

**Department of Veterans Affairs
Community Based Outpatient Clinic
RLP No. 36C10F18R0588
St. Augustine, FL
Pre-Bid Conference**

WELCOME



March 15, 2018

PROJECT TEAM



Katrina Jack-Tribble, PhD – Contracting Officer, VACO ORP
Jeff Leikin – Project Manager, VACO ORP
Tom Champ – Senior Resident Engineer, VACO ORP
Darren Travis – Acting Associate Director, VAMC
Craig Pasanen – Health System Specialist, VAMC
Robyn Ringgold – Construction Representative, VAMC
Phil Wall – Acquisition Specialist, VAMC
Vladimir Valcourt – Health System Specialist, VAMC



Brad Seifert – Sr. Vice President, Public Properties
Mark Tyler – Vice President, Public Properties
***Edward Brennan** – Director, Public Properties

*Assisting with Pre-Bid Meeting Only

WELCOMING REMARKS



PURPOSE OF MEETING & AGENDA



VA Central Office (VACO)	WELCOME - INTRODUCTION OF PROJECT TEAM	1:00 PM																		
Public Properties	Overview/Agenda - OVERVIEW OF FACILITY & AGENDA	1:10 PM																		
Public Properties/VACO	PROCUREMENT OVERVIEW/CRITICAL ISSUES - OPEN MARKET PROCUREMENT	1:15 PM																		
	REQUEST FOR LEASE PROPOSAL OVERVIEW																			
	REQUEST FOR LEASE PROPOSALS OVERVIEW (CONTINUED)																			
Public Properties	<table border="0"> <tr> <td>REQUEST FOR LEASE PROPOSAL</td> <td></td> </tr> <tr> <td>- HOW TO OFFER</td> <td>- KEY LEASE TERMS</td> </tr> <tr> <td>- SITE CRITERIA</td> <td>- GSA FORM 1364</td> </tr> <tr> <td>- SUMMARY OF OPERATING EXPENSES</td> <td>- GSA FORM 1217</td> </tr> <tr> <td>- RENTABLE VS. ANS/SDMA OFFICE AREA</td> <td>- APPENDICES</td> </tr> <tr> <td>- FORMS</td> <td></td> </tr> <tr> <td>- POST AWARD</td> <td></td> </tr> <tr> <td>- OSDBU</td> <td></td> </tr> <tr> <td>- EVALUATION OF OFFERS</td> <td></td> </tr> </table>	REQUEST FOR LEASE PROPOSAL		- HOW TO OFFER	- KEY LEASE TERMS	- SITE CRITERIA	- GSA FORM 1364	- SUMMARY OF OPERATING EXPENSES	- GSA FORM 1217	- RENTABLE VS. ANS/SDMA OFFICE AREA	- APPENDICES	- FORMS		- POST AWARD		- OSDBU		- EVALUATION OF OFFERS		1:20 PM
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Project Team	QUESTIONS & ANSWERS / WRAP-UP	2:30 PM																		

PROCUREMENT OVERVIEW



Office of Small & Disadvantaged Business Utilization (OSDBU)

This lease is being competed as an open market procurement and as such is not set-aside for any type of business.

[Link to Determination](https://www.fbo.gov/index?s=opportunity&mode=form&id=2a6e6559091f47e7873982e8dd797edc&tab=core&_cview=1)

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Office of Small & Disadvantaged Business Utilization (OSDBU)

4.05 FACTOR NO. 4 – Socioeconomic Status

Technical Evaluation Factor 4. Offeror's Socio-Economic Status

This factor evaluates the socio-economic status of the Offering entity.

Small Business Classification Code

For the purposes of this solicitation and resultant contract (lease), North American Industry Classification System (NAICS) codes is 53120. The small business size standard is \$38.5 million. Under this classification, a concern is considered a small business if its average annual receipts for its preceding three (3) fiscal years do not exceed the size standard reflected. Prime and Joint Ventures submitting a proposal in response to this solicitation must meet the small business size standard. Eligible Service-Disabled Veteran-Owned Small Businesses, Veteran-Owned Small Businesses, or Small Businesses shall receive credit for their status. Service-Disabled Veteran-Owned Small Businesses will receive full credit for this evaluation criteria. Veteran-Owned Small Businesses will receive partial credit greater than, all other Small Businesses, which will receive partial credit.

