



DEPARTMENT OF VETERANS AFFAIRS

Community Based Outpatient Clinic

Myrtle Beach, CA

SFO No. VA-101-17-R-0328

Pre-Bid Conference

April 21, 2017

COURT REPORTER

- Clearly state your name and company affiliation
- Please clearly reference the SFO Section number or Schedule to which your question pertains.
- Please speak up so everyone can hear your questions
- Our goal is to answer all your questions during our meeting
- Some questions may require written requests/responses

CONFERENCE AGENDA

Myrtle Beach, CA
Community Based Outpatient Clinic
SFO No. VA-101-17-R-0328

I. Welcome

II. Introductions

III. Pre-Bid Meeting Objectives

IV. Project Overview

V. Process Overview – Review of Solicitation for Offers (SFO)

VI. Overview of site and building plans

VII. Sites Discussion

VIII. Questions and Comments

INTRODUCTIONS

DEPARTMENT OF VETERANS AFFAIRS (VA) PROJECT TEAM

- Jeff Leikin, Project Manager, VA Central Office
- Eric Roberts, Contracting Officer, VA Central Office
- Rick Mahon, MHSA, Chief Strategic Planning and Analysis, Ralph H. Johnson VAMC
- Cori A. Merritt, Ralph H. Johnson VAMC
- Karina L. Clark, Ralph H. Johnson VAMC

VETERANS AFFAIRS CONSULTANTS

REAL ESTATE ADVISORS

Carpenter/Robbins Commercial Real Estate, Inc.

- John Robbins, Principal
- Tom Hixson
- Timothy Pavek

ARCHITECTURAL/ENGINEERING SERVICES

➤ Leo A. Daly

- Gary Lundgren, AIA, NCARB, EDAC, Vice President & Senior Project Manager

CONFERENCE PANEL MEMBERS

- Jeff Leikin, Project Manager, VA Central Office
- Eric Roberts, Lease Contracting Officer, VA Central Office
- Rick Mahon, MHSA, Chief Strategic Planning and Analysis, Healthcare System
- Gary Lundgren, AIA, Leo A. Daly, Vice President, and Senior Project Manager
- Timothy Pavek, Carpenter/Robbins Commercial Real Estate

PRE-BID MEETING OBJECTIVES

- Overview of Procurement
- Overview of the project
- Overview of the process
- Identification of selected sites
 - NWC of Phillis Blvd. and Howard Avenue
 - NWC of Airpark Drive and Howard Avenue
 - Fred Nash Blvd/Emory Road and Powell Lane
 - Sea Pine and Robert Grissom Parkway
- Leo A Daly – Overview of Design
- Respond to Offerors' Questions

PROCUREMENT OVERVIEW

OFFICE OF SMALL & DISADVANTAGED BUSINESS UTILIZATION (OSDBU) & NAICS CODE

The North American Industry Classification Site Standard (NAICS) for this project is : Small Business Size Standard (NAICS 531120): 38.5 Million.

Teaming Arrangements:

1.16 TEAM ARRANGEMENTS

In the initial offer and prior to award, the Offeror shall provide evidence of a firm commitment of teaming arrangements with both the general contractor and the architect firm(s) that were presented in the Lessor's proposal in the form of a letter on each company's letterhead addressed to the Contracting Officer from the principal(s) of each of the respective firms.

Tyrone Lassiter
Sr. Small Business Specialist
Office of Small & Disadvantaged Business
OSDBU POC
202-632-5619

<http://www.va.gov/osdbu/>

OFFICE OF SMALL & DISADVANTAGED BUSINESS UTILIZATION (OSDBU)

1.18 852.215-70 SERVICE-DISABLED VETERAN-OWNED AND VETERAN-OWNED SMALL BUSINESS EVALUATION FACTORS (DEC 2009)

(a) In an effort to achieve socioeconomic small business goals, depending on the evaluation factors included in the solicitation, VA shall evaluate offerors based on their service-disabled veteran-owned or veteran-owned small business status and their proposed use of eligible service-disabled veteran-owned small businesses and veteran-owned small businesses as subcontractors.

(b) Eligible service-disabled veteran-owned offerors will receive full credit, and offerors qualifying as veteran-owned small businesses will receive partial credit for the Service-Disabled Veteran-Owned and Veteran-owned Small Business Status evaluation factor. To receive credit, an offeror must be registered and verified in Vendor Information Pages (VIP) database. (<http://www.VetBiz.gov>).

(c) Non-veteran offerors proposing to use service-disabled veteran-owned small businesses or veteran-owned small businesses as subcontractors will receive some consideration under this evaluation factor. Offerors must state in their proposals the names of the SDVOSBs and VOSBs with whom they intend to subcontract and provide a brief description of the proposed subcontracts and the approximate dollar values of the proposed subcontracts. In addition, the proposed subcontractors must be registered and verified in the VIP database (<http://www.va.gov/osdbu>).

Refer to Section 2.5.4 of the SFO for further information on SDVOSB, VOSB & SB Status Requirements

DEVELOPER SOCIO-ECONOMIC STATUS

SDVOSB & VOSB Req.

2.5.4 Factor No. 4 SOCIO-ECONOMIC STATUS: SDVOSB, VOSB, OR SMALL BUSINESS STATUS

This factor does not have any individual subfactors.

For the purposes of this solicitation and resultant contract (lease), North American Industry Classification System (NAICS) code is 531120. The small business size standard is \$38.5 million. Under this classification, a concern is considered a small business if its average annual receipts for its preceding three (3) fiscal years do not exceed the size standard reflected. Prime and Joint Ventures submitting a proposal in response to this solicitation must meet the small business size standard.

Eligible Service-Disabled Veteran-Owned Small Businesses, Veteran-Owned Small Businesses, or Small Businesses shall receive credit for their status. Service-Disabled Veteran-Owned Small Businesses will receive full credit for this evaluation criteria, Veteran-Owned Small Businesses will receive partial credit greater than, all other Small Businesses, which will receive partial credit.

