

Department of Veterans Affairs

AMENDMENT TO REQUEST FOR LEASE PROPOSAL (RLP)

1. RLP No. VA260-17-R-0176	2. Amendment No. A00002	3. Effective Date 03-16-2017	4. Page 1	Of 3
5. ISSUED BY 668 Department of Veterans Affairs Network Contracting Office 20 8524 N Wall St Spokane WA 99208				
6. Description of Amendment THE PURPOSE OF THIS AMENDMENT IS TO ANSWER ADDITIONAL QUESTIONS RECEIVED, UPDATE DOCUMENTS/PARAGRAPHS IN THE RLP AND TO EXTEND OUT THE CLOSING DATE. Please see attached for the full amendment to RLP VA260-17-R-0176.				
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) Jeffrey R. Deering Lease Contracting Officer	
9. Offerer _____ (Signature of Person Authorized to Sign)	10. Date Signed	11. United States of America By _____ (Signature of Contracting Officer)	12. Date Signed	

THE PURPOSE OF THIS AMENDMENT IS TO ANSWER ADDITIONAL QUESTIONS RECEIVED AND UPDATE/CORRECT DOCUMENTS AND PARAGRAPHS IN THE RLP.

A. The closing date of this RLP is hereby extended from March 28, 2017 to April 7, 2017. The closing time remains unchanged.

B. VA260-17-R-0176 Section 3.6 paragraph F is updated to read as follows:

F. If the Offeror does not yet have a vested interest in the Property, but rather has a written agreement to acquire an interest, then the Offeror shall submit a fully executed copy of the written agreement with its offer, together with a statement from the current owner that the agreement is in full force and effect and that the Offeror has performed all conditions precedent to closing, or other form of documentation satisfactory to the LCO. These submittals must remain current. The Offeror is required to demonstrate ownership within 60 calendar days of lease award by submitting a fully executed deed for the property. ~~submit updated documents as required.~~

C. VA260-17-R-0176, Exhibit A, Draft Global Lease, Section 1.1 paragraph D is hereby added:

The lessor is required to demonstrate fee ownership of the leased property within 60 calendar days of lease award by submitting a fully executed deed for the property. Failure to provide this documentation within the required time frame is cause for immediate termination.

D. Additional Questions and Answers received by March 13, 2017:

1. We encountered a question on the Seismic forms, the existing building that we intend to submit a proposal on is a benchmark building, in this case, are we required to complete any of the additional forms? Form B?
ANSWER: Please refer to Exhibit K – Seismic Offer Forms. Seismic Form A should be completed for a Benchmark Building.
2. Would the VA find it acceptable to take space on a floor that is occupied partially by another tenant?
ANSWER: Yes, as long as the space is physically separated from one another
3. Does RLP 3.6 S pertain to new construction only or also to existing buildings?
ANSWER: Yes, paragraph 3.6.S applies to proposals for new construction. Paragraph 3.6.T applies to existing facilities.
4. What is the timeline for selection of lease award? Between 4-6 months of RLP deadline?
ANSWER: The timeline will vary depending on the number of proposals received. It is anticipated that source selection will begin after the RLP closes.
5. If the proposal is a built to suit, what is the timeline for construction and occupancy? This timeline should include the lease is executed on or before December 1, 2017 as mentioned in the RLP.
ANSWER: This requirement is for a build-out lease not a build to suit lease. If an offeror is proposing to build a new multi-tenant facility, for which the VA is not proposed to be the sole occupant, the offeror shall also include a proposed timeline for construction. Paragraph 1.2.F of the RLP states that the lease term commencement date will be on or about 12-01-2017 or upon acceptance of the space, whichever is later.
6. Prior to lease award, there will be identification of proposals determined within the competitive range or highly rated. Under section 4.1 of the RLP, these proposals will be able to provide best and final offers or modifications to the proposal, including lease rate/pricing, etc. What is the timeline available to make best/final offers or modifications to the proposal?
ANSWER: Yes, offerors will be notified if their proposals were determined to be within the competitive range. The timeline for Final Price Revisions (FPR) will be determined by the Lease Contracting Officer and all proposals in the competitive range will be notified on when the FPR are required to be returned.
7. Regarding Form 3518 Representations and Certifications. Who should this form be completed by? If the property being submitted is currently owned by an entity other than the offeror, but the offeror is in contract to purchase said property, then who should this form be completed by?

The current property owner is not the respondent/offeror to the RLP. They will not be the Lessor after award. They will not be the property owner at time of award.

On the top of this form it says; "The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner." If the property owner is to complete this form, then does that mean the actual offeror/future lessor does not need to complete one?

ANSWER: Offerors submitting a proposal with the intent to purchase a property shall refer to VA260-17-R-0176 paragraph 3.6 entitled "Additional Submittals" which states:

"If the Offeror does not yet have a vested interest in the Property, but rather has a written agreement to acquire an interest, then the Offeror shall submit a fully executed copy of the written agreement with its offer, together with a statement from the current owner that the agreement is in full force and effect and that the Offeror has performed all conditions precedent to closing, or other form of documentation satisfactory to the LCO. These submittals must remain current. The Offeror is required to demonstrate ownership within 60 calendar days of lease award by submitting a fully executed deed."

Also, please refer to paragraph C above which adds the following language to the draft Global Lease which states:

"The lessor is required to demonstrate fee ownership of the leased property within 60 calendar days of lease award by submitting a fully executed deed for the property. Failure to provide this documentation within the required time frame is cause for immediate termination."

Based on the information provided in response to your questions, please state your interest in the property on Exhibit F, GSA Form 1364. Offerors shall complete GSA Form 3518 as the intended owner of the property.

- 8. Is this VA considering a Build-to-suit or a Build-out? Re-clarification

ANSWER: The VA is seeking Build-out lease. Build-out is being defined as a lease where the offeror would have built the facility regardless of VA's involvement, and another tenant could be substituted for VA. This often happens in new developments where multiple tenants are involved, like medical office parks or strip malls.

END OF VA260-17-R-0176-A-00002. All other terms and conditions remain unchanged

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