REQUEST FOR LEASE PROPOSALS



Key Lease Terms (RPL 1.02)

A. The Government is seeking a maximum of 16,695 of American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) Office Area (ABOA) square feet (SF) of contiguous space within the Area of Consideration set forth below. See Section 2 of the Lease for applicable ANSI/BOMA standards.

C. The Government requires 136 surface/outside parking spaces, reserved for the exclusive use of the Government. These spaces must be secured and lit in accordance with the Security Requirements set forth in the Lease. Offeror shall include the cost of this parking as part of the rental consideration. At a minimum ten percent of the spaces shall be reserved for handicap parking.

F. The lease term shall be up to 20 years, inclusive of all options. The Offeror must submit price proposals for each of the following scenarios (Each price proposal shall be submitted on its own individual GSA Form 1364):

- Alternative A) 15-year firm term;
- Alternative B) 15-year firm term, with five 1-year options; and
- Alternative C) 20-year term.

The LCO reserves the right to award a contract based on any alternate lease term listed above, and may select the number of option years, in the best interest of the Government. For instance, the LCO could elect to award a 20-year firm term, a 15-year firm term, or a 15-year firm term with five 1-year options. All the terms and conditions contained herein shall prevail throughout the term of the lease, including all renewal options. The Offeror is advised that it must submit pricing for all alternates listed above in order to be considered responsive. An Offeror submitting different or fewer pricing alternates may be rejected as non-responsive by the Lease Contracting Officer.

G. The Lease Award Date will be approximately Winter 2018.

Area of Consideration (RPL 1.03)



Beginning at the intersection of County Road (CR)-13A and CR-208 proceed east on CR-208 until it becomes State Road (SR) 16. Continue east on SR-16 until Chicken Farm Road. Turn left on Chicken Farm Road and travel north to Woodlawn Road. Turn right on Woodlawn Road and travel east to Lewis Speedway. Turn left on Lewis Speedway and travel northeast to US-1/Dixie Hwy. Turn right on US-15 and travel southeast to San Marco Ave. Yield left on San Marco Ave. and travel southeast to the Bridge of Lions. Turn left on Bridge of Lions and travel east to A1A. Continue southeast on A1A to CR-206. Turn right on CR-206 and travel west to US-1. Turn left on US-1 and travel south to CR-204. Turn right on CR-204 and travel west until it becomes CR-13. Continue northwest on CR-13 until SR-207. Turn right on SR-207 and travel northeast to CR-13S. Turn left on CR-13S and travel northwest to CR-13A. Turn right on CR-13A and travel north to CR-214, to the point of the beginning.

Buildings that have frontage on the boundary streets are deemed to be within the delineated Area of Consideration.

Unique Requirements (RLP 1.04)

At issuance of the RLP, market survey letters were provided to each interested party that submitted a property. These letters detailed areas of weakness or deficiency in meeting the requirements outlined in the advertisement. These same requirements are included in Section 1.04 of the RLP – each offeror must demonstrate compliance with each of the requirements.

1.04 UNIQUE REQUIREMENTS (FEB 2017)

The offeror must meet the following minimum characteristics:

- Offered space must be located on no more than one (1) contiguous floor and all space must be contiguous.
- Enclosed area, inclusive of parking, are not permitted.
- The following space configurations will not be considered: Space with alcove or other non-integrating entrance space; existing floor or ceiling with 2' clearances that have no top or side walls; irregularly shaped space configurations or other unusual building features; currently existing space.
- Column side spanned between 10' to 14' square and space between columns and/or walls cannot be less than 4' (4' 0") clear.
- Offered space reserved in the FEMA 100-year flood plain.
- Offered space must be zoned for VA's intended use.
- Offered space will not be considered if located in close proximity to property with incompatible uses, including but not limited to the following: gas, beer establishments, treatment centers, commercial facilities, school facilities or non-technological, internet cafes, or training centers.
- Space will not be considered where adjacent space or other living quarters are located within the same building.
- Offered space must be located within 5 miles to a hospital or stand alone emergency room center and a department.
- Offered space must be easily accessible to multiple highways which provide multiple routes of travel.
- Painting of walls must be able to accommodate demands for trade with bidders.
- Structural framing under the space is not permitted.
- Offered space must meet Federal and Local Government requirements for fire safety, physical security, accessibility, seismic, and all applicable standards on the basis of the solicitation for offers or request for proposal.
- A fully bonded lease may be required.
- Offered space must be compatible for VA's intended use.

RLP Documents (RLP 1.06)

DOCUMENT NAME	No. of PAGES	EXHIBIT
Lease No. GS-XXP-LXXXXXX (Form L100)	43	A
Security Unit Price List	2	B
GSA Form 3516, Solicitation Provisions	5	C
GSA Form 3517B, General Clauses/VA's Modified Clauses	20	D
Proposal to Lease Space (GSA Form 1364)	5	E
GSA Form 1217, Lessor's Annual Cost Statement	3	F
GSA Form 12000 for Prelease Fire Protection and Life Safety Evaluation for an Office Building (Part A or Part B) (See Section 3 for applicable requirements)	6	G
DOL Wage Determination	15	H
Past Performance Survey Form	1	I
Reference Check Questionnaire Form	4	J
Certification of Building Energy Performance	1	K
VA Rules of Behavior	6	L
VA IT Security Clause	1	M
Solicitation Provisions (VA Acquisition Regulations)	3	N
Appendix A: Program for Design (PFD)	10	O
Appendix B: Room Templates	9	P
Appendix C: Agency Specific Requirements	14	Q
Appendix D: Building Codes and Standards (Including Security Requirements for FSL Level II)	8	R
Appendix E: IT Requirements	15	S

Receipt of Proposals (RLP 3.02)

3.02 RECEIPT OF LEASE PROPOSALS (FEB 2017)

- A. Offer must be received at the locations listed below, no later than 4:00 PM, EST on the date specified on the Cover Page.

Public, UPS, or Hand Delivered:

U.S. Department of Veterans Affairs
Office of Construction & Facilities Management (CFM)
Attn: Brad Saffer
4251 Eyal Street, 5th Floor, Room 5041-1C
Washington, DC 20307

Web copies to:

Public Properties
Attn: Brad Saffer
1033 Wilson Avenue, 5th Suite 503
Washington, DC 20307

VA currently anticipates award on or before Winter 2018. Offers must remain open, and pricing must remain valid, until 90 calendar days following award date.

- B. Offers shall be submitted to VA at the above referenced location in two (2) separate volumes. Offers shall be prepared, sealed, initialed, converted to a PDF file and submitted with bookmarks, and submitted on compact discs. Each compact disc shall be marked appropriately: Volume 1- Technical Proposal and Volume 2-Price Proposal. The technical proposal shall not contain any pricing information. Offers shall only submit one (1) electronic copy (Contract Copy) of each Volume to the Contracting Officer at the address above. **NO hard copies, of any kind, will be accepted by VA. Offeror may submit offers via electronic mail.**

- C. In addition to the required number of submission packages listed above, Offerors will submit six (6) compact discs of Volume 1 - Technical Proposal, one (1) compact disc of Volume 2 - Price Proposal and one original hard copy of (3) Volume 1 to Public Properties at the above address; the original hard copy shall be separately sealed, initialed and packaged in 3-ring binders marked, Volume 1- Technical Proposal and Volume 2-Price Proposal. Additionally, one (1) hard copy of drawing and rendering shall be provided to Public Properties.

