



Interested Party Questions		Department of Veterans Affairs Response
1	The RLP states that this will be a gross lease. Can the VA give their anticipated utility consumption for this CBOC so that we can accurately fill out the GSA Form 1217	Utility projections should be based on the incorporated space program and similar sized medical office buildings. Upon further consideration we are unable to provided utility bills showing actual utility usage at the existing St. Augustine CBOC. Based on the size of the existing facility and modular construction the bills may be misleading and not provide a relevant baseline.
2	Please confirm that if the VA wants to pursue Green Globes certification on this CBOC, the incremental cost for Green Globes certification will be a cost included in the TI Allowance, amortized over the lease term, not a cost that should be included in the shell rent.	The cost for certifying the building as well as the cost of any specialist required to be part of the Lessor's project team shall be included in the shell rent. Cost of materials used to construct the space in accordance with Green Globes will be part of the Tenant Improvement Allowance. This division of costs is outlined in Lease Sec. 3.50.
3	For the Past Performance surveys, should the building owner have other tenants fill out that survey? What are examples of past performances for the building owner that are meaningful to the VA in evaluating the building owner's ability to lease this existing 17k SF shell space in a 60k SF multi-tenant building to the VA?	Past Performance forms should come from tenants the developer has in current buildings, constructed space for, etc. If available, forms from tenants with space of similar size and scope are encouraged.
4	Will there be a 1364A Supplemental Pricing Attachment required with our proposals, or simply the 1364A?	Offerors are only required to submit GSA Form 1364A, there is no supplemental form. Please submit a separate GSA Form 1364 for each of the three lease term scenarios.
5	Please define section 2.11 Environmental due Diligence - It implies that a Phase I Environmental Site Assessment is required with submission of bid and failure to submit the require study may result in dismissal from consideration. Is it required?	Yes, a recently completed Phase 1 Environmental Site Assessment is a requirement.
6	In developing the site plan will a 25' buffer be required between the building and the nearest parking spaces?	The building must meet all Level II Security Standards outlined in the RLP and attachments. A 25' buffer is not a requirement but would be positively evaluated as part of the technical evaluation of the site under Technical Factor I, subfactor 2.
7	Appendix C1 - ASRs - Section II Building Features: Please clarify what needs emergency backup power from the generator.	The entire building and all building systems must be on emergency power.
8	Appendix C2 - Janitorial Services: The web link for examples of acceptable products at the end of the document does not work. (www.gsa.gov/p2products)	Amendment #1 to the Request for Lease Proposals now incorporates a document named "NF/SGVHS ENVIROMENTAL MANAGEMENT SERVICE STANDARDIZED CHEMICALS AND SUPPLIES." This document replaces the list of acceptable products on the GSA.gov website.
9	Appendix C1 - ASRs - Section VI Commissioning Requirements: The link to CEOSH website does not work. (http://vaww.ceosh.med.va.gov/01HE/Pages/FGI.shtml)	For commissioning guidelines, please consult the Facilities Guidelines Institute's 2018 edition of "Guidelines for Design and Construction of Outpatient Facilities."
10	Does the offered property need to be properly zoned for VA's use before initial offers are due, or is it acceptable to include a submittal outlining the schedule and process for re-zoning?	RLP Sec. 3.06(c) outlines the submittal requirements re: zoning compliance. If zoning is not in place in time for the initial offer, the offer should outline a schedule and process for obtaining re-zoning.
11	Where can offerors access GSA's Present Value Analysis spreadsheet?	The PVA spreadsheet is available at: <a href="https://www.gsa.gov/real-estate/real-estate-services/leasing-policy-procedures/policy-and-tools/tools/present-value-analysis-model">https://www.gsa.gov/real-estate/real-estate-services/leasing-policy-procedures/policy-and-tools/tools/present-value-analysis-model</a> .
12	Will the VA provide a number to be included as the real estate tax base?	No. Processes for establishing the lease's real estate tax base are outlined in Lease Sec. 2.07.
13	In multi-tenant buildings, how should the offeror separate utility costs and building common SF?	Separate meters can be used to separate different tenants' utilities. Building common square footage should be assigned among tenants on a pro rata basis.
14	Will there be a security guard on site and who pays for the service?	The terms of the lease allow the VA to provide an on-site guard service at the VA's cost.
15	How should land acquisition costs be shown on Form 1364?	Acquisition costs for land should be shown in the last cell of Box # 28.
16	Can you please provide us some sort of assurance that if a private developer submits a proposal that is technically acceptable and is engaged by the VA to ensure that the pricing meets all the requirements that you are ultimately going to award it?	The VA's new Request for Lease Proposals process is designed to avoid value re-engineering at the pre-award stage. Though no formal assurance of award can be provided at this point in the procurement process, VA intends to award a lease for this facility based on the best value criteria outlined in the RLP.
17	What documentation is required to establish control of the property?	RLP Sec. 3.06(d) outlines the submittal requirements re: control of site. Signing authority should be documented for each signer for each entity in the chain that connects the offer to the owner of record.
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