SDVOSB and VOSB

Status as a Service-Disabled Veteran-Owned Small Business is determined in accordance with 13 CFR Parts 125.8 through 125.13. Additionally, the SDVOSB or VOSB evaluation criteria, the offeror **MUST** be registered and have an active status in the Vendor Information Pages (VIP) database at www.vetbiz.gov. Offerors must provide a copy of the Center for Veterans Enterprises (CVE) Verification letter **at initial offer and with final revised proposals**. The Offeror's DUNS must correspond to the DUNS in SAM.GOV.

The core requirements for a company to become verified are:

- The Veteran owner(s) have direct, unconditional ownership of at least 51% of the company (38 CFR 74.3) and have full decision making authority (38 CFR 74.4 (g));
- The Veteran manages the company on both a strategic policy and a day-to-day basis (38 CFR 74.4);
- The Veteran holds the highest officer position (38 CFR 74.4(c)(2));
- The Veteran should be the highest compensated employee unless there is a logical explanation otherwise submitted by the Veteran as to how taking a lower salary than other employee(s) helps the business (38 CFR 74.4 (g) (3)); and
- The Veteran has the managerial experience of the extent and complexity needed to run the company.

Refer to Section 2.5.4 of the SFO for further information on SDVOB & VOSB Status Requirements

AWARD DECISION

1.4 TERM

Proposals shall be made based on all following scenarios:

Alternate A) 15-year firm term;
Alternate B) 15-year firm term, with five 1-year options; and
Alternate C) 20-year term.

The Contracting Officer reserves the right to award on any available alternate listed above, based on what is considered to be the best interest to the Government. For instance, the Contracting Officer could elect to award a 20-year firm term, a 15-year firm term, or a 15-year firm term with two 1-year options.

1.15 BUDGET SCOREKEEPING; OPERATING LEASE TREATMENT

The Government will award a Lease pursuant to this SFO only if the Lease will score as an operating lease under Office of Management and Budget Circular A-11, Appendix B. Only offers that are compliant with operating lease limitations will be eligible for award. Offerors are obligated to provide supporting documentation at the request of the LCO to facilitate the Government's determination in this regard.

2.11 AWARD

2.2 BEST VALUE

Competitive negotiated best value trade off source selection procedures will be used to evaluate proposals and award will be made to responsible firm offering the best value for the alternate selected by the Government after evaluation of both the total evaluated contract price and non-priced technical factors.

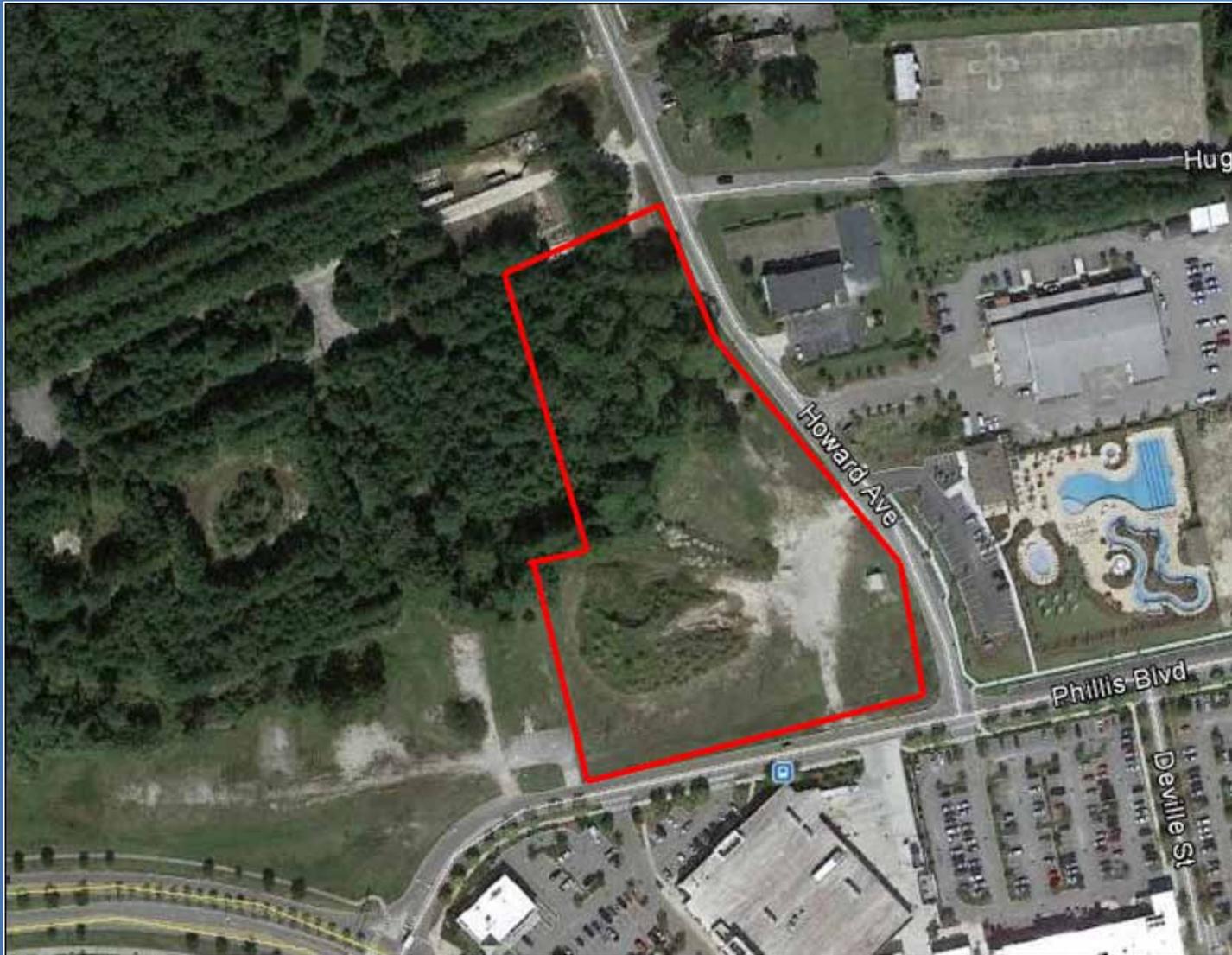
The Government intends to evaluate proposals and award a contract without discussions with offerors (except clarifications as described in FAR 15.306(a)). Therefore, the offeror's initial proposal should contain the offeror's best terms from a cost or price and technical standpoint. The Government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary. If the Contracting Officer determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Contracting Officer may limit the number of proposals in the competitive range to the greatest number that will permit an efficient competition among the most highly rated proposals.

