VA REQUEST FOR LEASE PROPOSALS NO. 36C10F25R0057 Franklin County, OH

Offers due by 01/11/2027

In order to be considered for award, offers conforming to the requirements of the RLP must be received no later than **5:00 PM ET** on the date above. See "Receipt Of Lease Proposals" herein for additional information.

A Pre-Bid conference is scheduled to be held virtually on **12/01/2026** at **11:00 PM ET**. Parties interested in attending are required to pre-register by submitting a Pre-Bid Conference Registration Form (see in List of RLP Documents) to no later than **11/30/2026** at **12:00** PM **ET**.

UNRESTRICTED

This Request for Lease Proposals ("RLP") sets forth instructions and requirements for proposals for a Lease described in the RLP documents. Proposals conforming to the RLP requirements will be evaluated in accordance with the Method of Award set forth herein to select an Offeror for award. The Government will award the Lease to the selected Offeror, subject to the conditions herein.

The information collection requirements contained in this Solicitation/Contract, that are not required by regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0086.

GLOBAL RLP
GSA TEMPLATE R100 for VA (5/26)

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SECTION 1 STATEMENT OF REQUIREMENTS

1.01 GENERAL INFORMATION (FEB 2026)

A. This Request for Lease Proposals (RLP) sets forth instructions and requirements for proposals for a Lease described in the RLP documents. The Government will evaluate proposals conforming to the RLP requirements in accordance with the Method of Award set forth below to select an Offeror for award. The Government will award the Lease to the selected Offeror, subject to the conditions below.

B. Included in the RLP documents is a lease template setting forth the lease term and other terms and conditions of the Lease contemplated by this RLP and a GSA Proposal to Lease Space (GSA Form 1364) on which Offeror must submit its offered rent and other price data, together with required information and submissions. The Lease paragraph titled “Definitions and General Terms” must apply to the terms of this RLP.

C. Do not attempt to complete the lease template. Upon selection for award, VA will transcribe the successful Offeror’s final offered rent and other price data included on the GSA Form 1364 into the lease and transmit the completed Lease, including any appropriate attachments, to the successful Offeror for execution. Neither the RLP nor any other part of an Offeror’s proposal must be part of the Lease except to the extent expressly incorporated therein. The Offeror should review the completed Lease for accuracy and consistency with his or her proposal, sign and date the first page, initial each subsequent page of the Lease, and return it to the Lease Contracting Officer (LCO).

D. The Offeror's executed Lease must constitute a firm offer. No Lease must be formed until the LCO executes the Lease and delivers a signed copy to the Offeror.

E. Offeror may not use Federal agency name(s) and/or acronym(s), e.g., General Services Administration, GSA, or Department of Veterans Affairs, VA, in the entity name that owns and/or leases the Space to VA.

1.02 AMOUNT AND TYPE OF SPACE, LEASE TERM, AND OCCUPANCY DATE (VA MAY 2026)

A. The Government is seeking a minimum of **84,738** to a maximum of **97,449** of American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) Occupant 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. The proposed Rentable Square Feet (RSF) must not exceed 114,396 RSF.

B. The Space must be located in a modern quality Building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the LCO**.** If not a new Building, the Space offered must be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences.

C. The Government is seeking no fewer than the number of parking spaces mandated by local code (or, if no local minimum applies, no fewer than approximately 5 spaces per 1,000 ABOA SF) and no more than **424** parking spaces (can be any combination of structure/inside or 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 must include the cost of this parking as part of the rental consideration.

D. As part of the rental consideration, the Government may require use of part of the Building roof for the installation of antenna(s). If antenna space is required, specifications regarding the type of antenna(s) and mounting requirements are included in the agency requirements information provided with this RLP.

E. Approximately **250** ABOA SF will be used for the operation of a vending facility under the provisions of the Randolph-Sheppard Act (20 USC 107 et. seq.). The Government will control the number, kind, and locations of vending facilities and will control and receive income from all automatic vending machines. Offeror must provide necessary utilities and make related alterations. The cost of the improvements is part of Tenant Improvement (TI) costs. The Government will not compete with other facilities having exclusive rights in the Building. The Offeror must advise the Government if such rights exist.

F. The Offeror must submit price proposals for each of the following scenarios:

1. Alternative A) 15-year firm term; and
2. Alternative B) 20-year firm term.

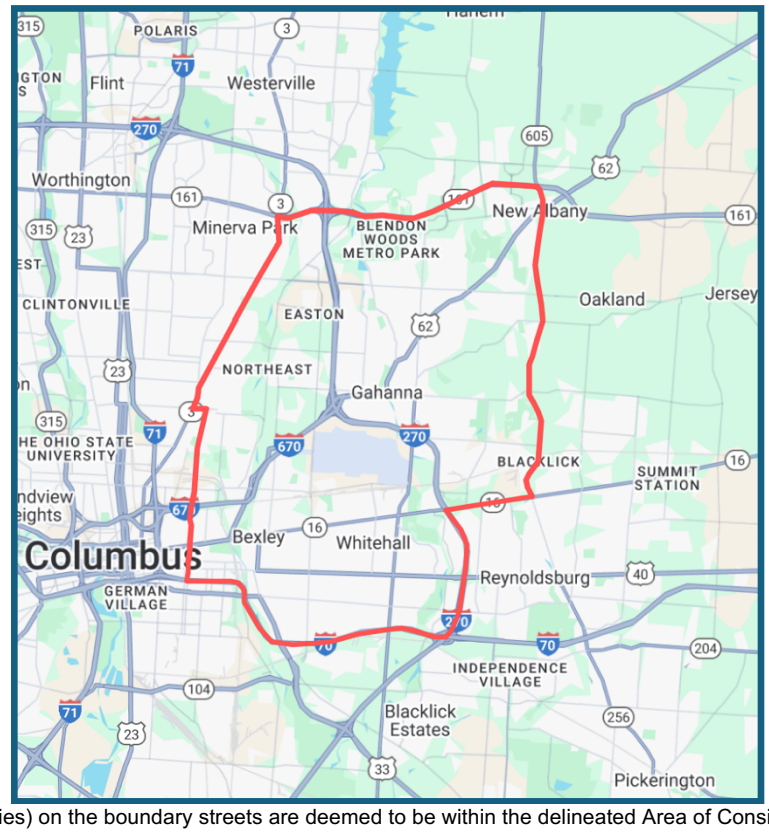
The LCO reserves the right to award a contract based on any alternative lease term listed above in the best interest of the Government. All the terms and conditions contained herein must prevail throughout the term of the lease. The Offeror is advised that it must submit pricing for all alternates listed above in order to be considered responsive. An Offeror submitting different or fewer pricing alternates may be rejected as non-responsive by the LCO.

G. The Government requires that the Space be ready for occupancy within 32 months of the Lease Award Date.

1.03 AREA OF CONSIDERATION (OCT 2021)

The Government requests Space in an area bounded as follows:

North: E on HW 161
South: W on I-70
East: S on OH-605, S on Reynoldsburg – New Albany Rd, W on E Broad St, S on I-270
West: N on S Champion Ave/Governors Pl, N on Joyce Ave, W on E Hudson St, N on Cleveland Ave, NE on Westerville Rd



Buildings with Property boundary(ies) on the boundary streets are deemed to be within the delineated Area of Consideration.

1.04 UNIQUE REQUIREMENTS (FEB 2026)

The Building and/or Property offered must have the following features as a minimum requirement:

A. The following space configurations will not be considered: Space with atriums or other areas interrupting contiguous space, extremely long or narrow runs of space (more than twice as long as wide), irregularly shaped space configurations or other unusual building features adversely affecting usage.
B. Space will not be considered where apartment space or other living quarters are located within the same building.
C. Offered space must be compatible for VA's intended use.
D. Offered space will not be considered if it is located close enough to railroad tracks, flight paths, or any existing facility, business, or operation that produces excessive noise or vibration that could adversely affect clinic operations or veteran satisfaction.

1.05 NEIGHBORHOOD, PARKING, LOCATION AMENITIES, AND PUBLIC TRANSPORTATION (VA MAY 2026)

A. Neighborhood and Parking: VA Health Care Facilities. The Space must be located in an appropriately zoned district, and the neighborhood must be suitable for a professional health care facility. Surrounding properties must reflect orderly, clean, and well-kept development that does not detract from a professional medical image. Streets, site lighting, and any public sidewalks must be well maintained and provide safe access for Veterans, visitors, and staff. The parking-to-square-foot ratio available on-site must meet current local code requirements. These parking facilities do not substitute for the required parking under Paragraph 1.02(C).