Offers shall consist of the following documents, organized as set forth in the subsection and adhering to a reasonable effort page limit. To the extent terms are missing, not adequately addressed, or page limits are unreasonable in a proposal, the Contracting Officer may determine the proposal to be non-responsive and therefore excluded from the competition, at the sole discretion of the Contracting Officer. Items must be provided in the order set forth below, and each of the bullet points below in all volumes should be treated as a bookmarked chapter with relevant information contained therein.

Refer to Section 3.02 for additional submittal documents and information

What to Submit and Where to Deliver

Offers are due on April 30, 2018.
Submittals must be properly signed, initialed and bookmarked (CD's)

Deliver to Public Properties

- One (1) Technical Binder
- One (1) Price Binder
- Six (6) Technical CD's
- One (1) Price CD

Deliver to VA Central Office

- One (1) Technical CD
- One (1) Price CD

Receipt of Proposals (RLP 3.02)

Volume 1- Technical Proposal:

- Plans, written narratives, design concept, calculations, mechanical and electrical systems, and energy efficiency of the proposed building;
- All applicable drawings (One (1) hard copy of drawings and renderings shall be provided to broker Public Properties.);
- Building Operating Plan;
- Detailed Operations and Maintenance Plan narrative;
- Past Performance Survey Form
- Project Management Plan/Schedule;
- GSA Form 3516A, Solicitation Provisions;
- 3517B, General Clauses & Updates;
- System for Award Management (SAM) electronic printout demonstrating applicable size standard and associated North American Industry Classification System (NAICS) code;
- To be considered for the small business evaluation criteria, small businesses must have an active registration in the System for Award Management (SAM) System, available at www.sam.gov, at the time of initial offer submission. In addition, the small business must be registered with the Small Business Administration (SBA). Provide proof of verification with offer: System for Award Management (SAM) electronic printout demonstrating applicable size standard and associated North American Industry Classification System (NAICS) code;
- To be considered as SDVOSB or VOSB, an offeror must be registered and verified in Vendor Information Pages (VIP) database (<http://www.vetbiz.gov>). Provide proof of verification with offer;
- Small Business Subcontracting Plan (requirement for large businesses offerors);
- Documentation of ownership or control of the property and evidence of signature authority of the party(ies) who will sign and lease documents and ability to meet the minimum site requirements;
- Evidence of zoning necessary to accommodate VA's intended use, Modified General Clauses;
- Proof of Architect/Engineering firm's state license;
- Proof of General Contracting firm's state license;
- Fully executed Training Agreements with Architect/Engineering firm and General Contracting firm;
- Any additional applicable technical submittal requirements which are listed in Sections 1.06, 3.05, and 3.06 of the RLP;
- Phase 1 Environmental Site Assessment as required in Section 2.11 of this RLP.

Volume 2 - Price Proposal:

- GSA Form 1364, Proposal to Lease Space;
- GSA Form 1217, Lessor's Annual Cost Statement;
- Evidence of Historical Preference (See Section 2.05)
- Any other lump sum and/or pricing items from the attached Appendices

Refer to Section 3.02 for additional submittal documents and information

Scoring & Prospectus (RLP 3.04 & 3.05)

3.04 BUDGET SCOREKEEPING; OPERATING LEASE TREATMENT (APR 2011)

The Government will award a Lease pursuant to this RLP only if the Lease will score as an operating lease under Office of Management and Budget Circular A-11, Appendix B. Only offers that are compliant with operating lease limitations will be eligible for award. Offerors are obligated to provide supporting documentation at the request of the LCO to facilitate the Government's determination in this regard.

3.05 PROSPECTUS LEASE (OCT 2016)

This RLP is subject to the Prospectus threshold set forth in 40 USC § 3307. The Government will award a Lease pursuant to this RLP only if the offered rental rate does not exceed the then current rent threshold.

Note: The Department of Veterans Affairs (VA) prospectus threshold is \$1,000,000.00 in annual unreserved rent. Pursuant to 3.05 above, for award offers cannot exceed this rent threshold.