The technical evaluation factors other than price, when combined, are approximately equal to price. Offerors are advised that if proposals are considered technically equal, price may become the determining factor. The Government may make trade-offs between price and technical merit when determining if the increased technical merit is worth the increased price.

To be considered for award, an Offeror must agree to provide a complete facility that meets all technical requirements and specifications set out in this Solicitation. The requirements and specifications contained in this Solicitation are mandatory.

MYRTLE BEACH CBOC – APPROVED SITES

MYRTLE BEACH CBOC – SITE #1 (PHILLIS BLVD.)



Site Boundaries are approximate and are for illustrative purposes only

MYRTLE BEACH CBOC – SITE #2 (AIRPARK DRIVE)



Site Boundaries are approximate and are for illustrative purposes only

MYRTLE BEACH CBOC – SITE #3 (EMORY ROAD)



Site Boundaries are approximate and are for illustrative purposes only

MYRTLE BEACH CBOC – SITE #4 (SEA PINE BLVD.)



Site Boundaries are approximate and are for illustrative purposes only

PROJECT OVERVIEW

- **The new facility is not a replacement facility; its purpose is to expand capacity and services**
- **Built-to-suit**
- **84,000 Net Usable Square Feet**
- **Government to be the sole tenant**
- **Minimum of 567 on-site parking spaces, preferring up to 625 spaces**
 - 250 spaces to be reserved and located within close proximity to the facility
 - 57 handicap spaces, including three van-accessible spaces, immediately adjacent to facility
 - Parking under facility prohibited
- **Site must be controlled by the successful Offeror**
- **VA to lease premises for a term of up to 20 years**
- **Occupancy is preferred within 540 calendar days , but no later than 730 calendar days, following lease award**
- **Offeror finances the project through completion of construction**

MANDATORY OFFER REQUIREMENTS

1. Offers Due: June 14, 2017 - 4:00 PM ET
2. Submit hard copy materials to Carpenter/Robbins only (No email submittals will be accepted.)
 - Volume I - Technical Proposal: One 3-ring binder, plus 6 CDs
 - Volume II - Price Proposal: One 3-ring binder, plus 6 CDs
3. One set of compact discs (Volume I and Volume II) to Zebulon Fox (Contracting Officer) and Jeff Leikin (Project Manager)
4. CDs must be bookmarked (CDs only, no DVDs)
5. Initial and sign all pages in your binders
6. Offers that do not comply specifically and correctly with SFO directions are at risk of being determined non-responsive.

SFO SECTIONS

PART 1 OF 11

- **Section 1: Basic Solicitation Requirements**
- **Section 2: Award Factors Detailed**
- **Section 3: Miscellaneous**
- **Section 4 – 7: Design Criteria**
- **Section 8: Service, Utilities, and Maintenance**
 - Lessor to provide a fully serviced lease, including all utilities (electricity, telephone, internet service, cable media, gas, water, and sewage) plus interior cleaning for VA occupied space
- **Section 9: Safety, Fire Protection, and Environmental**
- **Section 10: Instructions and Preparation**
- **Section 11: GSA Required Documents**

SFO SECTIONS 1 AND 4 REQUIREMENTS

- Veteran – Owned Small Business Set Aside
- "Life Safety Protected" Occupancy - *VA Physical Security Design Manual, January 2015*
- VA Office of Construction & Facilities Management - Lease Based Outpatient Clinic Design Guide (April 2016)
<http://www.cfm.va.gov/til/dguide/dglbopc.pdf>
- Natural disasters-resistive features
- Green features including Green Globes Certification
- Centers for Disease Control (CDC) Requirements for Tuberculosis
- Federal Regulations
- Local Building Codes and Ordinances
- Davis-Bacon Wages – Section 1.10 and Part 7
- Uniform Accessibility Standards (UFAS) and (ABAAS)
- VA Barrier-Free Program Guide PG-18-13
- Bid Bond Requirements (Section 1.9)

BID BOND AND PERFORMANCE BOND

1.9.1 BID BOND

To assure the faithful execution of the terms and conditions of the agreement, each Offeror shall submit a Bid Bond with their initial offer. Offers without Bid Bonds will not be considered. The Bond shall remain in effect until a Performance Bond becomes effective should the Offeror be successful, or until VA has notified the Offeror that his proposal is no longer under consideration by VA. A surety company holding a certificate of authority from the Secretary of the Treasury as acceptable surety will execute the Bond. A verifax or other facsimile copy of the agent's authority to sign bonds for the Surety Company shall accompany the Bond. The Offeror shall furnish a proposal guarantee in the form of a Bid Bond supported by good and sufficient surety acceptable to the Government. The amount of the Bid Bond guarantee shall be in the amount of \$100,000.00. Acceptable alternate bonding protection will be in accordance with FAR 28.204-1 United States Bonds or Notes, or FAR 28.204-3 Irrevocable Letter of Credit (ILC). Invalid bonds may be grounds to render your proposal non-responsive and will not be eligible for an award. Once an award has been made all original Bid Bonds will be returned, except for the successful Offeror whose Bid Bond will be required to remain in full force until such time as a Performance Bond has been received and accepted by the Government.

The entity insured/covered by the Bid Bond must be the same as the offering on GSA Form 1364 and the entity registered in SAM.

