXHIBIT G SEISMIC OFFER FORMS has been attached. ~~The Government does not provide the forms.~~ RLP links to ASCE and NIST were broken and have been corrected.

Q11:

Per section 4.01 of the RLP, confirming if the Offeror will be given the opportunity to submit revisions to the initial offer submitted on January 17th.

A11:

As stated in the RLP (See Section 4.03) the Government intends to award on lowest priced technically acceptable offer. In accordance with Section 4.01, should an established competitive range occur, the offerors will be given opportunity to revise pricing of their initial proposal.

Q12:

For Exhibit E (Pre-Lease Building Security Plan), is a registered Professional Engineer (pg. 4 -pg. 6), only required for Build-to-Suit Solicitations and Alternative Blast Mitigation Proposals?

A12:

Yes. While this solicitation is not specific to Build-to-Suit, all offerors must fill out the form (pages 1-3). Should your offered property be a Build-to-Suit property, you must provide the evaluation signed by a Professional Engineer.

Q13: (Summarized)

What are the LAN room requirements?

A13: Generally, 150 rentable sf is required to house the LAN room servers and components, with 24/7 cooling required at 68 degrees F. Additional and site specific information is provided post award with the IT requirements package during the design phase. See also Lease Section 1.16.

Q14:

For the two options, if they are exercised, would they be firm term options? (i.e., would the one 5-year and one 3-year terms be terminable or firm?)

A14: Although exercised in the full block (5 years and 3 years), the renewal options would have termination rights as set forth in Lease Section 1.05 TERMINATION RIGHTS.

Q15: (Summarized)

On the seismic safety (RLP Section 2.03.D) if there is a seismic requirement, the applicable form is generally requested. Do we need to submit one of the forms?

A15: Yes. The offeror shall follow direction provided in RLP Section 2.03.D. EXHIBIT G SEISMIC OFFER FORMS has been attached. See also revised Q10/A10

Q16:

If we are missing a deliverable this round, will we have the opportunity to submit documents with a revised offer?

A16: All offerors are advised to submit their proposal in accordance with the RLP instructions. This is a competitive solicitation, intending to be awarded as LOWEST PRICE TECHNICALLY ACCEPTABLE and as such, no revisions are anticipated to be requested.

Q17:

We would like to request a two-week extension to the offer deadline from January 17 to January 31, 2023. Is this acceptable.

A17: No. Due to the date of posting of this Amendment A04, an extension of 2 business days has been provided. Proposals are now due by 3:00pm ET on Thursday, January 19, 2023.

Q18: (Summarized)

Confirm TSA is not being represented by a Broker.

A18: TSA is NOT being represented by a Broker.