B. INTENTIONALLY DELETED.

C. Walkability and Amenities:

1. Employee and visitor entrances of the Building must be connected to public sidewalks, when present, by continuous, accessible sidewalks.

2. A variety of employee services, such as restaurants, retail shops, cleaners, and banks, is preferred within the immediate vicinity of the Building, but generally not exceeding a safely accessible, reasonably walkable distance from the principal entrance of the Building, as determined by the LCO. To be considered, amenities must be accessible from the Building by continuous sidewalks, walkways, or pedestrian crosswalks. Amenities must be existing or the Offeror must demonstrate to the Government's reasonable satisfaction that such amenities will exist by the Government's required occupancy date.

D. Transit Accessibility. Availability and convenience of public transit service located within the general vicinity of the Building will be evaluated as part of the technical evaluation. If such transit accessibility services do not currently exist, to be more favorably considered in the technical evaluation, the Offeror must demonstrate to the Government's reasonable satisfaction that such services will exist by the Government's required occupancy date.

1.06 LIST OF RLP DOCUMENTS (VA MAY 2026)

A. The following documents are attached to and included as part of this RLP package:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
NO PROPOSAL – MARKET RESPONSE FORM	3	00
GSA TEMPLATE 3516 – SOLICITATION PROVISIONS	9	01
PRE-BID CONFERENCE REGISTRATION FORM	1	02
OFFEROR PROPOSAL COMPLIANCE MATRIX	1	03
LEASE NO. 36C10F25L0022- GSA TEMPLATE L100 FOR VA	43	04
- LEASE EXHIBIT – BROKER PROJECT	1	04.A
- LEASE EXHIBIT – NEW CONSTRUCTION	3	04. B
AGENCY SPECIFIC REQUIREMENTS PACKAGE – ASR COVER PAGE	1	05
- APPENDIX A – PROGRAM FOR DESIGN – PFD	14	05. A
- APPENDIX A.1 – PROJECT ROOM CONTENTS LIST – RCL	1	05. A.1
- APPENDIX A.2 – LEASE DESIGN NARRATIVE – LDN	56	05. A.2
- APPENDIX A.2.1 - ATTACHMENT A – ADDENDUM TO THE LEASE DESIGN NARRATIVE	11	05. A.2.1
- APPENDIX A.3 – ROOM DATA MATRIX – RDM	1	05. A.3
- APPENDIX A.4 – VA CBOC INFORMATION TRANSPORT SYSTEMS SPECIFICATIONS	19	05. A.4
- APPENDIX A.5 – FACILITY SECURITY LEVEL REQUIREMENTS FOR FSL II	15	05. A.5
- APPENDIX A.6 – CONCEPTUAL FLOOR PLAN	1	05. A.6
- APPENDIX B – VA LEASE SERVICES NARRATIVE - LSN	18	05. B
GSA FORM 1217 – LESSOR'S ANNUAL COST STATEMENT	3	06
GSA FORM 1364 – PROPOSAL TO LEASE SPACE	4	07
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1.07 AMENDMENTS TO THE RLP (JUN 2012)

This RLP may be amended by notice from the LCO. Amendments may modify the terms of this RLP, or the terms, conditions, and requirements of the Lease contemplated by the RLP.

1.08 LEASE DESCRIPTION (FEB 2026)

A. Offeror must examine the Lease template included in the RLP documents to understand the Government's and the Lessor's respective rights and responsibilities under the contemplated Lease.

B. The Lease contemplated by this RLP includes:

1. The term of the Lease, and renewal option, if any.
2. Terms and Conditions of the Lease, including Definitions, Standards, and Formulas applicable to the Lease and this RLP.
3. Building Shell standards and requirements.
4. Information concerning the tenant agency's buildout requirements, to be supplemented after award.
5. Security Requirements.
6. A description of all services to be provided by the Lessor.

C. Should the Offeror be awarded the Lease, the terms of the Lease must be binding upon the Lessor without regard to any statements contained in this RLP.

D. The Lease contemplated by this RLP is a fully serviced Lease. Rent must be based upon a proposed rental rate per Rentable Square Foot (RSF), limited by the offered rate and the maximum ABOA SF solicited under this RLP. Although certain Tenant Improvement (TI) requirements information is provided with this RLP and will be incorporated into the Lease, the TIs to be delivered by the Lessor will be based on the final design to be developed after award of the Lease, which reflects the Agency's full requirements. The Lessor must design and build the TIs and will be compensated for TI costs, together with design and project management fees to be set under the Lease. Although the TI requirements will not be developed fully until after award, Offerors must provide the allowance stated in the Tenant Improvement Allowance paragraph of the Lease.

Unless the Government prepares Design Intent Drawings (DIDs), after award the Lessor must prepare DIDs for the leased Space conforming to the lease requirements and other Government-supplied information related to the client agency's interior build-out requirements. The Government will have the opportunity to review the Lessor's DIDs to determine that the Lessor's design meets the requirements of the Lease. Only after the Government approves the DIDs and a final price for TIs is negotiated will the Lessor be released to proceed with buildout. The Lease also provides that the Government may modify the TI requirements, subject to the Lessor's right to receive compensation for such changes.

E. The security pricing process is described in a separate paragraph.

F. Upon completion and acceptance of the leased Space, the lease term must commence. In instances involving an incumbent Lessor where the Government commences the lease term pending completion of TI alterations, the Government must withhold TI rent pursuant to Section 1 of the Lease until such time as the TI is completed and accepted by the Government. During the term of the Lease, rent will be adjusted for changes to the Lessor's operating costs and real estate taxes, pursuant to paragraphs set forth in the Lease.

G. Offerors are advised that doing business with the Government carries special responsibilities with respect to fire protection and life safety, and security, as well as other requirements not typically found in private commercial leases. These are set forth both in the lease template and in the GSA 3517B, General Clauses, and will be made part of the Lease.

1.09 RELATIONSHIP OF RLP BUILDING MINIMUM REQUIREMENTS AND LEASE OBLIGATIONS (OCT 2016)

The Lease establishes various requirements relating to the Building shell. Such requirements are not deemed TIs. There are certain Building requirements that are established as minimum requirements in this RLP. If the Lessor's Building does not meet the requirements at the time of award, the Lessor may still be awarded the Lease. However, as a condition of award, the Government will require Lessor to identify those Building improvements that will bring the Building into compliance with RLP requirements. Upon award of the Lease, completion of those Building improvements will become Lease obligations.

1.10 PRICING OF SECURITY REQUIREMENTS (VA FEB 2026)

A. The proposed Lease contains an attachment with the security requirements and obligations for the Building, which are based on the facility security level (FSL). The Federal Government determines the facility's FSL rating, which ranges from FSL I to FSL IV. The FSL is based on client agency mix, required size of space, number of employees, use of the space, location, configuration of the site and lot, and public access into and around the facility.

B. The security requirements attached to this Lease includes a list of security countermeasures that must be installed in the leased Space. Each countermeasure must be priced as Shell or Tenant Improvements as indicated on the FSL appendix.

C. There must be no charge to the Government for any items that already exist in the offered Building or facility.

1.11 SECURITY LEVEL DETERMINATION FOR FACILITY HOUSING OTHER FEDERAL TENANTS (APR 2011)

If an Offeror is offering Space in a facility currently housing a Federal agency, the security requirements of the facility may be increased and the Offeror may be required to adhere to a higher security standard than other Offerors competing for the same space requirement. If two or more Federal space requirements are being competed at the same time, an Offeror submitting on both or more space requirements may be subject to a higher security standard if the Offeror is determined to be the successful Offeror on more than one space requirement. It is incumbent upon the Offeror to prepare the Offeror's proposal accordingly.

1.12 AUTHORIZED REPRESENTATIVES (FEB 2026)

With respect to all matters relating to this RLP, only the Government's LCO designated below must have the authority to amend the RLP and award a Lease. The Government must have the right to substitute its LCO by notice, without an express delegation by the prior LCO.

Lease LCO:

Anntwinette Dupree-Hart
U.S. Department of Veterans Affairs
Office of Construction & Facilities Management
Office of Real Property (003C1E)
810 Vermont Ave NW
Washington, DC 20571
ANNTWINETTE.DUPREE-HART@VA.GOV

As to all other matters, Offerors may contact the Alternate Government Contact designated below.

