

Amendment Number 5

SOLICITATION FOR OFFERS (SFO) VA101-15-R-0161
Cape Girardeau, MO

24 March, 2017

Solicitation for Offers (SFO) No. VA101-15-R-0161 was issued March 31, 2016 for lease of 43,000 net usable square feet (NUSF) of Outpatient Clinic (OPC) space for the Department of Veterans Affairs (VA) in Cape Girardeau, MO.

The following changes/clarifications are hereby made to the above-referenced SFO. All offerors must acknowledge this amendment in their revised proposals.

1. Part 01 – SFO Basic Requirements. Delete all references to “Surgery, Surgery Rooms, and/or Operating Rooms” and replace with “Procedure Rooms.” Specific SFO paragraphs affected follow.

Paragraph 1.7.1 Volume 1 – Technical Proposal, under Evidence of Compliance with local zoning laws, GSA Forms 527 and 330, delete references to “operating rooms”.

Paragraph 4.2.1 Commissioning, delete the term “Operating and” from the paragraph.

Paragraph 6.4.4 HVAC DESIGN CALCULATIONS, under **Health Care Functions**, delete references to “Surgery and Post Anesthesia Recovery Areas” and “Central Medical and Surgical Supply” and replace with “Procedure Room Areas.”

Paragraph 6.4.6 ALL-AIR SYSTEMS, under **Zoning**, delete references to “Surgery and Post Anesthesia Recovery Areas,” “Surgical Supply,” and “Filtration” and replace with “Procedure Room Areas.”

Paragraph 6.4.6 ALL-AIR SYSTEMS, under **Exception**, delete reference to “Surgery” and replace with “Procedure Room.”

Paragraph 6.4.6 ALL-AIR SYSTEMS, under **Individual Room Temperature Control**, delete references to “Operating Room,” “Special Procedure Room,” and “Minor Operating Room” and replace with “Procedure Room Areas.”

Paragraph 6.4.16 APPLICATIONS, under **Operating Rooms, General, and Temperature and Relative Humidity Trend LOG Data**, delete references to “Operating Rooms,” “surgery” and “Surgical Suite” and replace with “Procedure Room Areas.”

Paragraph 6.5.1 FIRE EXTINGUISHERS, delete references to “surgical suite” and replace with “procedure rooms.”

Paragraph 6.7.9 ESSENTIAL ELECTRICAL SYSTEMS FOR CLINICS WITH ELECTRICAL LIFE SUPPORT EQUIPMENT OR WHERE CRITICAL AREAS ARE PRESENT, under **Critical Branch, Surgical Operating Rooms, Surgical Recovery Rooms, and HVAC**, delete references to “Surgical Operating Rooms” and replace with “Procedure Rooms.”

Paragraph 6.7.9 ESSENTIAL ELECTRICAL SYSTEMS FOR CLINICS WITH ELECTRICAL LIFE SUPPORT EQUIPMENT OR WHERE CRITICAL AREAS ARE PRESENT, under *Equipment Branch Delayed-Automatic Connection*, delete references to “surgical” and replace with “procedure rooms.” Delete entire bullet “Equipment and control systems for each elevator bank: Design control systems to operate at least one elevator at a time and designate one elevator to serve the Surgical Suite during emergencies.”

Paragraph 6.7.13 LIGHTING FIXTURES, delete references to “surgical” and “critical care units” and replace with “procedure rooms.”

Paragraph 6.8.1 Telecommunications, under **Security Management and Control, and Centralized Police Security Management Systems**, delete references to “surgery” and replace with “procedure room area.”

Paragraph 7.11.2 CORNER GUARDS, Resilient and Corrosion Resisting Metal Guards, delete references to “Operating Suites” and replace with “Procedure Rooms.”

Paragraph 8.8 VA CLEANING RESPONSIBILITY, delete reference to “Operating Room.”

