

**AMENDMENT NO. 2**  
**Request for Lease Proposals (RLP) No. 36C10F18R0462**  
**CBOC, Cape Girardeau, MO**  
**November 2, 2018**

This represents Amendment No. 2 to RLP #36C10F18R0462. This Solicitation is hereby amended to incorporate the following changes identified by potential Offerors during the RLP review time frame and at the Pre-Bid Conference.

In addition to the above changes to the RLP documents, VA is providing answers to questions generated after Offerors' review of the RLP package.

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1. The front page of the Request for Lease Proposals (RLP) (Form R100) is hereby amended to reflect that the offers are due by November 27, 2018. All other information remains as written.
  2. The RLP, Lease document, and Appendix A.1 are amended as follows:
    - a. RLP Paragraph 1.06 LIST OF RLP DOCUMENTS (OCT 2016) is hereby amended to reflect that Appendix A.1 Program for Design (PFD) contains 79 pages.
    - b. Lease Paragraph 1.7 DOCUMENTS INCORPORATED IN THE LEASE (OCT 2017) is hereby amended to reflect that Appendix A.1 contains 79 pages
    - c. Appendix A.1 is hereby deleted in its entirety and replaced with Appendix A.1 (As Amended October 30, 2018).
  3. The RLP, Lease document, and Appendix C are amended as follows:
    - a. RLP Paragraph 1.06 LIST OF RLP DOCUMENTS (OCT 2016) is hereby amended to reflect that Appendix C Program for Design (PFD) contains 14 pages.
    - b. Lease Paragraph 1.7 DOCUMENTS INCORPORATED IN THE LEASE (OCT 2017) is hereby amended to reflect that Appendix C contains 14 pages
    - c. Appendix C is hereby deleted in its entirety and replaced with Appendix C (As Amended November 2, 2018). The sections in Section III Backup Power Systems and Section VIII Environmental Management Plan have been changed.
  4. Appendix D, VA CBOC LEASE CODE COMPLIANCE, is hereby deleted in its entirety and replaced with the attached Appendix D.
  5. The RLP, Lease document, and Exhibit are amended as follows:
    - a. RLP Paragraph 1.06 LIST OF RLP DOCUMENTS (OCT 2016) is hereby amended to reflect that Exhibit I Program for Design (PFD) contains 8 pages.
    - b. Lease Paragraph 1.7 DOCUMENTS INCORPORATED IN THE LEASE (OCT 2017) is hereby amended to reflect that Exhibit I contains 8 pages
    - c. Exhibit I is hereby deleted in its entirety and replaced with Exhibit I dated October 12, 2018.
  6. 23 36C10F18R0462 Offeror Proposal Compliance Matrix is deleted in its entirety and replaced with 23 36C10F18R0462 Offeror Proposal Compliance Matrix v2. A number of cross-references have been revised.

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7. RLP Paragraph 2.13 CULTURAL RESOURCES STUDY (VA JUL 2018), is deleted in its entirety and replaced with 2.13 CULTURAL RESOURCES STUDY (VA AUG 2018) as follows:

**2.13 CULTURAL RESOURCES STUDY (VA AUG 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, pre-bid conference, and the Offeror's proposed space solution, 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.

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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?
8. RLP Paragraph 3.02 RECEIPT OF LEASE PROPOSALS (VA JUL 2018) is hereby amended by revising the address for Carpenter/Robbins Commercial Real Estate, Inc. to:

Carpenter/Robbins Commercial Real Estate, Inc.  
Attn: Laura Strohbach  
2000 Crow Canyon Place, Suite 130  
San Ramon, California 94583
9. RLP Paragraph 3.06(U) is hereby deleted in its entirety with no replacement.
10. RLP Paragraph 4.04(D) FACTOR 4—SOCIO-ECONOMIC STATUS, Subparagraph 2, Submittal Requirements, Small Business, is hereby amended by deleting in its entirety the fourth bullet reading: “• Provide SBA web print out showing registration or a signed acknowledgement of application from the Small Business Administration”
11. RLP Paragraph 4.04(D) FACTOR 4—SOCIO-ECONOMIC STATUS, Subparagraph 2, Submittal Requirements, Other Than Small Business, is hereby amended by deleting in its entirety with no replacement.
12. The presentation for the Cape Girardeau Pre-Bid Conference (37 pages) is attached.
13. The transcript for the Cape Girardeau Pre-Bid Conference (72 pages) is attached.
14. The Cape Girardeau Requests for Information and answers (9 pages) is attached.

**<<END of RLP changes.>>**

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Issued on **November 9, 2018** by \_\_\_\_\_  
Date Hong Hitchings, Contracting Officer  
Department of Veterans Affairs

Signed Acknowledgement is due back on or before 4:00 PM Eastern Daylight Time (EDT) on Thursday, November 9, 2018.

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ACKNOWLEDGE RECEIPT OF AMENDMENT NO. 2

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OFFEROR SIGNATURE

\_\_\_\_\_  
DATE

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OFFEROR PRINTED NAME