

June 6, 2017

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**AMENDMENT # A00004 - SFO # VA101-16-R-0187  
Fredericksburg, VA**

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**PART I BASIC SOLICITATION REQUIREMENTS**

**SECTION 3.06 TENANT IMPROVEMENTS INCLUDED IN PRICING** – this section has been deleted in its entirety and replaced with the following:

A. TENANT IMPROVEMENT (TI) ALLOWANCE PRICING:

The TI Allowance is \$30.00 per NUSF. (TIs are the finishes and fixtures that typically take Space from the shell condition to a finished, usable condition.) The TI Allowance shall be used for the build-out of the Space in accordance with the Government approved design intent drawings. All TIs required by the Government for occupancy shall be performed by the successful Offeror as part of the rental consideration, and all improvements shall meet the quality standards and requirements of this RLP package and its attachments. If improvements, in accordance with the Government approved design intent drawings, exceed the TI Allowance, the Government, upon space acceptance by VA, the excess TI costs will be paid by VA in a lump-sum payment to the Lessor.

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**SECTION 3.09 BUILDING SPECIFIC AMORTIZED CAPITAL PRICING** – this section has been deleted in its entirety and replaced with the following:

A. In accordance with Section 1.09 of the Solicitation, Offerors may not charge the Government for any items that already exist in the offered building or facility. There is no allowance provided for the Building Specific Amortized Capital (BSAC).

B. The Lessor shall be responsible for implementing requisite security-related items, in accordance with the Government approved design intent drawings. Upon space acceptance by VA, all costs associated with security-related improvements, outlined in the Solicitation, will be paid by VA in a lump-sum payment to the Lessor. Offerors are required to provide a lump-sum cost to VA on GSA Form 1364, Box 31.

C. If required, the lump-sum cost shall include all the Offeror's administrative costs, general contractor fees, subcontractor's profit and overhead costs, Offeror's profit and overhead, design costs, and other associated project fees necessary to prepare construction documents and to complete the security countermeasures. It is the successful Offeror's responsibility to prepare all documentation (working/construction drawings, etc.) required to receive construction permits. No costs associated with the building shell or TI shall be included in the BSAC pricing.

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Only those offerors remaining in the competitive range may submit revised proposals. For only those offerors remaining in the competitive range the due date and time for revised proposals is 4:00 PM Eastern on June 13, 2017.

**Acknowledgement of Receipt**

**Amendment # A00004 - VA101-16-R-0187; Fredericksburg, VA**

Company \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Signature of Offeror \_\_\_\_\_ Date \_\_\_\_\_

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

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**END OF AMENDMENT**