

SOLICITATION FOR OFFERS (SFO) VA101-15-R-0161  
Amendment Number 6  
Cape Girardeau, MO  
14 June 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 receipt of this email delivery and return with their proposal.

**1. Part 01 – Basic Solicitation Requirements.**

**Section 1.7.1 - DOCUMENTS TO SUBMIT WITH OFFER**

Delete the following paragraph:

*“A proposed sustainable checklist identifying targeted solutions to meet the U.S. Green Building Council (USGBC) LEED® Silver Certification for Healthcare. Along with the proposed checklist, the Offeror shall submit a brief statement outlining how each of the LEED® credits proposed will be achieved.”*

**Section 2.2.2 - TECHNICAL QUALITY - A. Technical Evaluation Factor 1: Technical Quality**

Amend as follows by removing references to sustainability:

*“(1) Quality of Building Design and Architectural Concept.*

*This subfactor evaluates the quality of the building exterior, building interior and building systems. The building exterior and interior concepts will be evaluated for appropriateness as a VA medical outpatient clinic in the geographic location in which the project is located as well as how effectively the concepts create a healing environment for VA patients. VA will also evaluate the quality and durability of proposed construction materials and finishes. VA will evaluate the use of wayfinding systems and interior landscaping concepts. The building systems, which include, but are not limited to structural, mechanical and electrical, will be evaluated above the stated technical minimums for capacity, flexibility, reliability, and energy efficiency. Building designs that, in VA’s sole discretion, better reflect VA’s aesthetic and functional requirements will be more highly rated.*

*VA will evaluate the floor plan submitted by the Offeror. To the extent that the floor plan varies from the conceptual plan included in the solicitation, VA will evaluate whether the changes enhance the floor plan or detract from the floor plan. VA will also evaluate how well the Offeror’s proposed building grid integrates with and supports VA’s program. Floor plans that reflect effective integration of building massing and structural grid with VA’s floor plan will be more highly rated. To the extent that the floor plan submitted varies from VA’s conceptual plan, concepts that enhance the plan will be more highly rated. The proposed energy efficiency of the building, including the proposed energy efficiency certification levels of the building. The Contracting Officer will reject buildings that are unsuitable in configuration for VA clinic space.”*

**Section 3.20.2 - FIRST DESIGN DEVELOPMENT SUBMITTAL, Sustainable Design & Energy Efficiency**

Delete the paragraph and replace with the following:

*“Energy Efficiency*

*Submit preliminary narrative addressing how the design will meet Federal Mandates for energy efficiency, including site base conditions analysis, preliminary base case energy analysis.”*

**Section 3.20.3 - SECOND DESIGN DEVELOPMENT SUBMITTAL, Sustainable Design & Energy Efficiency**

Delete the paragraph and replace with the following:

*“Energy Efficiency*

*Submit narrative addressing how the design will meet Federal Mandates for energy efficiency. Submit refined ASHRAE 90.1-2010 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 preliminary commissioning specifications.”*

**Section 3.20.4 - 95% CONSTRUCTION DOCUMENTS, Sustainable Design & Energy Efficiency**

Delete the paragraph and replace with the following:

*“Energy Efficiency*

*Submit documentation showing compliance with federally-mandated strategies. Submit final ASHRAE 90.1-2010 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 4.2.1 - VA ADOPTED CODES, STANDARDS, AND EXECUTIVE ORDERS**

Delete “VA Sustainable Design Manual” from the Codes / Standards table”, and delete all references to “Sustainable Buildings” in the remainder of the Section.

