Department of Veterans Affairs

**AMENDMENT TO REQUEST FOR LEASE PROPOSAL (RLP)**

1. RLP No.

2. Amendment No.

3. Effective Date

4. Page

Of

5. ISSUED BY

6. Description of Amendment

Except as provided herein, all terms and conditions of the document referenced in Item 1, as heretofore changed, remains

unchanged and in full force and effect

7. Name and Title of Signer (Type or Print)

8. Name and Title of Contracting Officer (Type or Print)

9. Offerer

10. Date Signed

11. United States of America

12. Date Signed

By

(Signature of Person Authorized to Sign)

(Signature of Contracting Officer)

36C248-18-R-0881

A00001

10-10-2018

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Department of Veterans Affairs

Network Contracting Office 8 (248)

Room 322, Bldg. 2

10,000 Bay Pines Blvd

Bay Pines FL 33744

1. GSA Form R100 (Request for Lease Proposals), Page 16, 3.02 RECEIPT OF LEASE PROPOSALS (SEP 2013),

Paragraphs B.1 and B.2, Offer Due Date is extended to Tuesday, October 16, 2018 at 2:00pm EST.

2. Questions and Answers to RLP are included on page 2 and 3.

Catherine Donovan

**QUESTIONS AND ANSWERS TO RLP 36C248-18-R-0881**

**RLP AMENDMENT A00001**

**OCTOBER 10, 2018**

1. How many employees will be working at the CBOC?

*Forty (40) VA staff members will be working at this clinic.*

1. What is the average number of patients that are seen daily?

*On average 120 to 150 patients visit the clinic daily.*

1. Will the interim financing cost of the TI be included in the TI costs?

*No, the VA is not responsible for this cost. This is the offeror’s cost of doing business.*

1. To provide a ten (10) days water capacity, the project will need a 60,000-gallon cistern for potable water for the exclusive use of the North Central PR CBOC. Should this cistern be part of the TI cost?

*The cistern will be part of the shell costs and the maintenance will be included in the operating costs. The water cistern is part of the building service equipment.   The lessor shall purchase, test and perform the necessary PMs for these systems.*

1. To provide an emergency electric generator for six (6) days use, a 3,500 gallon external tank of diesel fuel will be required for the exclusive use of North Central PR CBOC. Should this generator be part of the TI cost?

*The generator will be part of the shell costs and the maintenance will be included in the operating costs. The generator is part of the building service equipment.   The lessor shall purchase, test and perform the necessary PMs for these systems.*

1. The electric generator is exclusive for the use of the CBOC. Should this be paid and included as part of the TI cost?

*See answer to Question #5.*

1. GSA Form 1217, Section 1, estimated annual cost of services: #11 Electrical – Is the Lessor responsible for 100% of the energy costs considering that the use of the facility is exclusive for the CBOC operation.

*Yes. These costs are part of the operating cost total on Line 27 of the GSA Form 1217.*

1. GSA Form 1364, #20 Step Rents (Shell Rates) – Please explain.

*This section is where you provide your shell rent (base rent without operating costs) for years 1-20. If you wish to have an increase in your shell rent each year (step rent), please provide those costs on a separate sheet. If you do not have any increases in your shell rent, or you have room here to provide those increases, please use this section.*

1. Is the electrical consumption subject to an increase or decrease based on the actual annual consumption for the services provided by the Lessor to the Government? If not, how shall the offeror be compesated for any charges over the annual operating cost or the Government compensated for any charges under the annual operating cost estimate?

*There are no cost adjustments for the operating costs throughout the term of the lease. The offeror may request an annual percentage increase to the operating costs in their offer.*

1. GSA Form 1217, Section 23, Security (Watchmen, guards, not janitors) – Please explain

*This lease does not require the Lessor to provide any security guards. Operating costs for the security system maintenance can be provided here.*

1. RLP Section 3.06 Additional Submittals – There are some items in this section that are not applicable to this proposal. Do we need to explain why they are not applicable, or is it enough to leave them unanswered?

*If the item is not applicable to this requirement, you do not need to explain why you are not providing a submission.*

1. RLP Section 3.06 Additional Submittals, Paragraph S – The complete and professionally sealed documents for modernization, if the offered Building is not a modern office building. Is this applicable at this phase of the RLP to schematic plans only?

*The submittals do not have to be complete and professionally sealed at this stage. However, if the offered property is not a modern office building, an explanation of what the offeror’s plans are to bring the property up to this stage is required.*

1. RLP Section 3.06 Additional Submittals, Paragraph EE – If more than 5,000 square feet of land area is to be disturbed in order to meet the Government’s requirements, (as more fully described in the lease paragraph named ENERGY INDEPENDENCE AND SECURITY ACT, sub-paragraph (B)(1)(b)), a statement from Offeror that the Offeror is aware of and will comply with the specific lease requirements concerning maintenance and restoration of the real property’s hydrology. Is this section applicable to a site that is more than 5,000 square feet of site area that was previously developed and will be modified to suit the proposed site improvements?

*RLP Section 2.09 Energy Independence and Security Act was intentionally deleted from the RLP, so paragraph EE of 3.06 Additional Submittals is not applicable to this requirement.*

1. Due to the size of the response, can proposal documents be submitted via Dropbox or any other means?

*The Government does not allow access to Dropbox. Please send your responses in separate emails as necessary.*