

Revision C, March 27, 2018

1. Can you offer any insight to the security unit price list particularly regarding the black boxes blocking out the cells?

Reply, Exhibit I, Removed blacked out color from cells.

2. , There is an Attachment E/Additional Security Requirements in Exhibit B as well as Exhibit C/Facility Security Level II Requirements. The later has language indicating both Lessor and Government providing, installing, etc the CCTV, Intrusion Detection and Duress Alarm systems. Can you offer some guidance?

Reply: Exhibit C Page 4, GOVERNMENT PROVIDED PRODUCT, INSTALLTION AND MAINTENANCE, , Changed 1<sup>st</sup> sentence to: The lessor shall provide and install an entry control system, with time lapse video recording, that will allow the Government employees to view and communicate remotely with visitors before allowing access.

Page 5, GOVERNMENT PROVIDED SCOPE AND PRODUCT, INSTALLATION, AND MAINTENANCE The Lessor shall permit installation of a perimeter Intrusion Detection System (IDS) to be operated by the Government.

Page 6, GOVERNMENT PROVIDED SCOPE, PRODUCT, INSTALLATION, AND MAINTENANCE The Lessor shall permit installation of a duress alarm system to be operated by the Government.

3. Global Lease Exhibit A , 1.06 Added title and Tenant Improvement Rental Rate verbiage

**1.06 PERCENTAGE OF OCCUPANCY AND TENANT IMPROVEMENT RENTAL ADJUSTMENT (OCT 2016)**

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is **XX** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **XX** RSF by the total Building space of **XX** RSF. The tax parcel number is **XX**.

If the Tenant Improvement Rate is more than the Government Anticipated, the Government may elect to:

1. Reduce the TI requirements;
2. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;
3. Negotiate an increase in the rent.

Revision B, March 23, 2018.

1. RLP 1.02F indicates the lease term to be seven years, five years firm. Exhibit F, Attachment A indicates for us to provide a ten year firm term with 2- five year options. Please clarify the proposed lease terms required.

Reply: The proposed lease term is seven years, five firm.

2. RLP Exhibit F, Attachment A, page 2 indicates that clinical and/or administrative space not to exceed 10,000 usable square feet. RLP 1.02A indicates a minimum of 20,340 net usable.

Reply: Space not to exceed 20,340 usable square feet.

3. RLP 1.02G indicates the lease term commencement date to be on or about March 14, 2019. When does VA anticipate an award of this procurement?

Reply: Within 60 days after solicitation closes, March 2019 is the anticipated move in date after build out.

4. RLP 3.06A indicates that Agency Specific Requirements (ASR) package is provided with the RLP for the TI pricing. Confirm that Exhibit B and B-1 are considered the ASR.

Reply: Yes

5. Does VA wish to have the Technical and Price Proposals separate in the response?

Reply: Yes

6. RLP 4.04F references Paragraphs 4.09 and 4.10(b). There is no 4.09 or 4.10. Is this to reference 4.06?

Reply: Yes. Amended to delete 4.09 and 4.10(b).

7. RLP 4.06B indicates a rentable space yielding 2,340 net usable. Confirm this is to be 20,340 net usable as mentioned in RLP 1.02A and RLP 4.06C.

Reply: Yes. Amended to correct to 20,340.

8. RLP 4.06C(6) references 'sub-paragraphs 5 and 7 or sub-paragraphs 6 and 7' though it is not clear what sub-paragraphs this is referring to.

Reply: Amended to read: The sum of either sub-paragraphs 3 and 5 or sub-paragraphs 4 and 5, divided by the ABOA SF will be the present value cost per ABOA SF of the offer for price evaluation purposes.

9. Exhibit B, Attachment E, page 5 indicates window protection. Exhibit C Facility Security Level II requirements indicate that no countermeasures are required for the baseline standard. Exhibit I Security Unit Price List has a space for window protection. Please provide direction.

Reply: Include Window Protection in build out.

10. RLP 4.04D is for Factor 4/Technical Capability and references evaluating the Architectural and Design qualifications and design concept narrative based upon the following sub-factors....the sub-factors noted are applicable to general contractor performance. Are there other design team qualifications VA is requesting? We assume presenting at minimum past performance.

Reply: 4.04D, Factor 4 Technical Capability refers to a., b., and c.

Past Performance is a separate Factor, 4.04, E, Factor #5, a-i .

11. RLP 3.02B indicates the proposal response is due at 5p central. The cover of the RLP indicates 5p eastern. Please advise.

Amended RLP 3.02B proposal response from 5pm central to 5pm eastern time.

12. Will an email link to a cloud based system be an acceptable (ie: sharefile or box) form of response?

Reply: Large Electronic replies, drawings, files, or literature can be submitted via the AMRDEC SAFE Website (2GB per email). <https://safe.amrdec.army.mil/safe/Welcome.aspx>

13. Is the concept plan available electronically (ie: CAD)?

Reply: Yes, email Contracting Officer, [Karen.Hammen2@va.gov](mailto:Karen.Hammen2@va.gov) for CAD file.

14. The concept plan appears truncated, is there more to the space plan?

Reply: The Concept Plan is only one page.

15. RLP 3.07 indicates LEED ID+C. Green Globes is also referenced in the same paragraph. RLP 3.05Q, Energy Star is noted. What is the desired sustainability directive?

Amended to Leed ID + C.

16. Will VA consider a 2-4 week extension of the initial offer response date? An extension would allow more time for the technical submittal but more importantly the price proposal which only benefits VA.

Not at this time.

Revision , A March 22, 2018

1. Is there another part that should be accompanying the past performance survey that outlines the project, project information, value, contacts, etc?

Reply: No. Reference 4.04E. Revised Exhibit # I to H, and M to L in solicitation.