**Section 4.2.4 - PHYSICAL SECURITY AND NATURAL DISASTERS RESISTIVE DESIGN, C. Building Envelope**

Delete the following paragraph:

*“Skylights shall be designed in response to the calculated peak pressures and impulses resulting from the design level vehicle threat. Skylight glass shall be restrained within the mullions and the mullions shall be designed to accept the design level pressures.”*

**Section 4.8 - SUSTAINABLE DESIGN AND ENERGY EFFICIENCY**

Delete the paragraph title and replace with **“4.8 ENERGY EFFICIENCY”**, replace all Solicitation references to paragraph **“4.8 - SUSTAINABLE DESIGN AND ENERGY EFFICIENCY”** to read **“4.8 ENERGY EFFICIENCY”**.

**Section 4.8.1 - LEED® SILVER CERTIFICATION FOR HEALTHCARE**

Delete the paragraph and replace with the following:

**“4.8.1 ENERGY INDEPENDENCE AND SECURITY ACT (MAR 2016)**

**A. Energy-related Requirements**

1. *The Energy Independence and Security Act (EISA) establishes the following requirements for Government Leases in Buildings that have not earned the ENERGY STAR® Label conferred by the Environmental Protection Agency (EPA) within one year prior to the due date for final proposal revisions ("most recent year").*

2. *If this Lease was awarded under any of EISA's Section 435 statutory exceptions, the Lessor shall either:*

*a. Earn the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease); or*

*b. (i) Complete energy efficiency and conservation improvements if any, agreed to by Lessor in lieu of earning the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease); and (ii) Obtain and publicly disclose the Building's current ENERGY STAR® score (using EPA's Portfolio Manager tool), unless the Lessor cannot access whole building utility consumption data, or there is no building category within Portfolio Manager to benchmark against, including spaces—*

*I. That are located in States with privacy laws that provide that utilities shall not provide such aggregated information to multitenant building owners; and*

*II. For which tenants do not provide energy consumption information to the commercial building owner in response to a request from the building owner. (A Federal agency that is a tenant of the space shall provide to the building owner, or authorize the owner to obtain from the utility, the energy consumption information of the space for the benchmarking and disclosure required by this subparagraph D).*

*III. That cannot be benchmarked (scored) using EPA's Portfolio Manager tool because of excessive vacancy; in which case Lessor agrees to obtain the score and publicly disclose it within 120 days of the eligibility to obtain a score using the EPA Portfolio Manager tool.*

*Note: "public disclosure" means posting the Energy Star® score on state or local websites in those areas that have applicable disclosure mandates, and reporting the score to the Government via Portfolio Manager. In the absence of an applicable state or local disclosure mandate, Lessor shall either generate and display the Energy Star® score in a public space at the building location or post the score on Lessor's or Lessor's Parent/Affiliate website.*

3. *If this Lease was awarded to a Building to be built or to a Building predominantly vacant as of the due date for final proposal revisions and was unable to earn the ENERGY STAR® label for the most recent year (as defined above) due to insufficient occupancy, but was able to demonstrate sufficient evidence of capability to earn the ENERGY STAR® label, then Lessor must earn the ENERGY STAR® label within 18 months after occupancy by the Government.*

4. *The Lessor is encouraged to purchase at least 50 percent of the Government tenant's electricity from renewable sources.*

**B. Hydrology-related Requirements:**

1. Per EISA Section 438, the sponsor of any development or redevelopment project involving a Federal facility with a footprint that exceeds 5,000 square feet shall use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the Property with regard to the temperature, rate, volume, and duration of flow. If the Lessor proposes to satisfy the Government's space requirements through a development or redevelopment project, and the Government will be the sole or predominant tenant such that any other use of the Property will be functionally or quantitatively incidental to the Government's use, the Lessor is required to implement hydrology maintenance and restoration requirements as required by EISA Section 438.

a. For the purposes of applying EISA Section 438 in this lease, "sponsor" shall mean "Lessor", and "exceeds 5,000 square feet" shall mean construction that disturbs 5,000 square feet or more of land area at the Property or on adjoining property to accommodate the Government's requirements, or at the Property for whatever reason. Information regarding implementation of the hydrology maintenance and restoration requirements can be found at: <http://www.epa.gov/greeningepa/technical-guidance-implementing-stormwater-runoff-requirements-federal-projects>.

