

**AMENDMENT #1 - RLP # 36C10F18R0569
Rochester, NY**

RLP R100

Section 2.13 CULTURAL RESOURCES STUDY (VA JUL 2018)

This section shall be deleted in its entirety and replaced with the following:

2.13 CULTURAL RESOURCES STUDY (VA JUL 2018)

A Cultural Resources Study is required with initial offers. The Government has determined that it requires a brief preliminary study to predict the likelihood of the Lease Acquisition's impacts on cultural resources. The Cultural Resources Study shall include the following work:

A. Background Research - The Offeror will examine readily available data pertinent to the history, prehistory, ethnography, and environment of the study area, including but not necessarily limited to State Historic Preservation Officer (SHPO), local public library, historical society, or local university to develop a general understanding of the proposed site/building and how it may have changed through time, to identify previously recorded historic resources, and to generate the information and perspectives needed to predict the likely presence or absence of resources and the likely character of impacts, if any.

B. Identification and Initial Outreach of Experts and Interested Parties – The Offeror will identify experts and others likely to be interested in and knowledgeable about the history, archaeology, and culture of the area, including but not limited to relevant local government officials and offices, Indian tribal governments, academic interests, and state, local, and other historical, architectural, and archaeological organizations. Offeror will document initial outreach to experts and interested parties.

C. Fieldwork - The Offeror will inspect the study area and immediate surrounding areas to the extent feasible from areas normally open to the public, and without conducting excavations or other modifications of the land, landscaping, buildings, or structures, to document the general character of each area and its buildings, structures, and other cultural features. The Offeror will inform VA immediately if there are any access issues that may hinder their capacity to gather this information for discussion and assist VA in the development of alternative mechanisms for gathering this important information.

D. Report - The Offeror will prepare and provide to VA a report addressing the following questions with respect to the study area, and including all pertinent supporting documentation:

1. Determine and define, based on the RLP and pre-bid conference, what the Undertaking is.
2. Determine and define what the Area of Potential Effect (APE) for the Undertaking is. Provide geographic materials (i.e. USGS maps, aerial images, etc.) delineating the exact dimensions of the APE.
3. Determine and define if there are districts, sites, buildings, structures, or objects wholly or partly within the APE that are on or may be eligible for the National Register of Historic Places.
4. Determine and define what the likelihood that other kinds of cultural resources (e.g. significant local sociocultural groups or activities, religious practices, cultural institutions, documents, artifacts, etc.) exist or occur in the APE, particularly any resources associated with federally recognized tribes.
5. Determine and define if such listed or eligible historic properties or other cultural resources are likely to exist in the APE, and what potential adverse would the Undertaking have on the historic resources.

6. What recommendations do you have for further study or other actions, if any, including minimizing or mitigating any potentially negative impacts?

Section 4.03 AWARD BASED ON BEST VALUE

B. FACTOR 2: OFFEROR'S QUALIFICATIONS AND PAST PERFORMANCE

Design Team & General Contractor Qualifications

This section shall be deleted in its entirety and replaced with the following:

1. EVALUATION

VA will evaluate the offer based on the experience of the A/E firm and General Contractor with designing, constructing, and renovating facilities as demonstrated in an Experience Narrative and the qualifications of the A/E firm and Construction Contractor. VA will evaluate most favorably A/E firm and General Contractor qualifications and experience with facilities of similar or greater size and complexity as the facility required in this RLP (i.e., a build-to-suit medical outpatient facility for a Federal tenant). Medical facility projects that are comparable in size and complexity or exceed the size and complexity of this project will be considered more relevant than those that are smaller in size and less complex than this project. In the context of the above, VA projects are more relevant than non-VA federal government projects, which are more relevant than non-federal government projects. Non-medical facility projects will be considered the least relevant. VA will also favorably evaluate the Offeror's experience working together with the A/E firm or General Contractor on previous projects.

2. SUBMISSION INSTRUCTIONS

a. Design Team Qualifications

The Offeror shall:

- Provide an Experience Narrative for the A/E firm that describes its organizational and key personnel experience in successfully designing relevant facilities per the Evaluation paragraph above. **Offeror may provide up to five (5) of the most relevant projects for the Experience Narrative for the A/E firm. Offeror shall not provide projects outside of the no greater than five (5) projects, and VA will not consider any more than five (5) projects in its evaluation of the A/E firm.**
- Identify Design Team key personnel that are to be committed to the project and provide descriptions of their experience with relevant projects.
- Provide a completed SF 330, "Architect-Engineer Qualifications" for each individual or firm on the Lessor's design team. In Part I, Section H of SF 330, provide a description of outstanding commitments for each firm and key personnel. As a minimum, the design team shall include licensed or registered professionals in good standing providing the following services: Architecture, Structural Engineering, Civil Engineering, Mechanical Engineering, Fire Protection, Electrical Engineering, Interior Design, and appropriate Low Voltage Engineering (Structured Telecommunications Cabling, Security, Audio Visual, Medical Equipment, and Special Systems and Physical Security personnel).
- Provide a copy of the license or certification of the future A/E of Record individual(s) and/or firm(s), providing architectural and engineering design services, proving their ability to practice in the State where the facility is to be located. Low-voltage designers shall be BICSI-certified for structural cabling.
- In the initial offer and prior to award, the Offeror shall provide evidence of a firm commitment of teaming arrangements with the architect firm(s) that are presented in the Lessor's proposal in the form of a letter on each company's letterhead addressed to the Contracting Officer from the principal(s) of each of the respective firms.