2. Part 01 – SFO Basic Requirements, SFO Paragraph 2.2.1 PRICE EVALUATION is deleted and replaced with the following;

2.2.1 PRICE EVALUATION

A. Present Value Price Evaluation

1. The Offeror must submit plans and any other information to demonstrate that the rentable space yields Net Usable space within the required Net Usable range. The Government will convert the rentable prices offered in GSA Form 1364 and/or Attachment 1 to GSA Form 1364A to Net Usable prices, which will subsequently be used in the price evaluation.
2. Evaluation of offered prices will be on the basis of the annual shell rental rate per Net Usable square foot, including any option periods and for all items reimbursed to the Lessor in a Lump Sum payment, as annotated in Attachment 1 to GSA Form 1364A (the costs for these items are present value; therefore, it will not be discounted.) The Government will use that data to perform a net present value price evaluation by reducing the prices per annual shell Net Usable square foot to a composite annual Net Usable square foot price as follows:
 - (a) Parking and wayward areas will be excluded from the total square footage but not from the price. For different types of space, the gross annual per square foot price will be determined by dividing the total annual rental by the total square footage minus these areas.
 - (b) Free or reduced rent will be evaluated in the year in which it is offered. The gross, averaged annual per square foot price is adjusted to reflect free rent.
 - (c) Also, as stated in the "Broker Commission" paragraph, the amount of any commission paid to VA's Broker will not be considered separately as part of this price evaluation since the value of the commission is subsumed in the gross rent rate.

(d) To evaluate the real value of rent today, over the given term of the lease, the analysis will compound the amount of rent at a given (discount) rate. The gross annual per Net Usable square foot shell rental costs will be discounted annually at 2.3 percent (15-year firm term) or 2.5 percent (15-year firm term with five 1-year options; 20-year firm term) (OMB Circular No. A-94 2017 Rates) over the entire term of the lease, to yield a net present value cost (NPV) per net usable square foot. This will provide an annual present value of the proposed rent, for years two through the term of the lease, at this 2.3 percent discount (15-year firm term) or 2.5 percent discount (15-year firm term with five 1-year options; 20-year firm term).

(e) If annual adjustments in operating expenses will not be made, the operating expenses will be both escalated at 2.0 percent (15-year firm term) or 2.0 percent (15-year firm term with five 1-year options; 20-year firm term) compounded annually and discounted annually at 2.3 percent (15-year firm term) or 2.5 percent (15-year firm term with five 1-year options; 20-year firm term), then added to the net Present Value Cost (PVC) to yield the gross PVC.

(f) If annual adjustments in operating expenses will be made, the annual per square foot price, and the base cost of operating expenses, will be discounted annually at 2.3 percent (15-year firm term) or 2.5 percent (15-year firm term with five 1-year options; 20-year firm term) to yield a net PVC per square foot.

(g) To the gross PVC will be added:

1. The cost of Government-provided services not included in the rental escalated at 2.0 percent (15-year firm term) or 2.0 percent (15-year firm term with five 1-year options; 20-year firm term) compounded annually and discounted annually at 2.3 percent (15-year firm term) or 2.5 percent (15-year firm term with five 1-year options; 20-year firm term).

2. The annualized (over the full term) per ANSI/BOMA Office Area square foot cost of any items, which are to be reimbursed in a lump sum payment. (The cost of these items is present value; therefore, it will not be discounted.)

3. The cost of relocation of furniture, telecommunications, replications costs, and other move-related costs, if applicable.

3. SFO Part 03 - SCHEDULE B - SPECIAL REQUIREMENTS. Delete and replace with the attached Schedule "B" Special Requirements dated March, 2017.

4. SFO Part 04 - SCHEDULE C – UNIT COSTS & PRICES. Delete and replace with the attached Schedule "C" Special Requirements dated March, 2017.

5. SFO Part 06 - SCHEDULE E – ROOM FINISH, DOOR & HARDWARE. Delete and replace with the attached Schedule "E" Special Requirements dated March, 2017.

6. SFO Part 11 - SCHEDULE F - EQUIPMENT GUIDE LIST. Delete and replace with the attached Schedule "F" Equipment Guide List dated March, 2017.

7. Request for Proposal Revisions must be received in accordance with offer submission requirements in the SFO not later than **4:00 p.m. EDT on April 21, 2017**. Only offerors remaining in the competitive range may respond to this request for proposal revisions, no other offers will be accepted.

Offerors must sign the SF 30 acknowledging receipt and return with their proposal.

Attachments:

SFO Part 03 - SCHEDULE B - SPECIAL REQUIREMENTS dated March, 2017.

SFO Part 04 - SCHEDULE C - UNIT COSTS & PRICES dated March, 2017.

SFO Part 06 - SCHEDULE E - ROOM FINISH, DOOR & HARDWARE dated March, 2017.

SFO Part 11 - SCHEDULE F - EQUIPMENT GUIDE LIST dated March, 2017.