b. Lessor is required to implement these hydrology maintenance and restoration requirements to the maximum extent technically feasible, prior to acceptance of the Space, (or not later than one year after the Lease Award Date or Lease Term Commencement Date, whichever is later, of a succeeding or superseding Lease). Additionally, this Lease requires EISA Section 438 storm water compliance not later than one year from the date of any applicable disturbance (as defined in EISA Section 438) of more than 5,000 square feet of ground area if such disturbance occurs during the term of the Lease if the Government is the sole or predominant tenant. In the event the Lessor is required to comply with EISA Section 438, Lessor shall furnish the Government, prior to the filing for permits for the associated work, with a certification from Lessor's engineer that the design meets the hydrology maintenance and restoration requirements of EISA Section 438."

#### **Section 4.8.2 - STRATEGIES**

Delete and replace with the following:

*"Design and construction of facilities must meet Federal Mandates for energy efficiency.*

##### *A. Employ Integrated Design Principles*

###### *(1) Integrated Design*

*Use a collaborative, integrated planning and design process that initiates and maintains an integrated project team in all stages of a project's planning and delivery.*

*Establish performance goals for energy with other comprehensive design goals and ensure incorporation of these goals throughout the design and lifecycle of the building. Consider all stages of the building's lifecycle, including deconstruction.*

###### *(2) Commissioning*

*Employ commissioning practices tailored to the size and complexity of the building and its system components in order to verify performance of building components and systems and help ensure that design requirements are met. This should include an experienced commissioning provider, inclusion of commissioning requirements in construction documents, a commissioning plan, verification of the*

installation and performance of systems to be commissioned, and a commissioning report. The systems to be commissioned include active and passive HVAC equipment and controls, plumbing systems, lighting and daylighting controls, domestic hot water systems, and onsite renewable energy systems.

Plumbing systems shall also be integrated into the commissioning plan. The commissioning plan shall define pressure test procedures for all pipe systems, shower or bathroom basin leakage tests, plumbing fixture carrier installation, plumbing fixture flow rate adjustment, system chlorination and flush, Legionella disinfection, booster pump package, backflow prevention devices tested by a third party and reports included in the final commissioning report, thermostatic mixing valves, vacuum system, medical air system, oral evacuation system, dental compressed air system, natural gas and fuel system, and special water systems.

#### **B. Optimize Energy Performance**

##### **(1) Energy Efficiency**

Establish a whole building performance target that takes into account the intended use, occupancy, operations, plug loads, other energy demands, and design to earn the Energy Star® targets for new construction and major renovation where applicable. For new construction, reduce the energy use by 30% compared to the baseline building performance rating per the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) and the Illuminating Engineering Society of North America (IESNA) Standard 90.1-2010, Energy Standard for Buildings Except Low-Rise Residential. If available, use Energy Star and FEMP-designated Energy Efficient Products.

Per the Energy Independence and Security Act (EISA) Section 523, meet at least 30% of the hot water demand through the installation of solar hot water heaters, when life-cycle cost-effective.

##### **(2) Measurement and Verification**

Per the Energy Policy Act of 2005 (EPAct) Section 103, install building level utility meters in new major construction and renovation projects to track and continuously optimize performance. Per EISA Section 434, include meters for natural gas and steam, where appropriate.

Compare actual performance data from the first year of operation with the energy design target. After one year of occupancy, measure all new major installations using the Energy Star® Portfolio Manager for building and space types covered by Energy Star®.

Annually provide data to VA.

**Section 6.2.6 ENCLOSURE SYSTEMS, B. Fenestration:** Delete the following sentence:  
“Use clerestory windows, patterned or obscured glazing, or other methods as appropriate.”