BID BOND AND PERFORMANCE BOND

1.9.2 PAYMENT/PERFORMANCE BOND

(a) Definitions. As used in this clause—

"Original contract price" means the award price of the contract; or, for requirements contracts, the price payable for the estimated total quantity; or, for indefinite-quantity contracts, the price payable for the specified minimum quantity. Original contract price does not include the price of any options, except those options exercised at the time of contract award.

(b) Amount of required bonds. Unless the resulting contract price is \$100,000 or less, the successful offeror shall furnish performance and payment bonds to the Contracting Officer as follows:

(1) Payment Bonds (Standard Form 25A). To assure faithful payment to subcontractors and material suppliers, a surety bond is required by the Offeror to guaranty that his subcontractors and material suppliers on the project will be paid. The penal amount of payment bonds at the time of contract award shall be 100 percent of the original contract (construction) price no later than 60 days from VA's final review and written approval of the completed construction documents. The Payment Bond shall remain in effect until the Government accepts the space for occupancy. The United States of America, acting through the Secretary of the Department of Veterans Affairs, shall be named as co-beneficiary on the Bond obtained by the Offeror.

(2) Performance Bonds (Standard Form 25). To assure faithful execution of the contract, the successful Offeror shall provide a Performance Bond for 100% of the Total Project Cost as shown in the Offeror's Schedule D no later than thirty (30) days after the date of lease award. The Performance Bond shall remain in effect until it is amended or replaced as set forth in Paragraph (3) below. The United States of America, acting through the Secretary of the Department of Veterans Affairs, shall be named as co-beneficiary on the Bond obtained by the Offeror.

(3) Performance Bonds after 100% Construction Drawings. The successful Offeror shall provide an amended or replacement Performance Bond for 100% of the actual construction cost, based on the completed construction documents, no later than 60 days of VA's final review and written approval of the completed construction documents. The amended or replacement Performance Bond shall remain in effect until the Government accepts the space for occupancy. The United States of America, acting through the Secretary of the Department of Veterans Affairs, shall be named as co-beneficiary on the Bond obtained by the Offeror.

(4) Additional bond protection.

(i) The Government may require additional performance and payment bond protection if the contract price is increased. The increase in protection generally will equal 100 percent of the increase in contract price.

(ii) The Government may secure the additional protection by directing the Contractor to obtain an additional bond for the increased amount.

(c) Furnishing executed bonds. The Contractor shall furnish all executed bonds, including any necessary reinsurance agreements, to the Contracting Officer, within the time period specified in the Bid Guarantee provision of the solicitation, or otherwise specified by the Contracting Officer, but in any event, before starting work.

- Performance Bond must cover 100% of the costs listed in Schedule D.
- Updated upon completion of Construction Drawings (CD's)

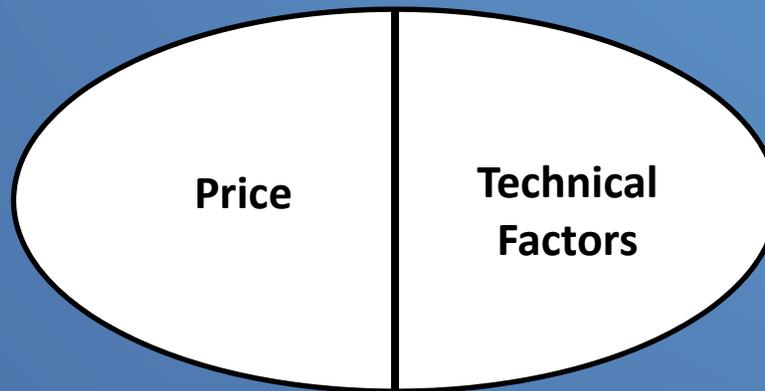
SFO SECTION 2: COMMUNICATIONS AND AWARD

- VA will award based on the Best Value, price and other factors considered.
- VA may award this contract based on initial offers.
- VA may elect to establish a competitive range.
- Negotiations must be conducted with only the most highly qualified bidders in order to determine the Best Value to the Government.
- Price evaluation is based on Net Present Value (NPV) Price on a per Net Usable Square Foot basis (SFO Section 2.4).
- Award occurs upon execution of the Lease by the Contracting Officer.

PROJECT OVERVIEW

BEST VALUE SOURCE SELECTION PROCUREMENT

- Price and Technical Factors will be evaluated.
- Technical Factors are evaluated by a Technical Evaluation Board (TEB).
- Pricing information is not given to TEB members.
- Price is evaluated by the Contracting Officer.
- Price is approximately equal to Technical Factors when combined.



SFO SECTION 2.2: EVALUATION OF OFFERS

Clear responses to each Factor and Subfactor are critical to proper evaluation of your offer.

Technical Factors are listed in descending order of importance

TECHNICAL FACTOR #1 – TECHNICAL QUALITY

- A. Architectural Concept
- B. Quality of Site Development & Site Physical Security
- C. Building Design
- D. Sustainable Design and Energy Efficiency

SFO SECTION 2.2: EVALUATION OF OFFERS

TECHNICAL FACTOR #2 – QUALIFICATIONS AND PAST PERFORMANCE

- A. Past Performance
- B. Financial Resources
- C. Design Team Qualifications
- D. Contractor Qualifications
- E. Construction Schedule

SFO SECTION 2.2: EVALUATION OF OFFERS

TECHNICAL FACTOR #3 - OPERATIONS AND MAINTENANCE PLAN

- A. Interior and Exterior Maintenance of Building and Grounds
- B. Routine and Emergency Calls - Procedures and Response Times
- C. Staffing Plan, Administrative Procedures, and Quality Control Plan

TECHNICAL FACTOR #4 - SOCIO-ECONOMIC STATUS: SDVOSB, VOSB STATUS

- Offeror must be registered and verified in Vendor Information Pages (VIP) database, available at <http://www.VetBiz.gov> at the time of initial offer submission
- Additional credit for Socio-Economic Status will only be given to the following business classifications, in descending order, as follows:
1) SDVOSB; and 2) VOSB