Alternate Government Contact:

Patricia Restrepo and Thomas Leahy
8955 Edmonston Rd
Suite I
Greenbelt, MD 20770
410-212-2794
PATRICIA.RESTREPO@CHARTWELLENTERPRISES.COM
TOML@CHARTWELLENTERPRISES.COM

1.13 NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) CODE AND SMALL BUSINESS SIZE STANDARD (OCT 2023)

A. The North American Industry Classification System (NAICS) code for this acquisition is 531120 (Exception).
B. The small business size standard for the applicable NAICS code is found HTTPS://WWW.SBA.GOV/SIZE-STANDARDS/.

SECTION 2 ELIGIBILITY AND PREFERENCES FOR AWARD

2.01 EFFICIENCY OF LAYOUT (AUG 2011)

A. In order to be acceptable for award, the offered Space must provide for an efficient layout as determined by the LCO.

B. To demonstrate potential for efficient layout, VA may request the Offeror to provide a test fit layout at the Offeror's expense. The Government will advise the Offeror if the test fit layout demonstrates that the Government's requirement cannot be accommodated within the Space offered. The Offeror will have the option of increasing the ABOA square footage offered, if it does not exceed the maximum ABOA square footage in this RLP offer package. If the Offeror is already providing the maximum ABOA square footage and cannot house the Government's space requirements efficiently, then the Government will advise the Offeror that the offer is unacceptable.

2.02 FLOODPLAINS (FEB 2026)

A Lease will not be awarded for any offered Property located within a 1-percent-annual-chance floodplain (formerly referred to as 100-year floodplain) unless the Government has determined that there is no practicable alternative. An Offeror may offer less than its entire site in order to exclude a portion of the site that falls within a floodplain, so long as the portion offered meets all the requirements of this RLP and does not impact the Government's full use and enjoyment of the Premises. If an Offeror intends that the offered Property that will become the Premises for purposes of this Lease will be something other than the entire site as recorded in tax or other property records the Offeror must clearly demarcate the offered Property on its site plan/map submissions and must propose an adjustment to property taxes on an appropriate pro rata basis. For such an offer, the Government may determine that the offered Property does not adequately avoid development in a 1-percent-annual-chance floodplain.

In addition, a Lease will not be awarded for any offered Property adjacent to a 1-percent-annual-chance floodplain, where such an adjacency would, as determined by the Government, restrict ingress or egress to the Premises in the event of a flood, unless there is no practicable alternative.

2.03 ~~SEISMIC SAFETY – MODERATE SEISMICITY (FEB 2026)~~ – INTENTIONALLY DELETED

2.04 ~~SEISMIC SAFETY – HIGH SEISMICITY (FEB 2026~~) – INTENTIONALLY DELETED

2.05 ASBESTOS (FEB 2026)

A. The Government requires space with no asbestos-containing materials (ACM), or with undamaged, nonfriable ACM. For purposes of this paragraph, "space" includes the 1) space offered for lease; 2) common building area; 3) ventilation systems and zones serving the space offered; and 4) the area above suspended ceilings and engineering space in the same ventilation zone as the space offered. Notwithstanding the preceding, if no offers are received for such space, the Government may consider space with thermal system insulation ACM (e.g., wrapped pipe or boiler lagging), which is not damaged or subject to damage by routine operations.

B. ACM is defined as any material with a trace or more of asbestos quantity present.

C. Space with ACM of any type or condition may be upgraded by the Offeror to meet conditions described in sub-paragraph A by abatement (removal, enclosure, encapsulation, or repair) of ACM not meeting those conditions. If any offer involving abatement of ACM is accepted by the Government, the successful Offeror will be required to successfully complete the abatement in accordance with OSHA (29 CFR § 1910.1001, 29 CFR § 1926.1101), EPA (40 CFR Part 61 - National Emission Standards for Hazardous Air Pollutants and Part 763), state, and local regulations and guidance prior to occupancy.

D. Management Plan and Reinspection Report Submittals. If space is offered which contains ACM, the Offeror must submit a current asbestos management plan or operations and maintenance plan, along with a current asbestos re-inspection report (performed within the past 5 years) that includes a list of all ACM and their condition for acceptance by the Government prior to lease award. The management plan or operations and maintenance plan, and re-inspection report must conform to generally accepted industry practice in accordance with OSHA (29 CFR § 1910.1001, 29 CFR § 1926.1101), EPA (40 CFR Part 61 - National Emission Standards for Hazardous Air Pollutants and Part 763).

E. The Government reserves the right to review Offeror's existing records for compliance.

2.06 ACCESSIBILITY (SEP 2013)

The Lease contemplated by this RLP contains requirements for Accessibility. In order to be eligible for award, Offeror must either:

A. Verify in the Lease proposal that the Building, offered Space, and areas serving the offered Space meet the Lease accessibility requirements, or

B. Include as a specific obligation in its Lease proposal that improvements to bring the Building, offered Space, and areas serving the offered Space into compliance with Lease accessibility requirements will be completed prior to acceptance of the Space.

2.07 FIRE PROTECTION AND LIFE SAFETY (SEP 2013)

The Lease contemplated by this RLP contains Building requirements for Means of Egress, Automatic Fire Sprinkler System, and Fire Alarm System. In order to be eligible for award, Offeror must either:

A. Verify in the Lease proposal that the Building in which Space is offered meets the Means of Egress, Automatic Fire Sprinkler System, and Fire Alarm System requirements of the Lease; or

B. Include as a specific obligation in its Lease proposal that improvements to bring the Building into compliance with Lease requirements will be completed prior to acceptance of the Space.

2.08 ENERGY INDEPENDENCE AND SECURITY ACT (FEB 2026)

A. The Energy Independence and Security Act (EISA) establishes requirements for Government leases relating to energy efficiency standards and potential cost-effective energy efficiency and conservation improvements.

B. Subject to the exceptions below, unless one of the statutory exceptions listed in sub-paragraph C below applies, VA may award a lease for a Building only if the Building has earned the ENERGY STAR® label conferred by the U.S. Environmental Protection Agency (EPA) within the most recent year prior to the due date for final proposal revisions. The term “most recent year” means that the date of award of the ENERGY STAR® label by EPA must not be more than 1 year prior to the due date of final proposal revisions. For example, an ENERGY STAR® label awarded by EPA on October 1, 2023, is valid for all lease procurements where final proposal revisions are due on or before September 30, 2024. Notwithstanding the above, buildings that meet any of the following are considered as equivalent to having an Energy Star label in the most recent year, provided they achieve an ENERGY STAR® label within 18 months after occupancy by the Government:

1. All new Buildings being specifically constructed for the Government, provided they achieve an ENERGY STAR® label within 18 months after occupancy by the Government, and received the “Designed to Earn the Energy Star®” certification prior to construction;

2. All existing Buildings that have had an Energy Star® label but are unable to obtain a label in the most recent year (i.e., within 12 months prior to the due date for final proposal revisions) because of insufficient occupancy;

3. Newly built Buildings that have used Energy® Star’s Target Finder tool and either achieved a “Designed to Earn the Energy Star®” certification or received an unofficial score (in strict adherence to Target Finder’s usage instructions, including the use of required energy modeling) of 75 or higher prior to the due date for final proposal revisions and who are unable to obtain a label in the most recent year because of insufficient occupancy; or

4. An existing Building that is unable to obtain a label because of insufficient occupancy but that can produce an indication, through the use of energy modeling or past utility and occupancy data input into Energy Star’s® Portfolio Manager tool or Target Finder, that it can receive an unofficial score of 75 or higher using all other requirements of Target Finder or Portfolio Manager, except for actual data from the most recent year.

C. Subject to subparagraph D below, EISA allows a Federal agency to lease Space in a Building that does not have an ENERGY STAR® Label if:

1. No Space is offered in a Building with an ENERGY STAR® Label that meets RLP requirements, including locational needs;

2. The agency will remain in a Building it currently occupies;

3. The Lease will be in a Building of historical, architectural, or cultural significance listed or eligible to be listed on the National Register of Historic Places; or

4. The Lease is for 10,000 RSF or less.

D. If one or more of the statutory exceptions applies, and the offered Space is not in a Building that has earned the ENERGY STAR® Label within one year prior to the due date for final proposal revisions, Offerors are required to include in their lease proposal an agreement to renovate the Building for all energy efficiency and conservation improvements that it has determined would be cost effective over the Firm Term of the Lease, if any, prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding lease). Such improvements may consist of, but are not limited to, the following:

1. Heating, Ventilating, and Air Conditioning (HVAC) upgrades, including boilers, chillers, and Building Automation System (BAS)/Monitoring/Control System (EMCS).

