

April 28, 2017

AMENDMENT # 9 - SFO # VA101-15-R-0082
West Haven, CT

SECTION 1.1 AMOUNT AND TYPE OF SPACE – This section has been deleted in its entirety and replaced with the following:

The Department of Veterans Affairs (VA) is proposing to lease a maximum of 45,000 Net Usable Square Feet (NUSF) of space for use by VA for personnel, furnishings, and equipment. Space shall be located in a quality new building, constructed of sound and substantial construction, and shall be in compliance with all of the Government's minimum requirements set forth in this Solicitation for Offers (Solicitation or SFO). Space must be on no more than two (2) contiguous floors. Parking will be the greater of 300 spaces, or as required by local codes, with ten (10%) of the total provided spaces for Architectural Barriers Act Accessibility Standard (ABAAS) compliance.

Detailed definition of Net Usable Square Feet can be found in Paragraph 3.14 of this Solicitation. Unless otherwise noted, all references in this SFO to square feet shall mean Net Usable Square Feet.

SECTION 5.2.9 PARKING FACILITIES – The first paragraph has been deleted and replaced with the following:

Develop sufficient new parking so that the total number of facility spaces will be the greater of 300 spaces, or as required by local codes. Provide 30 parking spaces for physically disabled people (handicapped) based on 10% of total provided spaces of which 5 are van accessible spaces based on every 6 or fraction of 6 of provided accessible parking spaces. Locate these parking spaces convenient to an entrance accessible by physically disabled people.

SECTION 1.10 DAVIS BACON WAGES - This paragraph has been deleted in its entirety and replaced with the following:

The wages to be paid during performance under this lease contract must conform to the Department of Labor's General Wage Decision No. **CT170023, dated April 14, 2017**, and as may be amended during the period of construction of the leased premises. A copy of the standards is provided in PART VII of this Solicitation. It is the Lessor's responsibility to obtain and maintain the most current rates. Lessor will provide Senior Resident Engineer copies of certified payrolls for Davis Bacon compliance review.

SECTION 1.7.1 DOCUMENTS TO SUBMIT WITH OFFER – The following item has been added to the list of submittal documents:

- The Offeror must provide documentation of the proposed GREEN GLOBES® FOR NEW CONSTRUCTION (GG®-NC) credits for Two Green Globes level certification. If pursuing Green Globes®-NC, the Offeror may add GBI Green Globes® Professionals (GGPs) to the project team, but it is not required. If one or more GGPs are added, the Offeror must identify any GGPs as team members, including their roles throughout the project.

The following item has been deleted from the list of submittal requirements:

- A proposed sustainable checklist identifying targeted solutions to meet LEED® Silver for Healthcare Certification. Along with the proposed checklist, the Offeror shall submit a brief statement outlining how each of the LEED® credits proposed will be achieved.

SECTION 1.17 APPLICABLE LAW - This paragraph has been deleted in its entirety and replaced with the following:

Any provision in this Lease that purports to assign liability or require expenditure of funds to the Lessor shall be governed by the provisions of the Contract Disputes Act of 1978, 41 USC 7101-7109, Anti-Deficiency Act, 31 USC 1341, and the Federal Tort Claims Act, 28 USC 2671 et seq.

SECTION 2.2.6.A EVALUATION OF OFFERS – This paragraph has been deleted in its entirety and replaced with the following:

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) 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; 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; 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.

SECTION 3.20.2.E FIRST DESIGN DEVELOPMENT SUBMITTAL/Sustainable Design & Energy Efficiency - This section has been deleted in its entirety and replaced with the following:

Submit preliminary **Green Globes® for New Construction (GG®-NC) Certification** checklist. Submit preliminary narrative addressing how the design will meet Federal Mandates for sustainability and energy efficiency, including site base conditions analysis, preliminary base case energy and water analysis, and integrated strategies.

SECTION 3.20.2.J FIRST DESIGN DEVELOPMENT SUBMITTAL/ Telecommunications and Special Systems - The following text has been added to the end of this section:

J-Hooks are acceptable for use in lieu of cable trays.

SECTION 3.20.3.G SECOND DESIGN DEVELOPMENT SUBMITTAL/Mechanical - The following text has been added to the end of this section:

J-Hooks are acceptable for use in lieu of cable trays.

