

Department of Veterans Affairs

AMENDMENT TO REQUEST FOR LEASE PROPOSAL (RLP)

1. RLP No. 36C25022R0218	2. Amendment No. 0005	3. Effective Date	4. Page 1	Of 6
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5. ISSUED BY

Department of Veterans Affairs
Network Contracting Office (NCO) 10
6100 Oak Tree Blvd., Suite 490

Independence OH 44131

6. Description of Amendment

RLP # 36C25022R0218

Amendment 0005 is hereby issued for the purposes of:

- (1) VA issues an amended Exhibit J- 36C25022R0218 FSL Level II Requirements and Price List; (SEE Page 5):
- (2) VA issues an amended Exhibit F -36C25022R0218 GSA 3517B General Clauses; a copy of which is posted to SAM.gov.
- (3) RLP 36C25022R0218-Section 1.06 is amended as follows: As to the number of pages applicable to (Exhibit F) the GSA Form 3517B, General Clauses, the original recital to "17" is amended to recite "21" pages;
- (4) VA's response to Requests for Information under RLP 36C25022R0218.

Except as provided herein, all terms and conditions of RLP 36C25022R0218, and its exhibits, remain unchanged and in full force and effect.

Amendment 0005 is made December 7, 2022 and a copy of the amended RLP is posted at SAM.gov.

Except as provided herein, all terms and conditions of the document referenced in Item 1, as heretofore changed, remains unchanged and in full force and effect

7. Name and Title of Signer (Type or Print)

8. Name and Title of Contracting Officer (Type or Print)

Mitch L. Chapman

9. Offerer

10. Date Signed

(Signature of Person Authorized to Sign)

36C25022R0218 RFI Responses-dated August 8, 2022

1. What are the facility hours of operation?

- VA Response: Under Exhibit A- Section 6.01; and Exhibit C recitals- facility hours of operation are recited to be Monday through Saturday, 7am – 7pm ET.

2. Will this facility house patients over night?

- VA Response: No. This facility will not house any VA patients overnight.

36C25022R0218 RFI Responses-dated August 19, 2022

1. RLP Section 3.03.C and 3.03.D reference completing the “Security Unit Price List” and “Tenant Improvement Cost Summary Table (TICS)” with initial offer. RLP Section 3.07 states that the TI will be an allowance. Lease Section 4.01.F states that after CDs have been accepted the Lessor is responsible for completing the “Security Unit Price List” and “Tenant Improvement Cost Summary Table (TICS)”. RLP Section 4.07 Factor 6 iii and iv reference evaluating the TICS and FSC II Unit Pricing List exhibit.

a. Does the Lessor need to “complete the Security Unit Price List” and “Tenant Improvement Cost Summary Table (TICS)” with the initial offer?

- VA Response: Factor 6 (iii) and (iv) were deleted on August, 11, 2022. No Security Unit Price List, or TICS table is required to be submitted with an offeror’s initial proposal. As per Exhibit A- Section 4.01 (F): The awarded Lessor, subsequent to the completion of post award DIDs, will complete and submit these items to the VA.

b. If the Offeror is to complete the TICS and Security Unit Price List with initial offer does it impact the TI allowance listed in RLP Section 3.07?

- VA Response: Offerors are not required to complete the TICS and Security Unit List with initial proposals. As per Section 3.03(C), all Security Unit Price List items are classified as part of the shell or tenant improvements. Any Security Unit Price List item classified as a tenant improvement, has been accounted for in the TI Allowance figure utilized by the VA.

c. If the Offeror is to complete the TICS and Security Unit Price List with initial offer should it be completed so it matches the allowance included in RLP Section 3.07?

- VA Response: Offerors are not required to complete the TICS and Security Unit Price List with initial proposals. As per Exhibit A- Section 4.01 (F): The awarded Lessor, subsequent to the completion of post award DIDs, will complete and submit these items to the VA.