2. Lighting Improvements.

3. Building Envelope Modifications.

E. The term "cost effective" means an improvement that will result in substantial operational cost savings to the landlord by reducing electricity or fossil fuel consumption, water, or other utility costs. The term "operational cost savings" means a reduction in operational costs to the landlord

through the application of Building improvements that achieve cost savings over the Firm Term of the Lease sufficient to pay the incremental additional costs of making the Building improvements.

F. Instructions for obtaining an ENERGY STAR® Label are provided at HTTP://WWW.ENERGYSTAR.GOV/BUILDINGS/FACILITY-OWNERS-AND-MANAGERS/EXISTING-BUILDINGS/EARN-RECOGNITION/ (use "Portfolio Manager" to apply). The ENERGY STAR® Building Upgrade Manual provided at HTTP://WWW.ENERGYSTAR.GOV/BUILDINGS/FACILITY-OWNERS-AND-MANAGERS/EXISTING-BUILDINGS/SAVE-ENERGY/ and Building Upgrade Value Calculator provided at HTTP://WWW.ENERGYSTAR.GOV/BUILDINGS/TOOLS-AND-RESOURCES/BUILDING-UPGRADE-VALUE-CALCULATOR are tools which can be useful in considering energy efficiency and conservation improvements to Buildings.

G. If one or more of the statutory exceptions applies, and the offered Space is not in a Building that has earned the ENERGY STAR® Label within one year prior to the due date for final proposal revisions, the successful Offeror will be excused from performing any agreed-to energy efficiency and conservation renovations, and benchmarking with public disclosure (as provided in (I) below, if it obtains the ENERGY STAR® Label prior to the Government's acceptance of the Space (or not later than one year after the Lease Award Date for succeeding and superseding leases).

H. If no improvements are proposed, the Offeror must demonstrate to the Government using the ENERGY STAR® Online Tools why no energy efficiency and conservation improvements are cost effective. If such explanation is unreasonable, the offer may be rejected.

I. As described in Section 3 of the Lease, successful Offerors meeting one of the statutory exceptions above must agree to benchmark and publicly disclose the Building's current ENERGY STAR® score, using EPA's Portfolio Manager online software application. See the Lease for additional details.

J. All new Buildings being specifically constructed for the Government must achieve the ENERGY STAR® Label within 18 months after occupancy by the Government.

2.09 ENVIRONMENTAL CONSIDERATIONS (SEP 2013)

A. The Government requests space with no known hazardous conditions or recognized environmental conditions that would pose a health and safety risk or environmental liability to the Government.

B. Upon request by the Government, Offeror must provide all known previous uses of the Building or Property.

C. Offeror must indicate in its written offer any known hazardous conditions or environmental releases with/from the offered Space, Building or Property.

2.10 DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS - RLP (VA FEB 2026)

A. Environmental Due Diligence.

1. At the direction of the LCO, the Offeror must provide, at the Offeror's sole cost and expense, a current Phase I Environmental Site Assessment (ESA), using the American Society for Testing and Materials (ASTM) Standard E1527-21 or most recent revision, as such standard may be revised from time to time. The Phase I ESA must be completed (or updated) no earlier than 180 days before the date initial offers are due; Phase I ESAs older than 180 days will not be accepted as satisfying this requirement. In accordance with ASTM standards, the study must be performed by an environmental professional with qualifications that meet ASTM standards. This Phase I ESA must be prepared with a focus on the Government being the "user" of the Phase I, as the term "user" is defined in E1527-21. Failure to submit the required study may result in dismissal from consideration.

2. If the Phase I ESA identifies any recognized environmental conditions (RECs), the Offeror will be responsible for addressing such RECs, at its sole cost and expense, including performing any necessary Phase II ESA (using ASTM Standard E1903-19 or most recent revision), performing any necessary cleanup actions in accordance with federal and state standards and requirements and submitting a proposed schedule for complying with these obligations. The Government will evaluate whether the nature of any of the RECs, the results of the Phase II, any completed cleanup, and the proposed schedule meet the Government's needs.

B. National Environmental Policy Act.

1. While the Offeror is responsible for performing all environmental due diligence studies of the offered Property, the Government is responsible for compliance with NEPA, whether in whole or in part, on its own or with the assistance of the Offerors. NEPA requires federal agencies to consider the effects of their actions on the quality of the human environment as part of the federal decision-making process and, to that end, the Government's obligations may, and in some cases will, be augmented by the Offerors as described in greater detail in the RLP.

2. The Government may either request information from the Offerors to help it meet its obligations under NEPA or share information provided in response to this provision with federal, state and local regulatory agencies as part of its compliance responsibilities under NEPA and other applicable federal, state and local environmental laws and regulations. Further consultation with these regulatory agencies may be necessary as part of the NEPA process.

3. The Offerors are advised that the Government may be required to release the location of each offered site and other building specific information in public hearings or in public NEPA documents. By submitting an offer in response to this RLP and without the need for any further documentation, the Offeror acknowledges and consents to such release.

4. The Government reserves the right to reject any offer where (i) the NEPA-related documentation provided by the Offeror for the offered Property is inadequate, (ii) the offer entails unacceptably adverse impacts on the human environment, (iii) the identified adverse impacts cannot be readily mitigated, or (iv) the level of NEPA analysis is more extensive than is acceptable to the Government.

5. An Offeror must allow the Government access to the offered Property to conduct studies in furtherance of NEPA compliance. This requires research and field surveys to assess the potential impacts to the natural, social and cultural environments. Any recent studies previously conducted by the Offeror may be submitted to be included in the NEPA process.

6. The Government will not proceed with Lease award until the NEPA process is complete as evidenced by the Government's issuance of a completed CATEX, Determination of PEA Adequacy, EA or Environmental Impact Statement (EIS). Upon Lease award, any mitigation measures, whether optional or mandatory, identified and adopted by the Government will become Lease obligations. All costs and expenses for development of design alternatives, mitigation measures and review submittals for work to be performed under the Lease will be the sole responsibility of Lessor.

2.11 NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS - RLP (VA FEB 2026)

A. The Government is responsible for complying with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, 54 U.S.C. § 306108 (Section 106). Section 106 requires federal agencies to consider the effects of their actions on historic properties prior to expending any federal funds on the undertaking (i.e., project). The Government is responsible for identifying whether any historic properties exist in, on, under, or near the offered Property that could be affected by the leasing action. Historic properties include both above-grade (*i.e.*, buildings and historic districts) and below-grade (*i.e.*, archeological sites) resources. The Government is responsible for assessing effects to identified historic properties and for consulting with the State Historic Preservation Officer (SHPO), the Tribal Historic Preservation Officer (THPO), if applicable, federally recognized Indian tribes, representatives of local government (e.g., any local Historic Preservation or Landmarks Commission), and other interested parties, if applicable, in accordance with the implementing regulations set forth at 36 C.F.R. part 800 (Protection of Historic Properties).

B. An Offeror must allow the Government access to the offered Property to conduct studies in furtherance of the Section 106 compliance. This requires research and field surveys to assess the potential presence of historic properties that may be affected by construction activity, both above- and below-grade. Compliance also may require below-grade testing to determine the presence of archeological resources and possible artifact recovery, recordation, and mitigation measures (e.g., interpretation) to resolve potential adverse effects to historic properties.

C. Demolition or destruction of a historic property by an Offeror in anticipation of an award of a Government lease may disqualify the Offeror from further consideration.

D. The Government reserves the right to reject any offer where documentation for the offered Property is inadequate or otherwise indicates preservation concerns or adverse effects to historic properties that cannot be minimized or reasonably mitigated, or where the level of NHPA analysis is more extensive than is acceptable to the Government.