SFO SECTION 2.2: EVALUATION OF OFFERS

It is critical that your offer documents respond to each Factor and Subfactor, with documents as required in SFO Section 10:

- **Diagrams**
- **Technical Specifications**
- **Narrative Descriptions with clear benefits to VA defined**
- **Volume I Contents**
- **Volume II Contents**

REQUIRED SUBMITTALS

- **Part II: Schedule A: Operations and Maintenance Plan; Funded Maintenance Account (FMA)**
- **Part III: Schedule B: Special Requirements**
- **Part IV: Schedule C: Unit Costs During Construction & Occupancy Year 1 (Exhibit A Unit Costs for Adjustments); and (Exhibit B Unit Price for Additional Tis, first year)**
- **Part V: Schedule D: Bid Summary Form**
- **Part VI: Schedule E: Room Finish, Door, and Hardware Schedule**
- **Part VII: Labor Standards Provision**
- **Part VIII: Mandatory Submittal Forms**
- **Part IX: Conceptual Plans**
- **Part X: Not Applicable**
- **Part XI: Schedule F: Equipment Guide List**

SUBMITTAL DISKS MUST BE INDEXED

SFO SECTIONS 3, 4, AND 5

SFO SECTION 3: MISCELLANEOUS

- Ensure you understand the differences between RSF and NUSF (per SFO Section 3.14).
- Show your NUSF areas on floorplans (graphic illustration please).
- VA pays rent ONLY ON NUSF.

SFO SECTION 4: CODES

- Ensure you adhere to all required local and federal codes in your design.
- Sustainable Design – Green Globes

SFO SECTION 5: SITE DESIGN CRITERIA

- Siting of building, grading, and storm water retention must all comply with local codes.
- Parking requirements.

SFO SECTION 6: BUILDING DESIGN CRITERIA

Structural design of Department of Veterans Affairs facilities must comply with the current editions of manuals and guides to include the following:

- Reinforced Concrete and Structural Steel Design
- International Building Code
- Comply with GSA's Seismic Design Standard
- Seismic Safety – High Seismicity (SEP 2013)
- Physical Security
- HVAC
- Life Safety Protected Physical Security Design Manual

SFO SECTIONS 7 AND 8

SFO SECTION 7: INTERIOR CONSTRUCTION, FINISHES, AND INTERIOR DESIGN

- Offerors are advised to use the Conceptual Floor Plan (Part 9) as the basis for space planning and functional layout of the facility.
- The completed building shall accommodate VA's interior functional requirements for the community based outpatient clinic.

SFO SECTION 8: SERVICES, UTILITIES, AND MAINTENANCE

- This will be a fully serviced lease and the cost of utility services is part of the rental consideration.
- Lessor will provide full janitorial service.

SFO SECTIONS 9 AND 10

SECTION 9: SAFETY, FIRE PROTECTION, AND ENVIRONMENTAL MANAGEMENT

- Certificate of Occupancy required.
- Compliance with National Fire Protection Association (NFPA) guidelines and/or local codes required.

SECTION 10: INSTRUCTIONS AND PREPARATION

- Offerors must read all parts of the SFO.
- If there is a discrepancy between GSA Forms and the SFO, the SFO shall prevail.
- Thoughtful responses to Section 10 are advised. VA's evaluation team will see ONLY what you show and tell them with your graphics and narratives.

SFO SECTION 10: INSTRUCTIONS AND PREPARATION

DESIGN CONCEPT

- Show us - submit detailed drawings and design graphics.
- Tell us – submit concise narrative descriptions detailing design benefits to VA.
- Each Offeror will be evaluated on its ability to develop the site and landscaping to provide a well-designed facility.
- Stick with the plan - plans and specifications not in accordance with the Government's requirements may be deemed unacceptable and rejected.

