

April 5, 2017

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**AMENDMENT #3 - SFO # VA101-16-R-0187  
Fredericksburg, VA**

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**PART I BASIC SOLICITATION REQUIREMENTS**

**SECTION 1.02.A AMOUNT AND TYPE OF SPACE, LEASE TERM, AND OCCUPANCY DATE (OCT 2016)** – this section is deleted in its entirety and replaced with the following:

- A. The Government is seeking 19,970 Net Usable Square Feet (NUSF) of contiguous space located on no more than one floor within the Area of Consideration set forth below. See Section 2 of the Lease for applicable NUSF standards.

**SECTION 1.02.B AMOUNT AND TYPE OF SPACE, LEASE TERM, AND OCCUPANCY DATE (OCT 2016)** – this section is deleted in its entirety and replaced with the following:

- B. The Space shall be located in a modern quality Building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the LCO. Offered spaces must be developed in accordance with VA's program of requirements. If not a new Building, the Space offered shall be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences.

**SECTION 1.02.G AMOUNT AND TYPE OF SPACE, LEASE TERM, AND OCCUPANCY DATE (OCT 2016)** – the following section has been deleted and replaced with the following:

- G. The Lease Term Commencement/Occupancy Date will be on or about December 1, 2017.

**SECTION 1.02.H AMOUNT AND TYPE OF SPACE, LEASE TERM, AND OCCUPANCY DATE (OCT 2016)** – the following section has been added:

- H. The offered building must have a loading dock. The offered building must have a service elevator if the offered space in the building is on a floor above the first floor.

**SECTION 3.02A RECEIPT OF LEASE PROPOSALS (SEPT 2013)** - the last sentence in the following section has been deleted and replaced with the following:

VA currently anticipates award on or before August 1, 2017. Offers must remain open, and pricing must remain valid, until 60 calendar days following award date.

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**Questions and Answers:**

1. Please confirm, as per section 1.02B, that the VA will consider new construction.

**Response:** Offered space must be available for acceptance/occupancy no later than December 1, 2017. Please note that the Lease Term Commencement date shall be in accordance with RLP Section 1.02.G.

2. I noted that the USF requested 19,970 and that there is a 1.25 add on factor to arrive at the 24,962sf. Where did that 1.25 come from though? That seems a large add on factor so I wanted clarification.

Response: The Offeror must provide the Common Area Factor (CAF). The CAF is a conversion factor determined by the building owner and applied by the Offeror to the NUSF to determine the RSF for the offered space. The equation is RSF divided by NUSF.

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**END OF AMENDMENT**

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**Acknowledgement of Receipt**

**Amendment #3 - VA101-16-R-0187; Fredericksburg, VA**

Company\_\_\_\_\_

Name\_\_\_\_\_

Title\_\_\_\_\_

Signature of  
Offeror\_\_\_\_\_Date\_\_\_\_\_

**Return and initial/sign this amendment with your Proposal.**