E. If the Government determines that the leasing action could affect historic properties related to the built environment, the Offeror of any Property that the Government determines could affect historic property will be required to retain, at its sole cost and expense, the services of a preservation architect who meets or exceeds the *Secretary of the Interior's Professional Qualifications Standards for Historic Architecture*, as amended and annotated and previously published in the Code of Federal Regulations, 36 C.F.R. part 61, and the *GSA's Qualification Requirements for Preservation Architects and Other Specialists*. These standards are available at: HTTPS://WWW.GSA.GOV/REAL-ESTATE/HISTORIC-PRESERVATION/HISTORIC-PRESERVATION-POLICY-TOOLS/. The preservation architect will be responsible for developing preservation design solutions and project documentation required for review by the Government, the SHPO, the THPO, if applicable, and other consulting parties in accordance with Section 106. For Tenant Improvements and other tenant-driven alterations within an existing historic building, the preservation architect must develop context-sensitive design options consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Where new construction or exterior alterations, or both, are located within a historic district, may be visible from historic properties or may affect archeological resources, compliance may require tailoring the design of the improvements to be compatible with the surrounding area and the services of an archeologist who meets or exceed the *Secretary of the Interior's Professional Qualifications Standards for* Archeology may be required. Design review may require multiple revised submissions, depending on the complexity of the project and potential for adverse effects to historic properties, to respond to comments from the Government and the other consulting parties. Within VA, the Historic Preservation Office is solely responsible for corresponding with the SHPO, the THPO, if applicable, federally recognized Indian tribes, representatives of local government, and any other consulting party. All design costs and expenses relating to satisfying the requirements of this paragraph will be borne solely by the Offeror.

2.12 CULTURAL RESOURCES STUDY (VA FEB 2026)

A Cultural Resources Study Report is a required submittal with initial offers for any proposed site that involves new construction, build-to-suit, demolition, or other significant ground-disturbing work associated with this Lease Acquisition. For offers limited to existing buildings with no associated ground-disturbing activities, the Government may waive this requirement in its sole discretion. The Government requires a brief preliminary study to predict the likelihood that the Lease Acquisition may affect cultural resources. The Cultural Resources Study Report must include the following work:

A. **Background Research.** The Offeror will be performing historical research using primary and secondary source materials, and other research techniques as needed; analyzing historic records; accessing state and federal historical and archaeological databases; creating an inventory of surrounding historic districts, landscapes, sites, structure, objects, and buildings that are recommended/determined eligible for or listed on the National Register of Historic Places (NRHP); assuring the accuracy and completeness of all data; and preparing documentation to support NRHP evaluation conclusions and to generate the information and perspectives needed to predict the likely presence or absence of historic properties and cultural resources and the likely adverse effects to these historic properties and cultural resources, 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 (determine whether the study area is within the boundaries of a Certified Local Government (CLG)), federally recognized Indian tribes with interest in the county, academic interests, and state, local, and other historical, architectural, and archaeological organizations.

C. **Fieldwork.** The Offeror will inspect the study area 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. If access is not feasible the Offeror will notify the VA to determine the most appropriate mechanisms for access.

D. **Report.** The Offeror will prepare and provide a report to VA, based on the results of A-C above, 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 project entails.

2. Determine and define what the Area of Potential Effects (APE) for the project 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 Indian 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 effect(s) the project could have on the historic properties or cultural resources.

6. What recommendations do you have for further study or other actions, if any, including minimizing or mitigating any potentially negative impacts or adverse effects of the project on historic properties?

SECTION 3 HOW TO OFFER

3.01 INSTRUCTIONS FOR OFFEROR AND SUBMITTALS (VA FEB 2026)

Offeror must prepare and submit a complete offer, using all exhibits provided with this RLP, to the Government as indicated below. The submittals identified in this section are required to demonstrate technical acceptability and compliance with RLP requirements and are due by the initial offer due date unless otherwise specified. The Government will evaluate offers in accordance with the procedures and factors set forth in this section, and all technical requirements apply regardless of the award methodology used.

Offerors must ensure that the legal name, UEI, addresses, and ownership status of the Offering Entity are identical across all submittals, including, but not limited to, SAM Registration, GSA Form 1364 (including GSA Form 1364, Attachment 1), and GSA Form 1217.

OFFEROR MUST PROVIDE THE FOLLOWING SUBMITTAL AS A STAND-ALONE COVER PAGE TO THE OFFER:

A. Offeror Proposal Compliance Matix. Offeror must submit with its offer a completed **Exhibit 3, Offeror Proposal Compliance Matix**.

OFFEROR MUST PROVIDE THE FOLLOWING SUBMITTALS, INCLUDING ADDITIONAL SUBMITTALS IN SECTION 4.03, IN VOLUME I. A – TECHNICAL EVALUATION – FACTOR 1:

B. Area of Consideration and Unique Requirements Evidence. Provide evidence demonstrating offered Building and/or Property is within the delineated area. Such evidence must include a map and narrative depicting boundaries and describing how the Offeror plans to satisfy the minimum requirements.

C. Local Zoning Compliance. Evidence that the Property is zoned in compliance with local zoning laws, including evidence of variances, if any, approved by the proper local authority to develop the site for VA's intended use. If the current zoning is not in compliance, the Offeror must submit a plan and time schedule outlining how they will obtain all necessary zoning approvals prior to construction and how long the necessary zoning approvals will take.

D. Neighborhood, Amenities, & Transportation Evidence. Provide evidence demonstrating major thoroughfares, amenities, public transportation and emergency services. Such evidence must include a map and narrative providing distances and drive or walking times from the Building and/or Property to each.

E. Amenities Evidence. Provide evidence demonstrating amenities do or will exist by the Government's required occupancy date. Such evidence must include copies of signed leases, construction contracts, or other documentation as deemed acceptable by the LCO.

OFFEROR MUST PROVIDE THE FOLLOWING SUBMITTALS, INCLUDING ADDITIONAL SUBMITTALS IN SECTION 4.03, IN VOLUME I. A – TECHNICAL EVALUATION – FACTOR 2:

F. Architectural Plans and Narratives for Building Modernization. The architectural plans and narrative for modernization, if the offered Building is not a modern office Building.

G. Scaled Floorplan of Offered Space(s). Computer generated plans set to 1/8" = 1'-0" (preferred meeting sub-paragraphs 1 through 5 noted below:

1. All plans submitted for consideration must include floor plan(s) for which Space is being offered and floor plan(s) of the floor(s) of exit discharge (e.g., street level(s)). Each plan submitted must include the locations of all exit stairs, elevators, and the Space(s) being offered to the Government. In addition, where Building exit stairs are interrupted or discontinued before the level of exit discharge, additional floor plans for the level(s) where exit stairs are interrupted or discontinued must also be provided.

2. All plans submitted for consideration must have been generated by a Computer Aided Design (CAD) or Building Information Modeling (BIM) program that is compatible with the latest release of AutoCAD or Revit. The required native file extension is ".DWG" or "RVT," and Offerors must also provide corresponding PDF floor plans. Plans must include a proposed corridor pattern for typical floors and/or partial floors. The CAD/BIM file showing the offered Space should show the polyline utilized to determine the square footage on a separate and unique layer. All submissions must be accompanied by a written matrix indicating the layering standard to verify that all information is recoverable. All architectural features of the Space must be accurately shown.

3. All architectural features of the Space must be accurately shown. If conversion or renovation of the Building is planned, alterations to meet this RLP must be indicated.

4. Plans must reflect corridors in place or the proposed corridor pattern for both a typical full (single tenant) floor and/or partial (multi-tenant) floor. The corridors in place or proposed corridors must meet local code requirements for issuance of occupancy permits.

5. VA will review all plans submitted to determine if an acceptable level of safety is provided. In addition, VA will review the common corridors in place and/or proposed corridor pattern to determine whether these achieve an acceptable level of safety as well as to verify that the corridors provide public access to all essential Building elements. The Offeror will be advised of any adjustments that are

required to the corridors for determining the ABOA Space. The required corridors may or may not be defined by ceiling-high partitions. Actual corridors in the approved layout for the successful Offeror's Space may differ from the corridors used in determining the ABOA square footage for the lease award. Additional egress corridors required by the tenant agency's design intent drawings will not be deducted from the ABOA square footage that the most efficient corridor pattern would have yielded.

H. Vending Facilities Statement. A statement as to whether there are existing vending facilities in the offered Building which have exclusive rights in the Building.

I. Parking Plan and Narrative. A plan and short narrative as necessary to explain how the Offeror will meet the parking requirements.

J. Fire Protection and Life Safety (FPLS). The Offeror must submit the FPLS Information in subparagraph 1, unless the Building meets either exemption in subparagraphs 2 or 3 below.