Design teams that demonstrate greater expertise and experience among key personnel and regarding successful, comparable projects will be more highly rated.

b. General Contractor Qualifications

The Offeror shall:

- Provide an Experience Narrative for the General Contractor that describes its organizational and key personnel experience in successfully constructing relevant facilities per the Evaluation paragraph above. **Offeror may provide up to five (5) of the most relevant projects for the Experience Narrative for the General Contractor. Offeror shall not provide projects outside of the no greater than five (5) projects, and VA will not consider any more than five (5) projects in its evaluation of the General Contractor.**
- Identify General Contractor key personnel that are to be committed to the project and provide corresponding resumes.
- Provide a completed GSA Form 527 (10/15), "Contractor's Qualifications and Financial Information" for the Offeror, the General Contractor, Mechanical Contractor, and Electrical Contractor; Section V needs to be completed for the Offeror but not any of the aforementioned parties. In Section VII of Form 527, the Offeror must provide a description of outstanding commitments, names, and qualifications of key personnel, and any other information related to experience, competency, and performance capabilities with construction projects similar in scope to the project described herein.
- Provide a copy of the license in the State where the facility is located for the individual(s) and/or firm(s) proposed as contractors. If the Lessor is also the contractor, information provided in response to paragraphs Past Performance and Financial Resources above need not be duplicated.
- In the initial offer and prior to award, the Offeror shall provide evidence of a firm commitment of teaming arrangements with the General Contractor that are presented in the Lessor's proposal in the form of a letter on each company's letterhead addressed to the Contracting Officer from the principal(s) of each of the respective firms.

Installers shall have OEM credentials for the Special Systems listed in this RLP. The Offeror shall provide contractor's past and present safety, performance on contracts, which reflect the Offeror's ability to perform on the proposed effort.

Contractors that demonstrate greater expertise and experience among key personnel and regarding successful, comparable projects and that demonstrate the financial resources to successfully execute this project will be more highly rated.

LEASE (L100)

**Section 4.01 SCHEDULE FOR COMPLETION OF SPACE (OCT 2017)
Sub-Sections/Paragraphs A – C**

This section shall be deleted in its entirety and replaced with the following:

A. Lessor-Provided Design Intent Drawings (DIDs): The Lessor must submit to GSA, as part of the shell cost, complete DIDs conforming to the requirements of this Lease and other Government supplied information related to the tenant agency's interior build-out requirements not later than **thirty (30)** Working Days following the Lease Award Date, provided that the Government supplies such information and direction as reasonably required for Lessor to timely complete DIDs. The Government (GSA and the tenant agency) shall attend two meetings at the Lessor's request for the purpose of providing information and

direction in the development of DIDs. The Lessor should anticipate at least two submissions of DIDs before receiving approval. At the sole discretion of the Government, the Lessor may be required to submit a budget proposal based on the TIs and associated work as shown on the DIDs. This budget proposal shall be completed, as part of the shell cost, within **ten (10)** Working Days of the Government's request.

B. DIDs. For the purposes of this Lease, DIDs are defined as layout line drawings of the leased Space, reflecting all Lease requirements, showing partitions and doors; schematic demolition; voice, data, and electrical outlet locations; finishes; generic furniture layout, and any additional details necessary to communicate the design intent to the lessor's architect for the purpose of preparing the construction documents (CDs). A full DID set must include the following elements:

Level 1:

1. Cover Sheet;
2. Demolition Plan (if applicable);
3. Construction (Partition) Plan;
4. Power/Communication (Electrical) Plan;
5. Furniture Plan; and
6. Finish Plan.

Level 2 (reimbursable):

After Lease Award, the Government may request the Lessor to submit a separate price proposal to provide Level 2 DIDs in addition to the Level 1 DIDs which are already priced as part of the shell rent. If requested, Level 2 DIDs must include the following Level 2 elements:

1. Reflected Ceiling Plan;
2. Interior Elevations;
3. Interior Sections;
4. Partition Type/ Section Plan; and
5. Door/Hardware Schedule

C. Government review and approval of Lessor-provided DIDs: The Government must notify the Lessor of DID approval not later than **fifteen (15)** Working Days following submission of DIDs conforming to the requirements of this Lease as supplied by the Government. Should the DIDs not conform to these requirements, the Government must notify the Lessor of such non-conformances within the same period; however, the Lessor shall be responsible for any delay to approval of DIDs occasioned by such non-conformance. The Government's review and approval of the DIDs is limited to conformance to the specific requirements of the Lease as they apply to the Space.

ADDITIONAL INFORMATION

- 1) Use the following link to access VA' Technical Information Library (TIL): <https://www.cfm.va.gov/til/>
- 2) The deadline to submit questions in writing regarding proposals is 5:00 PM EST on Thursday, September 6, 2018. Submit questions via email to Brad Seifert at bseifert@ppwashdc.com with a copy to Nathan Van Arsdale at nvanarsdale@ppwashdc.com and Michael Moore at Michael.moore35@va.gov . All submitted questions must be in an Excel Spreadsheet format.
- 3) The due date to submit the required Cultural Resources Study and the Phase I Environmental Site Assessment will be 5:00 PM EST on Friday, October 5, 2018. Submit reports via email to Brad Seifert at bseifert@ppwashdc.com with a copy to Nathan Van Arsdale at nvanarsdale@ppwashdc.com and Michael Moore at Michael.moore35@va.gov . Other than the Cultural Resources Study and the Phase I Environmental Site Assessment, all required information associated with initial proposals must still be submitted by 5:00 PM EST on Friday, September 21, 2018 in accordance with RLP Section 3.02 RECEIPT OF LEASE PROPOSALS (VA JUN 2012).

END OF AMENDMENT

Signed September 5, 2018

Eboni Thornhill
Contracting Officer

Acknowledgement of Receipt

Amendment #1 - # 36C10F18R0569 – Rochester, NY

Company_____

Name_____

Title_____

Signature of
Offeror_____Date_____

Return and initial/sign this amendment with your Proposal.