Additional Submittals (RLP 3.06)

3.06 ADDITIONAL SUBMITTALS (APR 2011)

Offeror shall also submit to the following:

1. If the Offeror is not the owner of the Property, authorization from the ownership entity to submit an offer on the commodity entity's behalf.
2. Satisfactory evidence of at least a conditional commitment of funds or an amount necessary to complete the Lease. Such commitment of funds should be in the form of a letterhead memorandum (LHM) signed by the Offeror and a commitment of funds document of the Offeror's bank, or other financial institution, or other acceptable evidence. The LHM and commitment of funds document shall be submitted to the LCO no later than 10 business days prior to the start of construction.
3. Evidence that the Property is zoned in compliance with local zoning laws, including evidence of variances, if any, approved by the relevant local authority, and the Offeror shall also provide to obtain all necessary zoning approvals prior to performance if the same have not been received at the time of submission of offers.
4. Evidence of ownership or control of Building. If the Offeror owns the Property being offered or has a long-term leasehold interest, the Offeror shall provide a copy of the deed or other evidence of ownership or control of the Property and any encumbrances on the Property, and an affidavit.
5. Site Submission Requirements.
 - A. Offeror must submit written evidence that it is authorized by the owner of the site to present the site, in addition, Offeror shall provide evidence of all consents for design that are required for the site to be used for the offering, including but not limited to design and construction permits as well as all relevant approvals. Documentation that certifies evidence of suitable evidence, but is not a final approval, shall be submitted to the LCO.
 - B. A valid contract.
 - C. An affidavit showing the property is available for use for the lease term plus the post award design and construction period and any relevant conditions.
 - D. An affidavit to waive the site for longer than the lease term plus the post award design and construction period and any relevant conditions.
6. Except for a leasehold interest, the Offeror shall provide a copy of the deed or other evidence of ownership or control of the Property to be signed by both the Lessor and the Offeror and returned to the LCO to be filed for the Offeror's use to show the record owner of the offered site, and all relevant encumbrances, conditions, restrictions, and documents of record that affect the offering. In addition, the Offeror shall provide a copy of the deed or other evidence of ownership or control of the Property to be signed by both the Lessor and the Offeror and returned to the LCO to be filed for the Offeror's use to show the record owner of the offered site, and all relevant encumbrances, conditions, restrictions, and documents of record that affect the offering. In addition, the Offeror shall provide a copy of the deed or other evidence of ownership or control of the Property to be signed by both the Lessor and the Offeror and returned to the LCO to be filed for the Offeror's use to show the record owner of the offered site, and all relevant encumbrances, conditions, restrictions, and documents of record that affect the offering. In addition, the Offeror shall provide a copy of the deed or other evidence of ownership or control of the Property to be signed by both the Lessor and the Offeror and returned to the LCO to be filed for the Offeror's use to show the record owner of the offered site, and all relevant encumbrances, conditions, restrictions, and documents of record that affect the offering.
7. Evidence of compliance with local zoning requirements as necessary in order to develop the site for the offering.

Additional Submittals (cont.)

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Tenant Improvements (RLP 3.07)

A. TENANT IMPROVEMENT ALLOWANCE PRICING:
 The TI Allowance is \$202.55 per ABOA SF (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.

The Government reserves the right to amortize any portion of the TI Allowance at the amortization rate proposed by the Offeror on GSA Form 1364. Amortization of the TI Allowance will be over the firm term of the lease. The unamortized portion of the TI Allowance will be paid by the Government in lump sum upon acceptance of the space by the Government. The decision by the Government on whether or not to amortize the TI Allowance, and/or what portion of the allowance is to be amortized, is solely that of the Government.

Note: The Department of Veterans Affairs (VA) may pay for all, none, or a portion of the Tenant Improvement Allowance (TIA) in lump sum. A determination regarding the amount of TIA to pay in lump sum is exclusively that of VA and will be made prior to lease award.