1. FPLS Submittal Information.

   a. Completed GSA Form 12000, Prelease Fire Protection and Life Safety Evaluation for an Office Building (Part A or Part B, as applicable).

   b. A copy of the previous year's fire alarm system maintenance record showing compliance with the requirements in NFPA 72 (if a system is installed in the Building).

   c. A copy of the previous year's automatic fire sprinkler system maintenance record showing compliance with the requirements in NFPA 25 (if a system is installed in the Building).

   d. A valid Building Certificate of Occupancy (C of O) issued by the local jurisdiction. If the Building C of O is not available or the local jurisdiction does not issue a Building C of O, provide either:

      i. A report prepared by a licensed fire protection engineer with their assessment of the Building regarding compliance with all applicable local Fire Protection and Life Safety-related codes and ordinances or,

      ii. For offers of new construction only, documentation indicating the Building Code (including edition) to which the Building is being constructed and a written commitment to meet all of the mandatory FPLS lease requirements in the Lease.

2. If the Space offered is 10,000 RSF or less in area and is located on the 1st floor of the Building, Offeror is not required to submit to VA the Fire Protection and Life Safety (FPLS) Submittal Information listed in 1.a through 1.d above.

3. If the Offeror provides a Building C of O obtained under any edition of the International Building Code (IBC), and the offered Space meets or will meet all the requirements of the Lease with regard to Means of Egress, Automatic Fire Sprinkler System, and Fire Alarm System prior to occupancy, then the Offeror is not required to submit to VA the FPLS Submittal Information listed in 1 above.

4. For New Construction, reference **Exhibit 22, RLP Exhibit – New Construction**, for additional submittal requirements.

K. Accessibility Compliance. Provide evidence the Building, offered Space, and areas serving the offered Space meet accessibility requirements stated in the Lease or will exist prior to acceptance of the Space.

L. Asbestos Report and Abatement. If the offered space contains any asbestos-containing materials (ACM), Offeror must submit a current asbestos management or operations and maintenance plan and a current asbestos re-inspection report (performed within the past 5 years) identifying all ACM and their condition and demonstrating compliance with applicable OSHA and EPA requirements. If the Offeror proposes to abate ACM to meet the RLP conditions, the offer must clearly describe the proposed abatement approach and confirm that all abatement will be completed, and documentation provided, prior to Government occupancy.

M. Energy Star or Other Efficiency Improvements Supporting Documentation. No later than the due date for final proposal revisions, the Offeror must submit to the LCO:

1. Evidence of an Energy Star® label obtained within 12 months prior to the due date of final proposal revisions,

2. Offerors falling under a statutory exception must also indicate by the due date for final proposal revisions what cost effective energy efficiency and conservation improvements they are proposing to make.

3. If no cost-effective improvements can be made, the Offeror must demonstrate to the Government using the ENERGY STAR® Online Tools referenced in the RLP paragraph, entitled "ENERGY INDEPENDENCE AND SECURITY ACT," why no energy efficiency and conservation improvements are cost effective. This explanation will be subject to review by the LCO. If the explanation is considered unreasonable, the offer may be considered technically unacceptable.

4. If the Offeror is claiming eligibility for additional time to obtain the Energy Star® label per sub-paragraph B of the RLP paragraph entitled "Energy Independence and Security Act," then the Offeror must provide such indication with its initial offer and also must provide by the due date for final proposal revisions evidence substantiating their claim for additional time to obtain the Energy Star® label and substantiating their capability of earning the Energy Star®.

N. Certification and Commitment of Building Energy Performance and Green Globes®. For offers of new construction specifically constructed for the Government, the Offeror must submit a completed and signed **Exhibit 16, Certification and Commitment of Building Energy Performance and Green Globes®.** The Offeror must indicate on the form whether the certification applies to its offer and, if not applicable (e.g., existing building offer using an EISA statutory exception), must identify the applicable EISA/ENERGY STAR compliance path in accordance with RLP paragraph 1.01, Energy Independence and Security Act.

1. For New Construction, reference **Exhibit 22, RLP Exhibit – New Construction**, for additional submittal requirements.

O. Hydrology Statement. 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, 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.

OFFEROR MUST PROVIDE THE FOLLOWING SUBMITTALS, INCLUDING ADDITIONAL SUBMITTALS IN SECTION 4.03, IN VOLUME I. A – TECHNICAL EVALUATION – FACTOR 3:

P. Construction Schedule. A construction schedule giving the dates on which the various phases of permitting, design and construction (including principal categories of work) will be completed to coincide with the Government's required occupancy date and the milestones as outlined under the Lease.

Q. Project Management Plan. Offeror must submit a Project Management Plan that aligns with the Project Management evaluation factor and includes: an organizational chart, staffing plan, description of Key Personnel roles and anticipated workload, and narratives addressing project execution, schedule management, risk mitigation, and quality control.

1. Organizational Chart. The organizational chart must identify building ownership; authorized representative of the owner, if applicable; signature authority; all Key Personnel described in any Teaming Agreements; all Key Personnel dedicated to the project; operations and maintenance staff; and small business structure (including Joint Venture, if applicable).

OFFEROR MUST PROVIDE THE FOLLOWING SUBMITTALS, INCLUDING ADDITIONAL SUBMITTALS IN SECTION 4.03, IN VOLUME I. A – TECHNICAL EVALUATION – FACTOR 4:

R. Past Performance Affirmation. Offeror must affirm whether it has relevant or similar past performance for this requirement and, if none exists, must explicitly state that no such past performance is available.

S. Past Performance List of References. Offeror must submit a Past Performance List of References identifying up to five of the most relevant completed contracts in the last five years, using the required exhibit/template.

T. Past Performance Questionnaire (PPQ). For each referenced contract, Offeror must ensure a completed Past Performance Questionnaire (or equivalent Government past-performance record) is submitted in accordance with the RLP instructions; only references with received PPQs will be evaluated.

U. List of Relevant Projects and Case Studies. Offeror must submit a list of relevant projects demonstrating experience with comparable facilities, including at a minimum, project name, description, location, size, facility type, ownership/lease status, role/scope, and year completed.

V. Design Team and General Contractor Experience Narratives. Offeror must provide brief experience narratives or case studies for its most relevant projects describing key challenges, approaches, and results achieved.

W. Design Team and General Contractor Licenses and Certifications. Offeror must submit copies of all required professional and contractor licenses and certifications (including A/E disciplines and applicable low-voltage and General Contractor licenses) evidencing authority to practice in the state where the facility is located.

X. Design Team and General Contractor Teaming Arrangements. The Offeror must submit evidence of teaming arrangements with both the General Contractor and the Design Team that are presented in the Offeror's proposal. This evidence must be in the form of a letter from the principal(s) of each of the respective firms, on the firm's letterhead, confirming the teaming arrangement and setting forth the roles and responsibilities of the parties thereto. Such letters must be addressed to the LCO.

Y. SF 330 – Architect-Engineer Qualifications. Offeror must submit a completed SF 330 for each architect-engineer firm and individual on the design team, including a description of outstanding commitments and Key Personnel in Part I, Section H.

Z. GSA Form 527 – Contractor's Qualifications and Financial Information. Offeror must submit a completed GSA Form 527 for the Offeror and the proposed General Contractor, with all required sections addressing experience, financial capacity, and outstanding commitments.

OFFEROR MUST PROVIDE THE FOLLOWING SUBMITTALS, INCLUDING ADDITIONAL SUBMITTALS IN SECTION 4.03, IN VOLUME I. A – TECHNICAL EVALUATION – FACTOR 5:

AA. Operations and Maintenance Plan. Offeror must submit an O&M Plan demonstrating its and its team's ability to meet all Lease service requirements, including interior and exterior maintenance, routine and emergency response, staffing, administrative procedures, and quality control. At a minimum, the O&M Plan must address how building and grounds will be maintained (with preventive-maintenance schedules), how emergency and routine service calls will be received and resolved within required time frames, and how O&M staffing, procedures, and quality control systems will satisfy Section 6 of the Lease and the **Exhibit 05. B, Appendix B – VA Lease Services Narrative**.

BB. Operations and Maintenance Plan Acknowledgement and Deviations Statement: The Offeror must also complete and submit **Exhibit X, Operations and Maintenance Plan Acknowledgment and Deviations Statement**, with its O&M Plan; any O&M deviations not listed on the exhibit will not be considered part of the Offeror's proposal

OFFEROR MUST PROVIDE THE FOLLOWING SUBMITTALS IN VOLUME I. B – TECHNICAL REQUIREMENTS – NUMBER 6:

OFFEROR MUST PROVIDE THE FOLLOWING SUBMITTALS, INCLUDING ADDITIONAL SUBMITTALS IN SECTION 4.03, IN VOLUME I. B – TECHNICAL EVALUATION – FACTOR 6

CC. SAM Registration. The Offeror must have an active registration in the System for Award Management (SAM), via the Internet at HTTPS://WWW.SAM.GOV prior to the Lease Award Date. Offerors must be registered for purposes of "All Awards," including completion of all required representations and certifications within SAM. This registration service is free of charge.