MYRTLE BEACH CBOC

LEO A DALY



1 EXTERIOR PERSPECTIVE, ENTRANCE

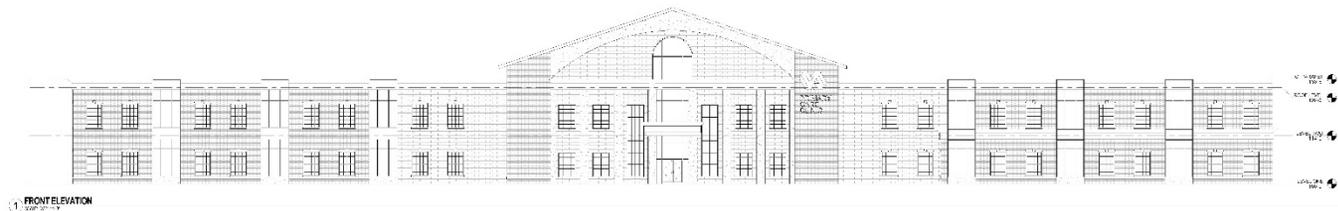


2 EXTERIOR PERSPECTIVE, LOBBY

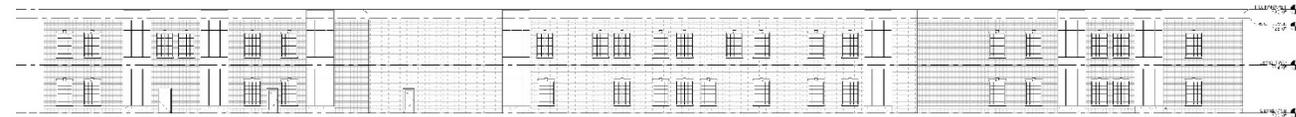
AE401 - PERSPECTIVE VIEWS

VA CBOC MYRTLE BEACH

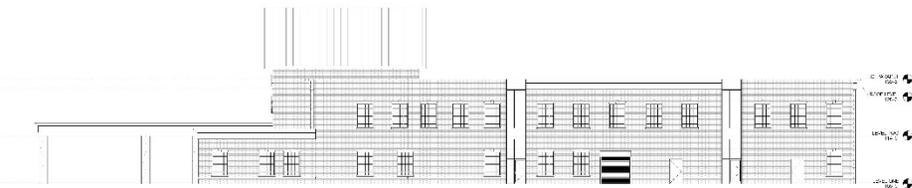
LEO A DALY



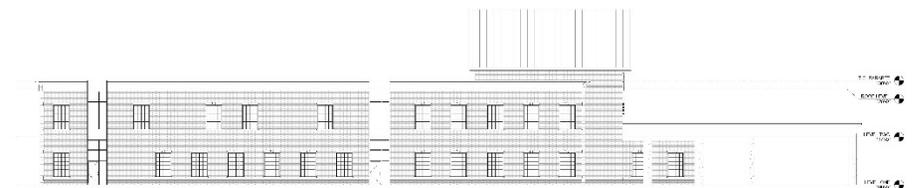
1 FRONT ELEVATION



2 BACK ELEVATION



3 SERVICE ELEVATION



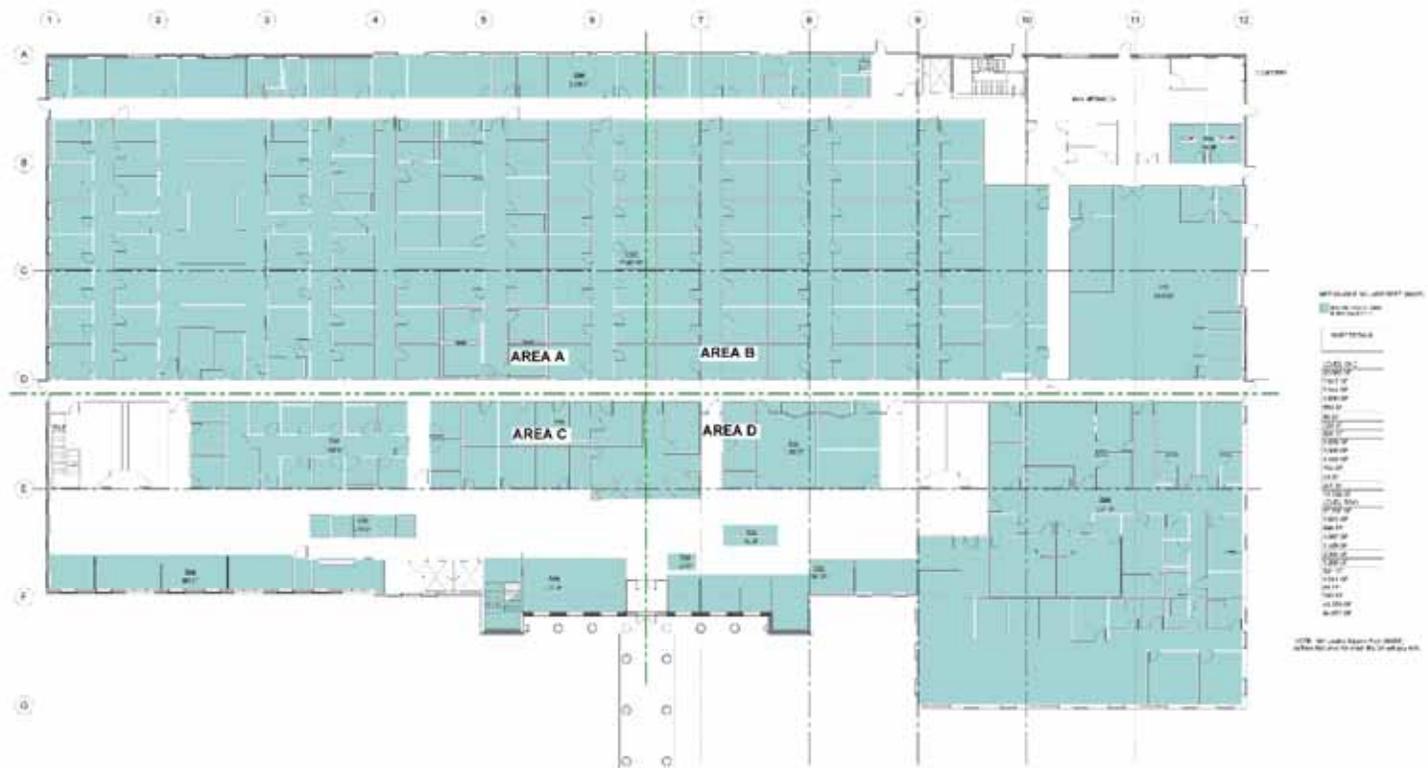
4 SIDE ELEVATION

AE201 - BUILDING ELEVATIONS
VA CBOC MYRTLE BEACH

022' 10" 15' 0" 04/06/2018
LEO A DALY



AE101A - LEVEL ONE FLOOR PLAN AREA A
 VA CBOC MYRTLE BEACH

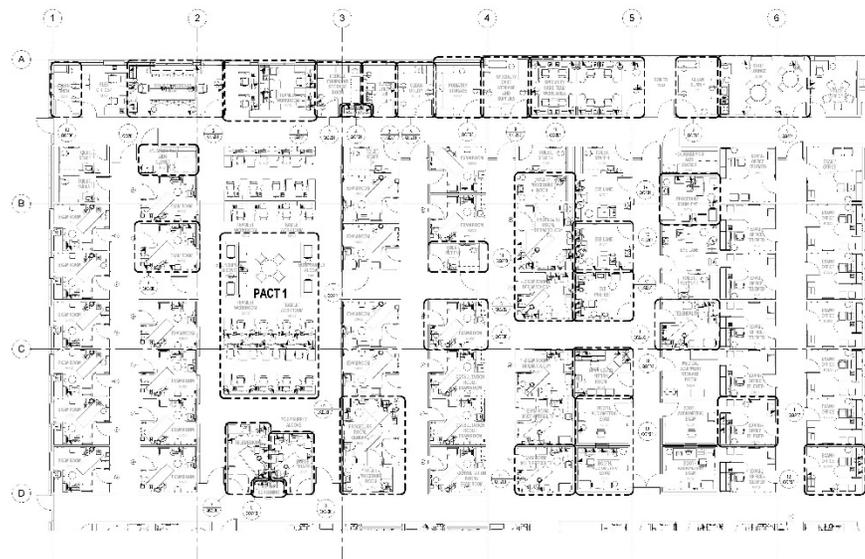


AE001 - DGSF AREA CALCULATION PLAN - LEVEL ONE
 VA CBOC MYRTLE BEACH

LEO A DALY



AE102 - AREA FLOOR PLAN LEVEL TWO
VA CBOC MYRTLE BEACH



LEVEL ONE EQUIPMENT PLAN AREA A
 02/11/12

QQ101A - LEVEL ONE EQUIPMENT PLAN AREA A
VA CBOC MYRTLE BEACH

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SCHEDULES A,B & C

OVERVIEW OF SCHEDULE A



FUNDED MAINTENANCE ACCOUNT

33. Subtotal – Annual Operating Expenses		
34. SOLICITATION FOR OFFERS		
35. Annual Operating Expenses (from Part I, Line 33 above)		

FMA WORKSHEET			
	Replacement COST	Useful Life (Years)	ANNUAL Reserve
A. Exterior and Grounds			
36. Parking Lot and Road Repair and/or Resurfacing			
37. Sidewalks			
38. Landscaping / Lawn Care (Equipment)			
39. Exterior Painting			
40. Windows			
41. Roof			
B. Building and Equipment			
42. Doors			
43. Floor Coverings (other than Carpeting)			
44. Carpeting			
45. Interior Painting			
46. Wall Coverings			
47. Ceilings			
48. Blinds / Drapes			
49. Dock Leveler			
50. Elevators			
51. HVAC (include refrigeration equipment and cooling towers)			
52. Air Handling Equipment			
53. Exhaust Systems			
54. Special HVAC Systems			
55. Plumbing Systems (supply, waste and vent)			
56. Hot Water Heater			
57. Fire Protection (fire suppression systems)			
58. Electrical Systems (distribution and power)			
59. Generator			
60. Fire Alarm System			
61. Communications and Signal Systems			
62. Security Systems			
63. Light Fixtures			
64. Schedule B Special Requirement Items			
C. Other / Miscellaneous (attach additional sheets if necessary)			
65.			
66.			
67.			
68.			
69.			
70. Subtotal Capital Reserve (Add Lines 36 to 69. Enter result here and on Line 30 of GSA Form 1217)			
71. Annual Reserve Grand Total (Add Line 35 and 70. Enter result here).			

1.6 FUNDED MAINTENANCE ACCOUNT (POST-AWARD)

- A. Upon the Government's acceptance of leased premises, the Lessor shall immediately establish an FMA in an interest-bearing account, in a financial institution approved by the Government, and begin to make payments into the FMA in such form and pursuant to such terms as the Government may require. The account shall be used to provide sufficient funding for the maintenance of the facility and site throughout the term of the lease, including all renewal options, and to make all necessary capital repairs and replacements as required and detailed in Schedule A and as set forth elsewhere in the lease contract.