Unless amended, for purposes of price evaluation the full TIA will be amortized in the NPV rental rate analysis as outlined in 4.04 of the RLP.

Award Based on Best Value (RLP 4.04)

4.04 AWARD BASED ON BEST VALUE (FEB 2018)

- A. The Lease will be awarded to the responsible Offeror whose offer conforms to the requirements of this RLP package and will be most advantageous to the Government, price and technical award factors listed below considered. The best value tradeoff process permits tradeoffs among price and technical factors, allowing the Government to make an award to other than the lowest priced Offeror or other than the highest technically rated Offeror. The combination of factors below is approximately equal in importance to price. As proposals become more equal in price, their technical merit becomes more important. Likewise, as technical factors become more equalized, price becomes the most important component. The Government may make trade-offs between price and technical merit when determining if the increased technical merit is worth the increased price. The Contracting Officer will evaluate all aspects of the proposal to assess the Offeror's ability to perform the contract successfully. The evaluation will be conducted on the factors specified in this RLP.
- B. In accordance with FAR Part 15.101, competitively negotiated best value trade off source selection procedures will be used to evaluate proposals, and award will be made to the responsible Offeror offering the best value to the Government after evaluation of both the total evaluated contract price and non-priced technical factors.
- C. The Government intends to evaluate proposals and award a contract without discussions with the Offeror (except clarifications as described in FAR 15.306(a)). Therefore, the Offeror's initial proposal should contain the Offeror's best terms from a cost or price and technical standpoint. The Government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary. If the Contracting Officer determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Contracting Officer may limit the number of proposals in the competitive range to the greatest number that will permit an efficient competition among the most highly rated proposals.

Technical Award Factors (RLP 4.05)

Technical award factors and subfactors below are listed in descending order of importance.

- | | |
|--|--|
| <p style="text-align: center;">Factor No. 1
<u>Technical Quality</u></p> <p>Sub 1 – Quality of Building & Design Concept</p> <p>Sub 2 – Quality of Site Development & Characteristics</p> <p>Sub 3 – Project Management Plan</p> <p style="text-align: center;">Factor No. 2
<u>Evidence of Capability to Perform</u></p> <p>Sub 1 – Past Performance</p> <p>Sub 2 – Financial Resources Plan</p> <p>Sub 3 – Design Team Qualifications</p> <p>Sub 4 – Contractor Qualifications</p> | <p style="text-align: center;">Factor No. 3
<u>Operations and Maintenance (O&M) Plan</u></p> <p>Sub 1 – Interior and Exterior Maintenance</p> <p style="padding-left: 20px;">Building and Grounds</p> <p>Sub 2 – Routine and Emergency Calls - Procedures and Response Times</p> <p>Sub 3 – Staffing Plan, Administrative Procedures and Quality Control Plan</p> <p style="text-align: center;">Factor No. 4
<u>Socioeconomic Status</u>
(This factor does not have any individual subfactors.)</p> <ul style="list-style-type: none"> – Small Business – SDVOSB and VOSB – Joint Ventures |
|--|--|

Present Value Price Evaluation (RLP 4.04)

4.04 PRESENT VALUE PRICE EVALUATION (JUN 2012)

- A. If annual CPI adjustments are required, the Offeror shall be required to submit the offer with the bid "year" annual price per RFP and per ABCO SP and a breakout of the "year" price per RFP and ABCO SP for services and other contract elements to be provided by the vendor. The "year" price shall include the "year" price. The "year" price per ABCO SP shall include all applicable taxes and other charges for the term of the lease, including any other charges.
- B. The Offeror must submit price and any other information necessary for the Rental Factor price ABCO SP with the required ABCO SP. The Government will verify the amount of ABCO SP and will correct the variable price offered to ABCO price, which will appropriately be used in the price evaluation.
- C. Evaluation of offered prices will be based on the annual price per ABCO SP, including all required option periods. The Government will perform present value price evaluation by reducing the prices per ABCO SP to a common annual ABCO SP price, as follows:

1. The Offeror shall submit the price for the first year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease.
2. The Offeror shall submit the price for the first year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease.
3. The Offeror shall submit the price for the first year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease.
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7. The Offeror shall submit the price for the first year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease.
8. The Offeror shall submit the price for the first year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease.
9. The Offeror shall submit the price for the first year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease.
10. The Offeror shall submit the price for the first year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease, and the price for each subsequent year of the lease.

