

Questions	Answer
<p>August 21, 2018....Reference RLP page 25 per excerpts below:</p> <p>"This information will be supported by PPQs that are filled out by the Offeror's references and submitted directly to the Contracting Officer, with a copy to VA's real estate broker representative, on or before the due date for initial offers."</p> <p>"PPQs must be submitted to VA's broker at dmarsh@isiwdc.com, with a subject line that reads: "36C10F18R0567, [Name of Offeror], Completed Past Performance Questionnaire"</p> <p>Should our references email competed PPQ's to both the Contracting Officer AND dmarsh@isiwdc.com ?</p> <p>If so please provide the Contracting Officer's email address.</p>	<p>Yes. The completed PPQs must be sent to the Contracting Officer (CO) and dmarsh@isiwdc.com. Per the RLP 1.13 - The Contracting Officer for this solicitation is Eboni Thornhill. Her email address is Eboni.Thornhill@va.gov.</p>
<p>The VA West Indianapolis due date for proposals to lease is currently on Monday, September 24th. The Monday due date precludes offerors from using the proceeding two days (Saturday and Sunday) to finalize its offer to the Government thereby reducing the time allowed for a responsible offer. It is in the Government's best interest to enable offerors with ability to present the best and most competitive offers. Will the Government extend the due date until Tuesday, September 25th? By moving the due date one day, the Government will provide offerors three additional days to complete its offers and present the Government with more competitive proposals to lease.</p>	<p>The solicitation deadline will not be extended.</p>
<p>Following up on pre-bid conference call question, what is the prospectus amount for this project and or where can one find it?</p>	<p>VA receives delegation from GSA. Currently, GSA's prospectus threshold is approximately \$3.1 million, un-sreviced annual rent.</p>
<p>Referencing VA REQUEST FOR LEASE PROPOSALS NO. 36C10F18R0567 Section 1.02 G as it relates to lease commencement:</p> <ul style="list-style-type: none"> <li>Will the VA consider an earlier start date if an existing building is awarded the lease and tenant improvements are completed prior to Winter 2021?</li> </ul>	<p>Per the RLP 1.02 G: The Lease Term Commencement Date will be around Winter 2021, or upon acceptance of space, whichever is sooner.</p>
<p>Referencing VA REQUEST FOR LEASE PROPOSALS NO. 36C10F18R0567 Section 1.04 B as it relates to parking requirements:</p> <ul style="list-style-type: none"> <li>Can any of the 500 parking spots be located across a street from the building? If so, are there any limitations as to what number of parking spots must be located on site? What is the maximum distance allowed for parking?</li> </ul>	<p>Per the RLP 1.04 B: Bifurcated sites, inclusive of parking, are not permissible.</p>
<p>Referencing VA REQUEST FOR LEASE PROPOSALS NO. 36C10F18R0567 Section 1.04 N as it relates to loading dock requirements:</p> <ul style="list-style-type: none"> <li>What are the specifications of the loading dock requirement?</li> </ul>	<p>The loading dock must be able to accommodate a 53' trailer; however, the total length depends on the truck cab pulling it.</p>
<p>Referencing VA REQUEST FOR LEASE PROPOSALS NO. 36C10F18R0567 Section 3.06 C as it relates to zoning requirements:</p> <ul style="list-style-type: none"> <li>Must the proposed site be zoned for the VA's intended use at the time of the proposal's submission? Can a proposed site submit only on the basis that it has applied for updating zoning to allow for the VA's intended use?</li> </ul>	<p>VA will not accept conditional offers. Offered space must be zoned for VA's intended use at the time of initial offers.</p>
<p>Has the VA ever shut down a location? If so, for what reason(s)?</p>	<p>This is not a requirement under the scope of the RLP, and will not be answered.</p>
<p>Will a bus turning radius need to be accommodated at the main entry drop-off?</p>	<p>Please refer to the curent State and Local Planning and Building Codes.</p>
<p>What is the minimum allowable floor-to-floor height?</p>	<p>Per the RLP 3.21 A: Ceilings shall be at minimum 8 feet and 0 inches and no more than 9 feet and 6 inches measured from the floor to the lowest obstruction.</p>
<p>Are rooms labeled as "lessor" spaces not considered a part of Rentable?</p>	<p>That is correct, rooms labeled as "Lessor" are not considered a part of Rentable Space.</p>

What is VA's definition of Rentable vs Gross within ABOA?	<p>ANSI BOMA Z65.1-1996 allows one method of measuring space for a single occupant tenant to use GBA. ABOA Office area is not equal to GBA. Because the government needs to be able to compare single occupancy offers against multiple occupancy offers the lease is written to compare ABOA and RSF. When measuring ABOA, the rules apply the same for joint or single occupancy on what is excluded from ABOA and what is included in common area. We understand that the total RSF may in fact be very close to GBA depending on individual building layouts but we must work with the ABOA for the space and apply a Common area Factor (CAF) to determine RSF per the lease. Reference BOMA Document specific to ANSI/BOMA Z65.1-1996 "Answers to 26 Key Questions about the BOMA Standard Method of Measuring Floor Area in office Buildings"(Specifically question 24 but others apply also).</p> <p>VA's definition of Rentable Space vs. Gross can be found in the Lease Section 2.01 P-R.</p>
Why was the language in L100 (Lease) 1.13 regarding Real Estate Tax Base intentionally deleted? Will there be adjustments for real estate taxes over the twenty (20) year lease term? If so, when will these adjustments occur?	<p>Please refer to the Lease, Section 2.07 Real Estate Tax Adjustment</p>