2. RLP Section 3.06.S and 3.06.T references LEED-NC and LEED-ID+C.

a. If the Offeror is proposing a new building does the Offeror need to complete both the LEED-NC and LEED-ID+C requirements or just the LEED-NC requirements?

- VA Response: If submitting an existing building proposal, LEED ID+C will be utilized. If submitting a new build proposal, LEED-NC will be utilized.

b. Do the costs for LEED Consultants and LEED registration fall under the Shell, TI, or are they proportionally split between the Shell and TI?

- VA Response: As per RLP 36C25022R0218- Exhibit A- Section 4.03(F): “Unless specifically designated in this Lease as a TI cost, all construction costs shall be deemed to be included in the Shell Rent. Any costs in the GC’s proposal for Building shell items shall be clearly identified on the TICS Table separately from the TI costs.”

As per RLP 36C25022R0218- Exhibit A- Section 3.49 (C): “Any Building shell modifications necessary for the Space to meet the requirements of LEED.–ID+C certification, shall be noted and incorporated into the construction documents and shall be included as part of the Building shell costs. The Lessor must coordinate TI and shell requirements as necessary to meet the certification.”

3. Exhibit B – Agency Specific Requirements Item B.9 requires “a covered drop-off canopy at the main entrance of the Space. Canopy to be 14 feet minimum vertical clearance for vehicular traffic. Provide (2) lanes for vehicular traffic under the canopy” Lease Section 3 doesn’t include requirements for a covered drop-off canopy. Should the cost for the covered drop-off canopy be included in the TI costs?

- VA Response: The canopy would be included in the tenant improvement costs under RLP 36C285022R0218- Exhibit B.

4. RLP Section 1.04 Items 11 and 12 require “a Loading dock and freight elevator required and Parking lot must be able to accommodate deliveries by trucks with trailers”.

a. Does the loading dock need to be a “recessed loading dock” with overhead door?

- VA Response: Recessed not required. Overhead door not required but door(s) width needs to be large enough to accommodate delivery and of large items such as the imaging equipment (MRI’s CT’s etc...)

b. Are there any other requirements/sizes for the loading dock?

- VA Response: No.

c. Please confirm if the building proposed is a single story building there is no requirement for a freight elevator.

- VA Response: If building is single story and grade allows for direct vehicle access at floor level, no elevator would be necessary.

- d. **Lease Section 3 doesn't include requirements for a loading dock. Are the costs for the loading dock, including any dock equipment TI costs?**
- VA Response: The loading dock would be included in the tenant improvement costs, under RLP 36C285022R0218- Exhibit B.

36C25022R0218 RFI Responses-dated August 29, 2022

5. G.6.2 Two (2) Guards for the following time frames:

i. Monday – Saturday 6:30 am thru 8:30 pm Eastern Time* (Sunday CLOSED)

****[Fourteen (14) hours of daily guard coverage under a twelve (12) hour VA normal hours of operation schedule as applicable under Lease 36C25022L0013 Section 6.01(A)]***

Does this requirement mean 2 guards per 7-hour shift 6:30AM-8:30PM or 1 guard per 7-hour shift? This clarification has a significant impact to 1217 costs.

- VA Response: Guard services under RLP 3625022R0218 must be continuous throughout the hours of operation recited under Exhibit B- Section G.6.2 (6:30am thru 830pm). In order to provide for continuous guard services, a single guard would not suffice during a 7 hour period. At minimum, staffing under this requirement would require two distinct guards be utilized during these hours of operation. A two guard system would allow for each guard to take requisite breaks/ meals; while still providing onsite security via the second guard that is not on break.

6. Will Tenant Improvements (included Security Unit Price List Items) be amortized or paid in lump sum?

- VA Response: RLP 36C25022R0218 will not deal in any amortized rates. All Tenant improvements, including Security Unit Price List items not designated as shell items, will be paid in lump sum.