SECTION 3.20.3.E SECOND DESIGN DEVELOPMENT SUBMITTAL/Sustainable Design & Energy Efficiency - This section has been deleted in its entirety and replaced with the following:

Submit **Green Globes® for New Construction (GG®-NC) Certification** checklist. Submit narrative addressing how the design will meet Federal Mandates for sustainability and energy efficiency. Submit refined ASHRAE 90.1-2013 base-case energy model and as-designed energy model, including all assumptions used, targeting compliance with the 30% energy reduction goal, or exceeding the goal. Submit refined water use analysis and daylighting calculations. Submit preliminary commissioning specifications.

SECTION 3.20.3.J SECOND DESIGN DEVELOPMENT SUBMITTAL/ Telecommunications and Special Systems - This following text has been added to this section:

J-Hooks are acceptable for use in lieu of cable trays.

SECTION 3.20.4.E 75% CONSTRUCTION DOCUMENTS/Sustainable Design & Energy Efficiency - This section has been deleted in its entirety and replaced with the following:

Submit final documentation demonstrating **Green Globes ® for New Construction (GG®-NC) Certification**. Where proposed Credits will not achieve all federally-mandated strategies for sustainability and energy efficiency, submit documentation showing compliance with federally-mandated strategies. Submit final ASHRAE 90.1-2013 base-case energy model and as-designed energy model based on the Construction Documents, including all assumptions used, demonstrating compliance with the 30% energy reduction goal. Submit final models for all other systems. Submit final commissioning specifications.

SECTION 4.8.1 GREEN GLOBES CERTIFICATION – This section has been deleted in its entirety and replaced with the following:

Demonstrable **Green Globes ® for New Construction (GG®-NC) Certification** is required. Lessor shall provide documentation that the design and construction of facilities meets this goal.

GREEN BUILDING RATING CERTIFICATION FOR NEW CONSTRUCTION (OCT 2016)

A. Within 12 months of occupancy, the Lessor shall obtain certification at the Two Green Globes level from the Green Building Initiative's (GBI) Green Globes® NC program. For requirements to achieve the Two Green Globes certification, Lessor must refer to the latest version at the time of submittal of the Green Globes® NC Technical Reference Manual (at [HTTP://WWW.THEGBI.ORG/](http://www.thegbi.org/)). At completion of all documentation and receipt of final certification, the Lessor must provide the Government two electronic copies on compact disks, flash drives, or appropriate electronic media of all documentation submitted to GBI. Acceptable file format is Adobe PDF from the Green Globes® online surveys. In addition, the Lessor will provide the Government viewing access to the Green Globes® online surveys, as applicable, during design and through the term of the Lease.

B. Prior to the end of the first year of occupancy, if the Lessor fails to achieve a Two Green Globes® certification, the Government may assist the Lessor in implementing a corrective action program to achieve a Two Green Globes® certification and deduct its costs (including administrative costs) from the rent.

C. At completion of Green Globes®, documentation and receipt of final certification, along with two electronic copies of all supporting documentation for certification on compact disk is required.

SECTION 5.5.1 WATER DISTRIBUTION CENTER – This section is deleted in its entirety and replaced with the following:

Design and construct system to provide adequate water service for maximum domestic and fire protection requirements.

Place isolation valves to provide control over reasonably sized area. In addition, designate valves in fire hydrant branches and building service lines, near their connection to feeder mains.

Where reduced pressure backflow preventers are required, provide positive drainage. **Provide a single backflow preventer for 4” water service in lieu of dual.**

Connection fees, meter, and system impact fees, as required by the water provider to connect to the existing water distribution system, are the responsibility of the Lessor.

A. Domestic Water Pumping System

If onsite pumping for domestic water is required, use a three-pump system. Size one pump for approximately one-third of the total water demand. Each of the other pumps shall be sized for approximately two-thirds of the total demand. The smaller will operate until water demand exceeds the pump's capacity, at which point it will stop and one of the other larger pumps shall start. When the demand exceeds the capacity of this larger pump, the smaller pump will restart and both pumps will operate together. The other large pump will be a standby and alternate with the first large pump. Provide a pneumatic tank and "NO-FLOW" shut-down controls.

SECTION 5.5.2 WATER SUPPLY FOR FIRE PROTECTION - The following text has been added to the end of this section:

A redundant domestic water recirculation pump is not required.

SECTION 5.5.5 STORM DRAINAGE SYSTEM – The following text has been added to the end of this section:

The use of PVC is acceptable for all storm drainage (below and above ground).

SECTION 6.4.8.D CHILLED WATER SYSTEMS/COOLING TOWER – The following paragraph is deleted in its entirety.