- B. The Lessor's obligations with respect to the FMA shall be in effect and enforceable during the lease term, including all renewal options. The Lessor shall initially place a sum equivalent to one hundred twenty-five percent (125%) of the Annual Reserve Grand Total from the FMA Worksheet into the FMA. Thereafter, the Lessor shall continue to make quarterly payments as noted on Form SF-2 into the FMA. The quarterly payment is determined by taking the Annual Reserve Grand Total (Line 71) of the FMA Worksheet and dividing that figure by 4.
- C. The Lessor is required to maintain the funds in the FMA as reflected above. Failure by the Lessor to make the quarterly FMA payments required within this Section 1.6 may constitute a default under the lease contract. The Lessor shall submit in writing to the Government a quarterly report regarding the funding status of the FMA. Such report shall begin with the establishment of the FMA, and, thereafter, coincide with the Lessor's quarterly payments to the FMA. The report shall include evidence of all deposits to and withdrawals from the FMA and shall identify reasons for each expenditure. The Government reserves the right to audit the FMA records at any time. Such records will be made available to the Government within seven (7) days of written request.
- D. At the end of the lease term, including all renewal options, the remaining balance in the FMA account will be released to the Lessor upon prior approval by the Government, and the Government will make no claims against the remaining funds.

OVERVIEW OF SCHEDULE B



PART III: SCHEDULE B--SPECIAL REQUIREMENTS (cont.)

4.2--Functional Room List

SCHEDULE B--SPECIAL REQUIREMENTS: Functional Room List

Department / Functional Area	Room Code	Qty of Rooms	Function	Equipment Symbol or JSN Code	Item Description	Qty	Unit Cost	Extension	Subtotal	N
Primary Points of Service, Teams										
Team A - Womens/OEF/OIF-4 Panel	EXRG0	10	Exam Room						\$0.00	
				A1066	Mirror, Float Glass, With SS Frame	1	\$0.00	\$0.00		
				A5080	Dispenser, Paper Towel, SS,	1	\$0.00	\$0.00		
				A5145	Hook, Garment, Double, SS,	2	\$0.00	\$0.00		
				A5180	Track, Cubicle, Surface Mounted,	10	\$0.00	\$0.00		
				M1620	Holder, Chart, Patient, Wall or	1	\$0.00	\$0.00		
				P3100	Lavatory, Vitreous China, Slab Type	1	\$0.00	\$0.00		
				A5075	Dispenser, Soap, Disposable	1	\$0.00	\$0.00		
Team A - Womens/OEF/OIF-4 Panel	OFD03	4	RN Care Manager						\$0.00	
				A1066	Mirror, Float Glass, With SS Frame	1	\$0.00	\$0.00		
				A5080	Dispenser, Paper Towel, SS,	1	\$0.00	\$0.00		
				A5145	Hook, Garment, Double, SS,	2	\$0.00	\$0.00		
				A5180	Track, Cubicle, Surface Mounted,	10	\$0.00	\$0.00		
				M1620	Holder, Chart, Patient, Wall or	1	\$0.00	\$0.00		
				P3100	Lavatory, Vitreous China, Slab Type	1	\$0.00	\$0.00		
				A5075	Dispenser, Soap, Disposable	1	\$0.00	\$0.00		

Offeror ONLY completes Unit Cost section.