**Section 6.2.6 ENCLOSURE SYSTEMS, G. Skylights:** Delete the following paragraph:  
“When provided, skylights shall be self-supporting, aluminum framed style with translucent, insulated sandwich panels, fixed glazing. Lessor shall design, engineer, fabricate, and install skylights to meet building code requirements and as follows:

- Design for uniform live load of not less than 30 psf [1.44 kPa];
- Design for a concentrated load of not less than 250 lbs [113.4 kg] applied to any

framing member at a location that will produce the most severe stress or deflection;

- A one-third increase in the allowable stress for wind is acceptable where permitted by code but not in combination with any reduction applied to combined loads;
- Assume that compression flanges of flexural members receive effective lateral bracing only from anchors to the building structure and horizontal glazing bars or interior trim in contact on at least 50% of the member's total length;
- Provide for expansion and contraction of metal skylight components resulting from an ambient temperature differential of not less than 120 °F [49 °C]."

**Section 6.4.8 CLOSED-LOOP - GROUND SOURCE HEAT PUMPS (GSHP)** is deleted in its entirety. Provide a conventional mechanical air handling system compliant with the SFO.

**Section 10.8.2 - SUSTAINABLE DESIGN AND ENERGY EFFICIENCY**

Is deleted in its entirety and replaced with the following:

***"10.8.2 ENERGY EFFICIENCY***

*Submit a checklist identifying targeted solutions to meet energy reduction goals."*

**2. PART III - SCHEDULE B - SPECIAL REQUIREMENTS** is deleted in its entirety and replaced with SFO Amendment No. 6 PART III SCHEDULE B - SPECIAL REQUIREMENTS, attached hereto.

**3. PART IV - SCHEDULE C - UNIT COSTS & PRICES** is deleted in its entirety and replaced with SFO Amendment No. 6 PART IV SCHEDULE C - UNIT COSTS & PRICES, attached hereto.

**4. PART VI - SCHEDULE E - ROOM FINISH, DOOR & HARDWARE** is deleted in its entirety and replaced with SFO Amendment No. 6 PART VI - SCHEDULE E - ROOM FINISH, DOOR & HARDWARE, attached hereto.

**5. PART IX - CONCEPTUAL PLANS:**

- Remove references to Clerestory(s) on the plans and elevations. The roof of the building may have several elevations but shall not contain clerestories or skylights.
- Reduce the amount of curtain wall indicated in the Conceptual drawings by a minimum of 50%.
- Change the sliding doors on the Exam Rooms from STC 40 sound rated sliding doors to STC 40 sound rated conventional swing doors. See Schedule E.
- The finishes in the Conceptual Plans have been modified. See Schedule C for modifications.

**6. PART XI - SCHEDULE F - EQUIPMENT GUIDE LIST** is deleted in its entirety and replaced with SFO Amendment No. 6 PART XI - SCHEDULE F - EQUIPMENT GUIDE LIST, attached hereto.

**7.** Only offerors remaining in the competitive range may submit revised proposals. Revised proposals must be received in accordance with offer submission requirements in the SFO not later than 4:00 p.m. EDT on June 26, 2017.

Offerors must submit complete proposal packages including drawings. VA will accept narrative changes to previously submitted drawings within this proposal package, as long as the referenced drawing is submitted. Each offeror is responsible to ensure changes to drawings in either narrative or drawings are clearly identified within the offer's technical submission.

Offerors must sign this page acknowledging receipt and return with their proposal.

Attachments:

SFO Part III - SCHEDULE B - SPECIAL REQUIREMENTS dated June 2017.

SFO Part IV - SCHEDULE C - UNIT COSTS & PRICES dated June 2017.

SFO Part VI - SCHEDULE E - ROOM FINISH, DOOR & HARDWARE dated June 2017.

SFO Part XI - SCHEDULE F - EQUIPMENT GUIDE LIST dated June 2017.

Acknowledgement by

Company\_\_\_\_\_

Name\_\_\_\_\_

Phone\_\_\_\_\_

Title\_\_\_\_\_

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