DD. SBA VetCert Certification. If proposing as SDVOSB/VOSB entity, the Offeror must provide documentation of current SBA Veteran Small Business Certification (VetCert) status for the Offeror, including a screenshot or printout from SBA's VetCert system showing the firm's SDVOSB and/or VOSB certification status, UEI, legal business name, and certification expiration date, and confirm that this information matches the Offeror's SAM registration.

EE. SBA Joint Venture Certification. If proposing as a Joint Venture entity, the Offeror must provide evidence that the JV is recognized under applicable SBA regulations, including a copy of the executed JV Agreement and any SBA approval or acknowledgment required for SDVOSB/VOSB or mentor–protégé JVs, and must demonstrate that the JV's certification and structure comply with 13 CFR parts 121, 125, and 128, as applicable.

FF. Small Business Subcontracting Plan. If the Offeror is other than a small business and within the applicable threshold, it must submit a Small Business Subcontracting Plan that complies with FAR 52.219-8, FAR 52.219-9, and VAAR 852.219-70, including specific subcontracting goals for SDVOSB, VOSB, and other small business concerns consistent with VA's current subcontracting objectives.

OFFEROR MUST PROVIDE THE FOLLOWING SUBMITTALS IN VOLUME III – NEPA & NHPA SUBMITALLS:

GG. Floodplain. Offeror must provide a site plan or map clearly delineating the boundaries of the offered Property and any areas within or adjacent to a 1-percent-annual-chance floodplain, along with sufficient documentation (such as FEMA Flood Insurance Rate Maps or equivalent local mapping) to demonstrate that the Premises and required access routes are outside such floodplains or, if not, to identify any affected areas and proposed exclusions.

HH. INTENTIONALLY DELETED

II. Hazardous Conditions or Environmental Releases Disclosure. Offeror must disclose any known hazardous conditions or recognized environmental conditions associated with the offered Space, Building, or Property, and, upon request, must provide information on the Building's prior uses and any known environmental releases that could pose a health, safety, or environmental liability risk to the Government.

JJ. National Environmental Policy Act (NEPA) Due Diligence. Offeror must submit a current Phase I Environmental Site Assessment (ESA) prepared to ASTM E1527-21 by a qualified environmental professional, naming the Government as the "user". If the Phase I identifies Recognized Environmental Conditions (RECs), Offeror must also submit any required Phase II ESA (ASTM E1903-19) by the established due date as directed by the LCO, including, but not limited to, documentation of cleanup actions, and a proposed schedule for completing all remediation obligation.

1. Additionally, the Offeror must provide to the Government copies of any other environmental studies or information in its possession related to the offered site or surrounding area, including but not limited to habitat assessments, biological surveys, tree surveys, aquatic resources or wetland delineations, floodplain studies, cultural resources reports, or similar documentation. The Offeror must also promptly inform the Government of any past, ongoing, or planned coordination with Federal, state, tribal, or local environmental regulatory entities related to the offered site or surrounding area.

KK. National Historic Preservation Act (NHPA) Documentation. When requested by the Government, Offeror must provide access to the offered Building and/or Property and any existing historic preservation studies, surveys, or reports needed to support Section 106 review. If the leasing action could affect historic properties, Offeror must submit the name and qualifications of a preservation architect meeting the Secretary of the Interior's Professional Qualifications Standards, along with any preservation design concepts or documentation requested by the Government or SHPO/THPO.

LL. Cultural Resources Study Report. For proposed sites involving new construction, build-to-suit, or other significant ground-disturbing work, Offeror must submit a Cultural Resources Study Report with initial offers. The report must include background research, identification of experts and interested parties, field observations, and a written analysis addressing the Undertaking, Area of Potential Effect (APE), presence and likelihood of historic and cultural resources, potential adverse effects, and recommended further study or mitigation, with all supporting maps and documentation.

OFFEROR MUST PROVIDE THE FOLLOWING SUBMITTALS IN VOLUME IV – ADDITIONAL SUBMITTALS:

MM. Offering Entity Acknowledgement Form. Offeror must identify the offering entity's legal name, UEI, tax identification number, SAM and VetCert status, and the authorized official's contact information and certification, acknowledging that this information is accurate and will be used as a basis for evaluation under the RLP.

NN. Authorization to Represent Ownership. If the offeror is not the owner of the Property, authorization from the ownership entity to submit an offer on the ownership entity's behalf.

OO. Ownership Evidence. Evidence of ownership or control of Building or site. If the Offeror owns the Property being offered or has a long-term leasehold interest, the deed or lease must be submitted to the LCO evidencing the Offeror's stated interest in the Property and any encumbrances on the Property.

1. Non-owner Offerors. Offeror must submit written evidence that it is authorized by the owner of the site to present the site.

2. Site control duration. Offeror must provide evidence of site control for the full Lease term, including the post-award design and construction period, and all renewal options contemplated in the Lease. Documentation that constitutes evidence of control includes, but is not limited to, the following fully executed documents:

    a. An option to purchase,
    b. A sales contract,
    c. A deed showing fee simple ownership, or
    d. An option to lease the site for the full Lease term, including the post-award design and construction period, and all renewal options contemplated in the Lease.

3. Execution formalities. Except for a deed evidencing fee simple ownership, any evidence of owner's consent or site control submitted by the Offeror must be signed by both the landowner and the Offeror, with each signature notarized.

4. Title evidence and risk management. Provide a title report dated **no more than thirty (30) calendar days prior to the due date for initial offers** that shows the record owner of the offered site and all liens, encumbrances, conditions, restrictions, and documents of record that affect the offered site. In addition, provide a certification from the Offeror to VA that the state of title on the offered site is free of covenants, conditions, restrictions, liens, or other items that could prevent or restrict the Offeror from fulfilling the terms of the Lease or VA from utilizing the property as a health care facility as set forth in the Lease. If any title issues do exist, state the Offeror's plan for remedying the issues with a completion date no later than Lease award.

PP. Agreement to Acquire an Interest in Property. If the Offeror does not yet have a vested interest in the Property, but rather has a written agreement to acquire an interest, then the Offeror must submit a fully executed copy of the written agreement with its offer, together with a statement from the current owner that the agreement is in full force and effect and that the Offeror has performed all conditions precedent to closing, or other form of documentation satisfactory to the LCO prior to award. These submittals must remain current. The Offeror is required to submit updated documents as required.

QQ. Signing Authority Proof. As a condition of lease award, the Government will require one of the following forms of proof of signing authority before the Government executes the Lease:

1. Corporation. Copy of Articles of Incorporation and bylaws. In addition, a copy of the resolution, signed by the necessary directors of the corporation authorizing the corporate officer who will sign the lease to bind the corporation to the Lease.

2. Partnership. Copy of Partnership Agreement, Statement of Partnership, or Statement of Limited Partnership and evidence of authority of signatory to bind the partnership if not expressly authorized by the Partnership Agreement.

3. Limited Liability Company. Copy of the Articles of Organization and Operating Agreement. Also, evidence of the authority of the signing manager (if company is manager owned) or member (if the company is member managed) to sign, if not expressly authorized by the Articles of Organization and/or Operating Agreement.

4. Joint Venture. Copy of Joint Venture Agreement and evidence of authority of signatory to bind the Joint Venture to the Lease.

RR. Conflict of Interest. If there is a potential for conflict of interest because of a single agent representing multiple owners, present evidence that the agent disclosed the multiple representations to each entity and has authorization from each ownership entity offering in response to this RLP package. Owners and agents in conflicting interest situations are advised to exercise due diligence with regard to ethics, independent pricing, and Government procurement integrity requirements. In such cases, the Government reserves the right to negotiate with the owner directly.

SS. Legal Property Description and Tax ID. The legal description of the Property and tax ID number associated with the Property, copies of prior year tax notices and prior year tax bills, as well as any other information (such as a fact sheet, 5" wide x 3" high or larger color photograph, site plan, location map, and tax parcel map) in case of multiple tax parcels for an offered Building, or multiple buildings on a tax parcel, and any other information that may affect the assessed value, in order for the Government to perform a complete and adequate analysis of the offered Property. The Offeror is to provide a detailed overview and documentation of any Tax Abatements on the Property as outlined in the "Real Estate Tax Adjustment" paragraph of the Lease.