Summary of Operating Expenses (Lease Section 6)

- FULL SERVICE LEASE
- All utilities and cost outlined in Line 27 of GSA Form 1217 will be the responsibility of the Lessor.
- Cost on GSA Form 1217 (above Line 27) will receive a CPI increase.
- Taxes increased from base year.
- Exterior janitorial/maintenance to be provided by the Lessor.
- Interior janitorial as outlined in Section 6.07 of the Lease & Appendix C.2 shall be provided by the Lessor throughout term of the lease.

6.01 PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (JUN 2012)

- A. The Government's normal hours of operations are established as 7:00 AM to 6:00 PM, Monday through Friday, with the exception of Federal holidays. Services, maintenance, and utilities shall be provided during these hours. The Government shall have access to the Premises and its Appurtenant Areas at all times without additional payment, including the use, during other than normal hours, of necessary services and utilities such as elevators, restrooms, lights, and electric power. Cleaning shall be performed during normal hours.
- B. The Lessor and the Lessor's representatives, employees and contractors shall demonstrate a cooperative, positive, welcoming, respectful, professional and business-like demeanor and shall present a neat, clean, job-appropriate (professional) appearance.

6.02 UTILITIES (APR 2011)

The Lessor is responsible for providing all utilities necessary for base building and tenant operations as part of the rental consideration.

Program for Design

PROGRAM FOR DESIGN

ST AUGUSTINE CBOC

ST AUGUSTINE CLINIC
ST AUGUSTINE, FLORIDA

Project Year: 2019 Milepoint Year: 2020

VGN # State FL Station ID 573
Station: Community
Installation: VA Medical Center

Project Created: 22 Feb 2018 09:57AM ET by Mollie West
Space Plan Last Edited: 23 Feb 2018 02:30PM ET by Mollie West
Contents List Created: 22 Feb 2018 10:11AM ET by Mollie West
Contents List Last Edited: 23 Feb 2018 02:30PM ET by Mollie West
Report Generated: 23 Feb 2018 02:48PM

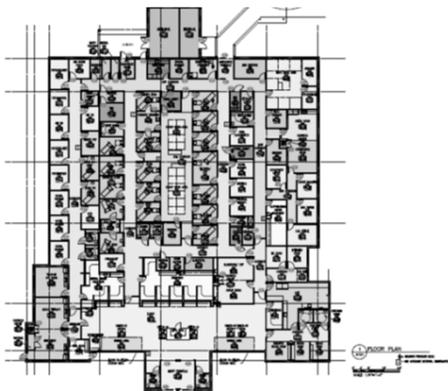
Department Area Summary (MSF/SF)

Department	Total MSF	Total SF
1-OUTPATIENT / PACT CLINIC (RENTALS FLOOR 1-8)	11,883	16,595
Total	11,883	16,595

APPENDIX B - PLANS



Sample Floor Plan



APPENDIX C

- Agency Specific Requirements (ASR)
 - Janitorial Services
- Low Voltage System Requirements

APPENDIX D

- Building Codes & Standards for Leasing
 - Security Requirements (Level 2)

APPENDIX E

- IT Specifications for VA CBOC's

QUESTIONS & ANSWERS

- o Final questions will be due no later than March 22, 2018.
- o All questions must be submitted in writing via e-mail to the Contracting Officer with a copy to Public Properties.
- o Answers to all questions to be posted on FBO by March 30, 2018.



**Department of Veterans Affairs
Community Based Outpatient Clinic**
St. Augustine, Florida

Pre-Bid Conference

***THANK YOU
FOR ATTENDING***

