

Department of Veterans Affairs
Montgomery County, MD Community Based Outpatient Clinic
Solicitation Questions Answers



	Interested Party Question	Department of Veterans Affairs Answer
1	I understand it is an outpatient clinic and the hours of operation may run until 8pm, but what type of foot traffic can we expect?	The use is essentially a doctor's office and the VA schedules appointments in three waves: the first being opening at around 8, the next is around 10:45/11 and the last is around 2:30. It is possible but unlikely that the VA would schedule a late afternoon early evening appointment slot.
2	Do we have to provide both 15 and 20 year options or can we choose? We are assuming we do both and to plug this information in on the Attachment #1 to Form 1364.	Yes, please provide rental rates for each of the proposed lease term scenarios.
3	Are we to only assume the need to provide \$46.76/NUSF for TI's or do we need to prove that this is enough to "turn-key" the space? If it is not enough, who picks up the extra dollars? (We understand they want the ability to add an additional \$6/NUSF for security upgrades). Please provide further clarification.	The Lessor will be responsible for bringing to building to the RLP and Lease definition of building shell; meeting this requirement is part of the lease and will not utilize TI monies. From the shell the government will use the TI monies to build-out the space per there preference. At this point we believe the allowance will cover the cost.
4	Are taxes the only expense that actually get reconciled for actuals? All others are only subject to the CPI?	Taxes are reimbursed by paying the increase from the base year as defined in the lease and RLP. Note this is different than "actuals". As outlined in Section 2.09 of the lease, operating costs listed on Line 27 of GSA Form 1217 will be subject to a CPI increase.
5	Our Building is currently fully Vacant - I assume we can meet Energy Star Requirements for the space within 18 months of occupancy?	Vacant properties can meet Energy Star once they reach a percentage of occupancy allowing them to do so.
6	The building is also set up for multi-tenant use via separate meters like a true triple net space we will thus have to apply for such EPA Energy Star ratings for the space, not the building - does that work?	That is acceptable.
7	What does the RLP mean by "modern" building? Our building will be getting all new Mechanical equipment and a new roof in the coming year. What else is expected, if anything?	The Lessor is responsible for maintaining a functioning building per the lease. The "modernness" of the building and equipment will be evaluated as a technical factor.
8	Are both LEED designations required? Our building is existing and thus won't be able to meet LEED NC. If we have to, we can build the interiors per LEED CI, but it will be difficult if the Building isn't LEED. Please explain what is required.	LEED CI is the only applicable LEED designation for existing buildings.

**Solicitation Questions Answers**

9	As far as the registration with the Advanced Acquisition system, that is something the Landlord/Offeror registers with, correct?	I believe you are referring to SAM registration; if so, the answer is yes, the Owner registers.
10	The 11,652 NUSF – is there a percentage we must stay within in the event the demised premises is a little bit larger or little bit smaller?	The government is not permitted to lease anything more than 11,652. Staying as close to that number is preferred.
11	Please confirm Occupancy Date. The form says September 2013?	September 2016.
12	Are we supposed to initial the first page of the Standard Lease Form along with the proposal or is that just for the winning bid?	Please initial the lease as it indicates you agree to the terms.
13	<p>We plan on submitting the proposal via email to Sally with a CC to Public Properties. Please confirm that below is ALL of the information/attachments needed to be considered complete in our offer:</p> <ul style="list-style-type: none"> • Proposal to Lease Space (Form 1364) • Proposal Summary (Attachment #1 to Form 1364) • Lessor's Annual Cost Statement (Form 1217) • Representations and Certifications (Form 3518) • Prelease Fire Protection & Life Safety (Form 12000) • Prelease Building Security Plan • Certificate of Seismic Form B • General Clauses (Form 3517B) <p>In addition to these forms, we will provide:</p> <ul style="list-style-type: none"> • Evidence that property is properly zoned • Evidence of a commitment of funds to prepare space • Evidence of ownership • Legal description of the property • Parking Exhibit • A plan of Proposed Premises • Explanation of Amenities <p>Is there any other information we need to have or is this it? Please confirm.</p>	<p>This seems like a comprehensive list, but please refer to the RLP for what is to be submitted. Note that if a form is not submitted, or completed incorrectly, the government reserves the right to request clarifications.</p>