PART III: SCHEDULE B--SPECIAL REQUIREMENTS (cont.)

4.2--Functional Room List

SCHEDULE B--SPECIAL REQUIREMENTS: Functional Room List

Department / Functional Area	Room Code	Qty of Rooms	Function	Equipment Symbol or JSN Code	Item Description	Qty	Unit Cost	Extension	Subtotal	N
Primary Points of Service, Teams										
Team A - Womens/OEF/OIF-4 Panel	EXRG0	10	Exam Room						\$12,000.00	
				A1066	Mirror, Float Glass, With SS Frame	1	\$200.00	\$200.00		
				A5080	Dispenser, Paper Towel, SS,	1	\$0.00	\$0.00		
				A5145	Hook, Garment, Double, SS,	2	\$0.00	\$0.00		
				A5180	Track, Cubicle, Surface Mounted,	10	\$100.00	\$1,000.00		
				M1620	Holder, Chart, Patient, Wall or	1	\$0.00	\$0.00		
				P3100	Lavatory, Vitreous China, Slab Type	1	\$0.00	\$0.00		
				A5075	Dispenser, Soap, Disposable	1	\$0.00	\$0.00		
Team A - Womens/OEF/OIF-4 Panel	OFD03	4	RN Care Manager						\$0.00	
				A1066	Mirror, Float Glass, With SS Frame	1	\$0.00	\$0.00		
				A5080	Dispenser, Paper Towel, SS,	1	\$0.00	\$0.00		
				A5145	Hook, Garment, Double, SS,	2	\$0.00	\$0.00		
				A5180	Track, Cubicle, Surface Mounted,	10	\$0.00	\$0.00		
				M1620	Holder, Chart, Patient, Wall or	1	\$0.00	\$0.00		
				P3100	Lavatory, Vitreous China, Slab Type	1	\$0.00	\$0.00		
				A5075	Dispenser, Soap, Disposable	1	\$0.00	\$0.00		

Calculation:
Unit Costs * Quantity = Extension

Sum of Extension * Room Quantity = Subtotal

OVERVIEW OF SCHEDULE C



SCHEDULE C
DEPARTMENT OF VETERANS AFFAIRS

EXHIBIT A: UNIT COST FOR ADJUSTMENTS DURING CONSTRUCTION PERIOD

Item	Description	Unit of Measure	Total Quantity Included in Proposed Rate	Cost of Materials	Number of Labor Hours	Cost Labor Hour	Total Price for Labor & Materials
Solid Core Wood Doors in Hollow Metal Frames							
1	Door and frame, interior, Size S: 3'-0" x 7'-0"	each	260				\$0.00
2	Door and frame, Half Glass Type 3, Size S: 3'-0" x 7'-0"	each	0				\$0.00
3	Door and frame, interior, Size T: 3'-4" x 7'-0"	each	0				\$0.00
4	Door and frame, interior, Size U: 3'-6" x 7'-0"	each	147				\$0.00
5	Door and frame, Half Glass Type 3, Size U: 3'-6" x 7'-0"	each	67				\$0.00
6	Door and frame, interior, Size V: 3'-8" x 7'-0"	each	0				\$0.00
7	Door and frame, Half Glass Type 3, Size V: 3'-8" x 7'-0"	each	0				\$0.00
8	Door and frame, interior, Size W: 3'-10" x 7'-0"	each	0				\$0.00
9	Door and frame, interior, Size X: 4'-0" x 7'-0"	each	8				\$0.00
10	Doors and frame, double, MU: 1'-6" & 2'-6" x 7'-0"	pair	3				\$0.00
11	Doors and frame, double, each leaf Size N: 2'-0" x 7'-0"	pair	0				\$0.00
12	Doors and frame, double, each leaf Size Q: 2'-6" x 7'-0"	pair	2				\$0.00
13	Doors and frame, double, each leaf Size S: 3'-0" x 7'-0"	pair	0				\$0.00
14	Doors and frame, double, each leaf Size T: 3'-4" x 7'-0"	pair	0				\$0.00
15	Doors and frame, double, each leaf Size U: 3'-6" x 7'-0"	pair	3				\$0.00
16	Doors and frame, double, each leaf Size V: 3'-8" x 7'-0"	pair	0				\$0.00
17	Door and frame, C Label, Size S: 3'-0" x 7'-0"	each	0				\$0.00
18	Door and frame, C Label, Size T: 3'-4" x 7'-0"	each	0				\$0.00
19	Door and frame, C Label, Size U: 3'-6" x 7'-0"	each	0				\$0.00
20	Door and frame, C Label, Size V: 3'-8" x 7'-0"	each	0				\$0.00
21	Doors and frame, double, C Label, each leaf Size S:						

TOTAL EXHIBIT A--UNIT COSTS FOR ADJUSTMENT DURING CONSTRUCTION PERIOD

\$0.00

NOTE: These prices will be submitted as a part of the initial offer and negotiated during the course of the solicitation period. After prices have been mutually agreed to by the offeror and Contracting Officer or designee, these prices will not be subject to change at the time of Best and Final Offers.

Note 1: The above quantities are estimates based on gross square footage.

Note 2: Prices quoted shall be fully installed and finished.

QUESTIONS AND COMMENTS

QUESTIONS AND COMMENTS

****DEPARTMENT OF VETERANS AFFAIRS DOES NOT PUBLISH THE ATTENDANCE SIGN-IN SHEET****

THANK YOU ALL FOR ATTENDING

