August 23, 2017

**SF-30 AMENDMENT A00002**

**SFO #** **VA101-15-R-0187**

**REDDING, CA**

**PART I BASIC SOLICITATION REQUIREMENTS**

**SECTION 1.2 SITE SUBMISSION REQUIREMENTS** – This section has been deleted in its entirety and replaced with the following:

To maximize competition, VA will consider new sites within the delineated area that adequately demonstrate that they meet all minimum site requirements, as described in Section 1.11. Sites previously viewed that failed to meet stated criteria, that now demonstrate that they meet all minimum site requirements, as described in Section 1.11, will now be considered.

To be considered, the site offered must be within the following delineated area:

West boundary: Bonaventure Boulevard to Route 273 (South Market Street/Eastside Road)

North boundary: Route 299/141 (Eureka Way/North Market Street/Lake Boulevard)

East boundary: Oregon Trail/ Airport Road/Lockheed Drive

South boundary: Ox Yoke Road/Riverside Avenue

The map of the delineated area which provides further clarification of the boundaries can be found at: <https://www.fbo.gov/?s=opportunity&mode=form&tab=core&id=b05376cab078293da33ff4ec8382d151&_cview=0>.

Properties within the 100-year base flood plain as determined by FEMA shall not be considered.

**SECTON 1.5 OFFER DUE –** This section has been deleted in its entirety and replaced with the following:

Offers are due by 4:00 PM ET on October 13, 2017 and must remain open until award. VA currently anticipates award on or before June 15, 2018. Offers must remain open, and pricing must remain valid 60 calendar days from the date of award.

The final due time and date for questions has been extended to 4:00PM ET on August 29, 2017.

**SECTION 1.6 OCCUPANCY DATE** – This section has been deleted in its entirety and replaced with the following:

Occupancy is required within twenty-six (26) months from lease award. The specific acceptance date will be set forth in the lease contract at award. Offeror shall submit a detailed Project Management Plan (PMP) to reduce risk and ensure deliverables are met on time and on budget of the project schedule.

The plan shall include a narrative approach to the execution of this project from the point of lease award through VA’s acceptance of the facility. The narrative shall address Offeror’s approach to leadership, management, and communication, modifications, as well as cost, project schedule and quality control.

**SECTION 1.7 HOW TO OFFER** – The second paragraph has been deleted and replaced with the following text:

Hand carried proposals must be coordinated with Kelli Witt at 202-632-5706 to arrange for her to pick up the package in the lobby of 425 I Street, NW Washington, DC 20001.

**SECTION 1.7.1 DOCUMENTS TO SUBMIT WITH OFFER** – The following have been deleted from the list of submittal requirements:

 Volume 1-Techical Proposal:

* 3518, Representations and Certifications; (Ensure all required declarations are made throughout the entire form);
* 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 items have been added to the list of submittal documents:

 Volume 1-Techical Proposal:

* Project Management Plan (PMP)
* FEMA map, clearly illustrating the specific site location, and evidencing that the property lies outside the 100-year floodplain
* Location on map, demonstrating the building or land lies within the delineated area
* Narrative and map describing proximity of the building or land to the nearest bus and/or train stop, and major transportation routes
* A letter/letters from the AHJ providing evidence of current zoning of the property/properties being offered at time of initial proposal submission that the property/properties as zoned meets VA’s intended use or how the property could be made to meet VA’s intended use.
* Narrative describing any planned adjacent land development or construction which could affect the site, including neighboring projects and/or road/utility line construction.
* Map or site plan showing location of utilities, easements, and adjacent roads.
* Existing Building requirements (if applicable): age of building; total existing gross square feet and gross square feet per floor; and, site plan depicting the building and parking.

**SECTION 1.10 DAVIS BACON WAGES -** This section 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. CA170009, dated August 4, 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.

**SECTON 1.11 SITE SELECTION CRITERIA –** This section has been deleted in its entirety and replaced with the following:

Offerors must demonstrate that the Site offered meets the following minimum characteristics:

* Be able to accommodate the proposed building and provide the required amount of appropriately located parking with appropriate vehicular circulation, loading dock and service vehicle access, emergency vehicle (ambulance) access and entry, building utility equipment (chillers, fuel tanks, etc.), safe ways of passage for pedestrians, barrier-free access to public entrances, and adequate open space with landscaping to complement the architecture and create a pleasing outdoor environment. The site is shaped in a way that would accommodate or could be made to accommodate VA’s desired building footprint, plus parking requirements, i.e., safe modes of travel available, etc.).
* The surrounding area and nearby land uses, both current and planned, are compatible with VA’s intended use. If an existing building, and if multi-tenant property, other tenants’ uses, are compatible with VA’s intended use.
* Area infrastructure supports or can be made to support a new clinic being activated at the site (sufficient street size, traffic signals, safe modes of travel available, etc.).
* The facility adequately accommodates, or can be made to accommodate~~,~~ the building program, design requirements, and designated activities.
* The site can easily be prepared for construction (no existing tenants or residents, not heavily wooded, no steep slopes or other grading or draining issues).
* Topography is without steep grades (more than 2%) and is not affected by the 100-year flood plain as mapped by FEMA, rock outcroppings, or adverse subsurface conditions.
* Be free of environmental hazards or restrictions as shown in the Phase 1 Environmental Site Assessment submitted with initial offer.
* No cloud of title exists and the owner of the site is clearly identified in the title report submitted with the initial offer.
* Provide prominent visibility of the facility from major public thoroughfares.
* Main ingress/egress for on-site pedestrian and vehicular circulation is easily accessible from major public thoroughfares. The site has appropriate means of entrance and egress to accommodate the anticipated clinic traffic.
* The property location is easily navigated and identifiable, no more than two turns off of a major roadway and visible from a major roadway.
* Regularly scheduled public transportation is available within ¼ mile (1,320 feet) of the site and is easily accessible by foot (i.e., no difficult interchanges to navigate, sufficient signage, curbs, crosswalks, and sidewalks, or safe means of travel).
* Services, such as retail shops, restaurants, and banks, are located within ½ mile of the property and are easily accessible by [car/foot] (i.e., no difficult interchanges to navigate, sufficient signage, curbs, crosswalks, and sidewalks, or safe means of travel).
* Existing building meets or can be made to meet the requirements of VA’s desired floor plan/layout.
* Offeror has provided evidence of the right to ownership or control of the site during the term of the lease and all option terms for the lease. If an Option to Purchase or Lease is provided, demonstrate proof of Optionor’s ownership. Refer to Paragraph 2.6 CONTROL OF PROPERTY. Evidence of control includes, but is not limited to the following fully executed documents:

a. An Option to Purchase

b. A Purchase and Sale Contract

c. A Fee Simple Deed

d. An Option To Lease Property For Longer Than the Duration of the Lease Term Including All Renewal Options and the post-award design and construction phase.

**NOTE: Demonstration of site submittal requirements is a minimum requirement. Failure to demonstrate may result in the offer being found non-responsive.**

**SECTION 2.4 TECHNICAL EVALUATION -** This section has been deleted in its entirety and replaced with the following:

The technical evaluation factors include the Quality of the Technical Portion of the Offer, Evidence of Capability to Perform, Operation and Maintenance Plan, and the Offeror’s Socio-Economic Status. The Offeror is required to submit drawings, narratives, and calculations that address this factor and areas of consideration. Submittal requirements for these materials are in SECTION 10. All technical factors are listed in descending order of importance. Areas of Consideration are not listed or scored in any order of importance.

**SECTION 2.4.1. FACTOR NO. 1 – TECHNICAL QUALITY** – This section has been deleted in its entirety and replaced with the following:

**Areas of Consideration:**

1. Quality of Building and Design Concept

The exterior design shall be subject to technical and aesthetic review and approval of the Contracting Officer. The building shall be new construction of permanent materials and shall be compatible with its surroundings. Acceptable facades include stone, brick or aluminum curtain wall systems, architectural metal panel systems, or other permanent materials as indicated on contract documents. Overall, the building must project a professional and aesthetically pleasing appearance. Site and building design shall present a clear and direct entry sequence for patients and visitors.

1. Architectural Concept

This factor considers the interior functional and spatial relationships shown in the Offeror’s floor plan. The space offered shall be of shape and dimensions that will accommodate the space program and interior functional requirements of VA CBOC. Consideration will be given to the number and size of floors, column placement, shape of footprint, circulation systems, and placement of mechanical, plumbing, and electrical service spaces. The Contracting Officer will reject buildings that are unsuitable in configuration for VA clinic space.

1. Quality of Site Characteristics

This factor considers the Offeror's site or existing building and the characteristics of the site's location. This factor does not consider development of the site but rather the undeveloped site. Evaluation for this factor will consider access from adjoining roads to the site, location of amenities in relation to the site, site adjacencies, sites aesthetic quality, etc. Refer to Section 1.11 Site Selection Criteria.

1. Quality of Site Development

This factor considers the Offeror’s development of the site to accommodate VA’s conceptual building footprint including the required setbacks; the ingresses and egresses to and from the main (public), emergency, and staff entrances; and loading dock and service entrances; accessible parking lots and walkways; traffic patterns to maximize the flow of vehicles to and from the main thoroughfare; and how the landscaping design fits the surrounding areas, adheres to local landscaping codes, and provides an aesthetically pleasing atmosphere.

1. Sustainable Design and Energy Efficiency

The building envelope and systems will be evaluated for compliance with the requirements of Paragraphs 4.2.1B Mandatory Provisions for Energy Conservation and 4.8 SUSTAINABLE DESIGN AND ENERGY EFFICIENCY. Drawings, specifications, calculations, and narrative(s) submitted in accordance with SECTION 10 will be evaluated for compliance with requirements for sustainable design and energy efficiency. Reasonable innovation in this area will be looked upon favorably.

**SECTION 2.4.2 FACTOR NO. 2 – EVIDENCE OF CAPABILITY TO PERFORM PRIOR TO AWARD** – References to “sub-factors” have been deleted are replaced with “Areas of Consideration”. Areas of Consideration are not listed or scored in any order of importance.

**SECTION 2.4.3 FACTOR NO. 3 – OPERATIONS AND MAINTENANCE PLAN** - References to “sub-factors” have been deleted are replaced with “Areas of Consideration”. Areas of Consideration are not listed or scored in any order of importance.

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

All references to Green Globes are hereby deleted from the SFO, schedules and addenda. This facility is to comply with Energy Star and all local energy codes.

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

Submit detailed narrative identifying targeted solutions to meet energy reduction goals.

**PART VII LABOR STANDARDS** – The labor standards have been updated. Please ensure your response includes the revised, updated forms below:

* Pt 07--Labor Standards – Redding CA Rev. 08-22-17

**PART VIII FORMS** – The following form has been deleted from this section:

* Pt 08G(1)--GSA3518 - May 2013.pdf (**Note**: Offerors are still required to provide Pt 08G(2) GSA Form 3518-SAM, Addendum to the System for Award Management (SAM) Representations and Certifications

**Note: This amendment to Solicitation # VA101-15-R-0187 includes issuance of the preproposal meeting minutes and preproposal presentation.**

**END OF AMENDMENT**

Signed August 23, 2017

Anntwinette Dupree-Hart

Contracting Officer

**Acknowledgement of Receipt**

**Amendment #2 - VA101-15-R-0187; Redding, CA**

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

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