D. Cooling Tower

(1) General

Provide CTI-certified, corrosion-resistant, gravity-flow cooling tower in induced-draft configuration to cool the condenser water. The tower shall be in compliance with OSHA safety requirements and Physical Security provisions.

(2) Cooling Tower Location

Locate cooling tower to ensure that:

- Tower installation and noise is not objectionable and in compliance with the local ordinance. Provide low noise level fans and attenuators as required to meet the noise levels.
- Discharge from the cooling tower does not find its way into outside air intakes and open windows of the adjoining spaces to create a potential for the Legionellosis disease.

(3) Tower Accessories and Controls

The cooling tower installation shall be accessible and complete with a walking platform and a ladder safety cage.

(4) Water Treatment

Provide a complete and fully functional water treatment system using non-toxic chemicals approved by EPA and local authorities.

Redundancy of N+1 is not a requirement of this lease.

SECTION 6.6.4 PLUMBING SCOPE DESIGN – The reference to “item C” has been deleted and replaced with the following:

C. Domestic Hot Water System

SECTION 6.6.4.D PLUMBING SCOPE DESIGN/Sewer/Vent/Waste Systems Inside Building – The following text has been added to the end of this section:

The use of PVC is acceptable for all storm drainage (below and above ground).

SECTION 6.7.5 RACEWAYS AND WIRING – The following text has been added to the end of this section:

The use of AC cabling is an acceptable means of circuiting.

SECTION 6.8.1.B TELECOMMUNICATIONS: CABLE PATHWAYS, WIRING, CABLES, AND INFRASTRUCTURE PLANT; AND SPECIAL TELECOMMUNICATIONS SYSTEMS/ General Requirements – The following text has been added to the end of this section:

J-Hooks are acceptable for use in lieu of cable trays.

SECTION 6.8.1.C(1) and (2) TELECOMMUNICATIONS: CABLE PATHWAYS, WIRING, CABLES, AND INFRASTRUCTURE PLANT; AND SPECIAL TELECOMMUNICATIONS SYSTEMS/ Conduits and Boxes – The following sections have been deleted in their entirety and replaced with following:

C. Conduits and Boxes

(1) General

For system conduits, junction boxes, routing, termination, risers, horizontal runs, sizing, etc., follow industry-standard requirements.

The use of ring and string pathway support for vertical in-wall tele/com drops is acceptable.

(2) Minimum Size -- Intentionally Deleted

SECTION 6.8.1.C(3) TELECOMMUNICATIONS: CABLE PATHWAYS, WIRING, CABLES, AND INFRASTRUCTURE PLANT; AND SPECIAL TELECOMMUNICATIONS SYSTEMS/ Conduits and Boxes/Interconnecting Conduit Requirements – The following text has been added to end of this section:

J-Hooks are acceptable in lieu of cable trays.

SECTION 6.8.1.C(4) TELECOMMUNICATIONS: CABLE PATHWAYS, WIRING, CABLES, AND INFRASTRUCTURE PLANT; AND SPECIAL TELECOMMUNICATIONS SYSTEMS/ Conduits and Boxes/Horizontal Conduits – The following text has been added to the end of this section:

J-Hooks are acceptable in lieu of cable trays.

SECTION 6.8.1(G)(3) TELECOMMUNICATIONS: CABLE PATHWAYS, WIRING, CABLES, AND INFRASTRUCTURE PLANT; AND SPECIAL TELECOMMUNICATIONS SYSTEMS/ Special Systems Specific Requirements – The following paragraph has been deleted and replaced with the following:

(3) Public Address (PA)

Provide public address and mass notification (PA) system(s) as required. System(s) shall be as manufactured by Bogen, JBL, Dukane, or approved equivalent, as updated to most current technology or manufacturer. **A master clock system is not required.**

SECTION 6.8.1(G)(6) TELECOMMUNICATIONS: CABLE PATHWAYS, WIRING, CABLES, AND INFRASTRUCTURE PLANT; AND SPECIAL TELECOMMUNICATIONS SYSTEMS/ Special Systems Specific Requirements – The following paragraph has been deleted in its entirety:

(6) Master Antenna Television (MATV) – Intentionally Deleted

SECTION 6.8.1(G)(12) TELECOMMUNICATIONS: CABLE PATHWAYS, WIRING, CABLES, AND INFRASTRUCTURE PLANT; AND SPECIAL TELECOMMUNICATIONS SYSTEMS/ Special Systems Specific Requirements – The following paragraph has been deleted in its entirety:

(12) Satellite System – Intentionally Deleted

SECTION 6.8.2.B(3) TELECOMMUNICATIONS/SPECIAL SYSTEMS ROOMS AND SPACE REQUIREMENTS/Room Types and Definitions/Head End Equipment (HE) Room (Optional) is deleted in its entirety, deleting “MATV” and “Satellite TV” and replaced with the following:

(3) Head End Equipment (HE) Room (Optional)

The Head End (HE) Equipment Room will be located in the general mechanical penthouse or other area dictated by system design. The room will accommodate all provided and planned Special Systems, Head-end Cabinets (i.e., SSTV, RED, PA, Two-Way Radio, Radio Paging, and M/W Radio, etc.). The room will be sized for a minimum of (5) each separate systems.

SECTION 6.8.2.E(1) TELECOMMUNICATIONS/SPECIAL SYSTEMS ROOMS AND SPACE REQUIREMENTS/ Head End Equipment (HE) Room (Optional)/General is deleted in its entirety, deleting “MATV” and “Satellite TV” and replaced with the following:

E. Head End Equipment (HE) Room (Optional)

(1) General

This section covers the requirements for the Head End Equipment (HE) Room. The HE Room may include, but is not limited to, head end cabinets for SSTV, RED, PA, two-way radio, and radio paging systems.

SECTION 6.8.2.K(8) TELECOMMUNICATIONS/SPECIAL SYSTEMS ROOMS AND SPACE REQUIREMENTS/ Main Computer Room (MCR) (Optional)/Heating, Ventilation, and Air Conditioning – The following text has been added to the end of this section:

The use of propylene glycol is allowed throughout the heating systems.

SECTION 7.10.1 HANDRAILS AND WALL GUARDS – This section is deleted in its entirety and replaced with the following:

Except in administrative areas, provide handrails and wall guards on both sides of all corridors. Provide chair rail at locations indicated in Schedule C. Provide continuous reinforcing in the wall attachment of handrails and bumper guards.

Handrail/Wall Guard Combination shall consist of wood material, minimum 0.078-inch thick, free-floated on a continuous, extruded aluminum retainer, minimum 0.072-inch thick, anchored to wall at maximum 32 inches on center.

Wall Guards (Crash Rails) shall consist of wood material, minimum 0.110-inch thick, free-floated over a continuous extruded aluminum retainer, minimum 0.090-inch thick anchored to wall at maximum 24 inches on center.

SECTION 10.8.2 SUSTAINABLE DESIGN AND ENERGY EFFICIENCY – This section has been deleted in its entirety and replaced with the following:

Submit a checklist identifying targeted solutions to meet energy reduction goals and **Green Globes® for New Construction (GG®-NC) Certification**. Along with the checklist, the Offeror shall submit a brief statement outlining how certification at the Two Green Globes level will be achieved.

PART III SCHEDULE B – SPECIAL REQUIREMENTS

Schedule B has been deleted and replaced in its entirety:

- Pt 03A--Schedule B- West Haven, CT VA101-15-R-0082 Rev 04-28-17
- Pt 03B--Schedule B- West Haven, CT VA101-15-R-0082 Rev 04-28-17

PART V SCHEDULE C – UNIT COSTS & PRICES

Schedule C Unit Costs & Prices has been deleted and replaced in its entirety:

- Pt 04B--Schedule C- West Haven, CT VA101-15-R-0082 Rev 04-28-17

PART VI SCHEDULE E – ROOM FINISH, DOORS & HARDWARE

Schedule E – Room Finish, Door and Hardware Schedule has been deleted and replaced in its entirety:

- Pt 06B--Schedule E- West Haven, CT VA101-15-R-0082 Rev 04-28-17

PART VIII – FORMS

The forms listed below have been replaced with updated versions. Please ensure your response includes the revised, updated forms below:

- Pt 08D--GSA1217 - Nov 2016
- Pt 08S--FAR Clause 52.204-10 (Oct 2016)

The following form has been added to the requirement. Please ensure your response includes the form below

- Pt 08X--FAR 52.204-8 Annual Reqs and Certs
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END OF AMENDMENT

Zebulon Fox
Contracting Officer (003C4A)

Acknowledgement of Receipt

Amendment #9 - VA101-15-R-0082; West Haven, CT

Company _____

Name _____

Title _____

Signature of Offeror _____ Date _____

Return and initial/sign this amendment with your Proposal.