36C25022R0218 RFI Responses-dated December 7, 2022:

1. In regards to Section B.4 of the ASR and the CCTV/intrusion detection third party monitoring requirement, your statement in number 4 below is that the ASR mirrors the FSL II Exhibit. However, Section B.4 states that the Lessor is responsible for CCTV and intrusion detection monitoring (i.e. "included in the operating cost"), while the FSL II Exhibit states in regards to both VSS (same as CCTV) and intrusion detection that these systems will be monitored by the Government (see Sections IV.B and IV.C of the FSL II Exhibit). **Could VA please clarify as to which document is correct? The guidance in the two documents is not consistent.**

- **VA Response:** Section B.4 is correct. Exhibit J-FSL- Level II Requirements and Price List is amended as follows:
 - **Page 5: (IV) Security Systems (B)-** Offerors are requested to provide distinct pricing for both the Video Surveillance System (VSS) and the entry control system.
 1. **Added:** *"Lessor shall also design, install, and maintain an entry control system that will allow Government employees to view and communicate remotely with visitors before allowing access."*
 2. **Added** *"The Lessor shall monitor the VSS system; and system shall allow for remote access by the Cleveland VA . Lessor shall operate twenty-four-hour VSS coverage and recording. The Lessor will monitor the VSS surveillance."*
 3. **Deleted** various provisions inconsistent with Exhibit B- Section B.4.
 4. **Deleted** *"Government Provided Scope and Product, Installation and Maintenance."*
 - **Page 5 & Page 6: (IV) Intrusion Detection System (C)-**
 1. **Added:** *"Lessor" and related conjunctions* to mirror the intent of Exhibit B- Section B.4.
 2. **Added** *"Lessor provided monitoring shall be designed to facilitate a real-time detection of an incident, and to coordinate an active response to an incident."*
 3. **Deleted** various provisions inconsistent with Exhibit B- Section B.4.
 4. **Deleted** *"Government Provided Scope and Product, Installation and Maintenance."*
 - **Page 6 & Page 7: (IV) Duress Alarm (D)-**
 1. **Deleted** *"Government Provided Scope and Product, Installation and Maintenance."*

2. In regards to Section H.8.1, **could VA please provide a list of equipment and specific maintenance requirements for this technician? As mentioned, we have never seen this requirement before for a VA Clinic, so need more information to come up with a budget for this additional operating cost.**

- **VA Response:** Awarded party will be required to provide a Support Technician/Contractor/Firm that will be responsible for all maintenance and replacement of the equipment expressly recited under Section H1; Section H2; Section H3; Section H4; Section H5; Section H6; Section H10; Section H11; Section H12; Section H13; Section H14; Section H15; Section H16; Section H17; Section H18; and Section H19.

3. In order to reasonably budget for Sections H.7 and H.8, **could VA please provide a list of all LAN/Internet, data, information and telecom equipment that Lessor will be required to maintain (and replace if necessary) over the life of the Lease?**

- **VA Response:** Awarded party will be required to maintain and replace all equipment expressly recited under Section H1; Section H2; Section H3; Section H4; Section H5; Section H6; Section H10; Section H11; Section H12; Section H13; Section H14; Section H15; Section H16; Section H17; Section H18; and Section H19.

VA intended Section H to provide offerors with the minimum requirements sought, and to demonstrate the quality of components VA requires to meet certain information technology thresholds and capabilities. **Exact quantities** would be dependent on the final space build/design submitted by each offeror; and will vary across each equipment category recited throughout Section H.

The equipment recited within Section H, above, was intended to represent a base setup, but will require adjustment and specific calculation by each offeror, based on the building layout, door quantities, camera quantities, and the specifics of the offer submitted to the VA. The equipment recited within Section H, above, was intended to also establish the level of quality of the respective systems, and the component parts that comprise each system. VA requests the offeror to design and provide fully functional systems under the parameters and specifications outlined within Section H.