TT. Representation Regarding Certain Telecommunications and Related Services or Equipment. FAR 52.240-90, Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment, as applicable.

UU. Exhibits to the RLP. The Offeror must provide submittals as required in the following Exhibits referenced in paragraph 1.06, List of RLP Documents.

1. RLP Exhibit 21 - Broker Project
2. RLP Exhibit 22 - New Construction

VV. INTENTIONALLY DELETED

3.02 RECEIPT OF LEASE PROPOSALS (VA FEB 2026)

A. Electronic Submission.

1. Offeror is authorized to transmit its lease proposal as an attachment to an email. Offeror's email must include the name, address and telephone number of the Offeror, and identify the name and title of the individual signing on behalf of the Offeror. Offeror's signed lease proposal must be saved in a generally accessible format (such as portable document format (pdf)), which displays a visible image of all original document signatures and must be transmitted as an attachment to the email. Only emails transmitted to, and received at, the VA email address identified in the RLP will be accepted. Offeror submitting a lease proposal by email must retain the original signed proposal in its possession and make it available to VA upon request. Due to email file size limitations, the LCO or VA Broker may, at its discretion, authorize Offerors to submit their signed lease proposal files via a secure file-sharing platform (i.e., SharePoint, Dropbox, or other Government-approved systems). In such cases, the LCO or VA Broker will provide written instructions to the Offeror, and the Offeror's submission must still comply with all content and signature requirements set forth in this RLP.

2. In order to be considered for award, offers conforming to the requirements of the RLP must be received as follows:

a. No later than **5:00 PM ET** on the date specified below at the following email address(s):

Date:	**January 11, 2027**	
Electronic Method:	SharePoint, DropBox, or any document sharing platform	
Subject:	RLP No. 36C10F25R0057, Franklin County, OH OPC– Initial Offer	
Attention To:	Department of Veterans Affairs Anntwinette Dupree-Hart	Chartwell Enterprises Patricia Restrepo Thomas Leahy
Email Address:	ANNTWINETTE.DUPREE-HART@VA.GOV	patricia.restrepo@chartwellenterprises.com toml@chartwellenterprises.com

3. INTENTIONALLY DELETED.

4. Offers transmitted through email must be deemed late if received at the designated email address after the date and time established for receipt of offers unless it was received at the initial point of entry to the Government infrastructure not later than 5:00 p.m. one Working Day prior to the date specified for receipt of proposals.

5. Offers delivered through the means authorized by this RLP may be also deemed timely if there is acceptable evidence to establish that it was received at the Government infrastructure designated for receipt of proposals and was under the Government's control prior to the time set for receipt of proposals; or if it was the only proposal received.

B. There will be no public opening of offers, and all offers will be confidential until the Lease has been awarded. However, the Government may release proposals outside the Government such as to support contractors to assist in the evaluation of offers. Such Government contractors must be required to protect the data from unauthorized disclosure.

C. Offers must be submitted to VA in four (4) separate volumes and clearly labeled as indicated below. Offers must be properly signed, initialed, converted to a PDF file, and electronically bookmarked to correspond to the required volume and section structure. Each Header and Sub-header (bold text) shall be treated as a bookmarked chapter with relevant information contained therein. Each page of each volume shall be numbered sequentially from beginning to end. Volumes I.A and I.B, Volume III, and Volumes IV. A and IV. B must not contain any pricing information.

D. Offers must be organized and provided as set forth in the Offeror Proposal Compliance Matrix and adhere to the documentation and/or page limit specified in the technical evaluation factor. To the extent items are missing, not adequately addressed, or documentation/page limits are exceeded in a proposal, the LCO may determine the proposal to be unacceptable and therefore excluded from the competition, at the sole discretion of the LCO.

Volume I. A	Technical Proposal - Factor 1. Location - Factor 2. Technical Quality - Factor 3. Delivery Schedule - Factor 4. Offeror's Qualifications & Past Performance - Factor 5. Design Team (A/E) & General Contractor Qualifications
Volume I. B	Technical Proposal - Factor 6. Socio-Economic Status – Unrestricted
Volume II	Price Proposal & Financial Capabilities

Volume III	NEPA & NHPA Submittals
Volume IV. A	Additional Submittals
Volume IV. B	Additional Submittals (Offeror Acknowledgement)

3.03 PRICING TERMS AND SUBMITTALS (VA FEB 2026)

OFFEROR MUST PROVIDE THE FOLLOWING SUBMITTALS IN VOLUME II – PRICE PROPOSAL & FINANCIAL CAPABILITIES:

Offerors must reconcile the cost breakdowns on GSA Form 1364 and GSA Form 1364, Attachment 1, with GSA Form 1217 so that operating costs, real estate taxes, shell rent, and Tenant Improvement (TI) costs are clearly and consistently identified.

Offerors shall submit pricing that is reasonable across the entire firm term of the lease. VA will evaluate proposed pricing to ensure that it reflects a consistent and equitable distribution of costs, including shell rent, operating expenses, real estate taxes, and amortized tenant improvements, if applicable. Proposals that exhibit front-loaded or back-loaded pricing structures, where rental rates are disproportionately high or low in certain years, may be deemed materially unbalanced and unacceptable. VA reserves the right to reject any proposal that poses an undue financial risk.

A. GSA Form 1217, Lessor's Annual Cost Statement. Complete all sections of the 1217.

B. GSA Form 1364, Proposal to Lease Space. Complete all sections of the 1364, including, but not limited to:

1. A fully serviced Lease rate (gross rate). Rate per ABOA and RSF, clearly itemizing the total Building shell rental, TI rate, operating costs, and parking (itemizing all costs of parking above base local code requirements or otherwise included in shell rent).

2. Improvements. All improvements in the base Building, lobbies, common areas, and core areas must be provided by the Lessor, at the Lessor's expense. This Building shell rental rate must also include, but is not limited to, property financing (exclusive of TIs), insurance, taxes, management, profit, etc., for the Building. The Building shell rental rate must also include all basic Building systems and common area buildout, including base Building lobbies, common areas, core areas, etc., exclusive of the ABOA Space offered as required in this RLP.

3. The annual cost per ABOA and rentable square foot (RSF) for the cost of services and utilities. Rate for ABOA and RSF, respectively. This equals line 27 of GSA Form 1217, Lessor's Annual Cost Statement, divided by the Building size (shown on the top of both GSA Form 1364, Proposal to Lease Space, and Form 1217) for ABOA and RSF, respectively.

4. The annual rent to amortize the Tenant Improvements. Such amortization must be expressed as a cost per ABOA and RSF per year. This must be all alterations for the Space above the Building shell. Such alterations must be described and identified in the drawings used to construct the Space. If the Offeror chooses to amortize the TI for a period exceeding the Firm Term of the Lease, the Offeror must indicate the extended time in the offer. If the Government terminates the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government must not be liable for any unamortized TI costs resulting from an extended amortization period.

5. INTENTIONALLY DELETED.

6. A shell rate per ABOA and RSF for that portion of the lease term extending beyond the Firm Term. The rate proposed for this portion of the term must not reflect any TIs as they will have been fully amortized over the Firm Term.

7. Hourly overtime rate. An hourly overtime rate for overtime use of heating and cooling, and, if applicable, Adjustment for Reduced Services. NOTE: Refer to the Lease document for additional guidance.

8. Adjustment for Vacant Leased Premises. NOTE: Refer to the Lease document for additional guidance.

9. Lessors' fees. Lessor's Fees to complete Tenant Improvements. Provide a list of proposed (i) Lessor's Project Management fee, (ii) Lessor's A/E design costs to prepare construction documents, and (iii) General Contractor fee, to complete the Tenant Improvements. The basis for determining each component must be represented as a percentage. State any assumptions used to compute the costs as a percentage. Fees shall be provided in the GSA Form 1364, Attachment 1

10. Rent concessions. Rent concessions being offered. Indicate either on the GSA Form 1364 Proposal to Lease Space or in separate correspondence.

11. Owner's broker representative. Compensation (expressed as %) to Offeror's broker and/or representative arising from an agreement between the Offeror and the Offeror's representative, agent(s), broker(s), property manager, developer, employee, or any other agent or representative in connection with the Lease contemplated herein must be entered.

12. Deviations. If the Offeror requests any deviations, all deviations must be documented on the GSA Form 1364 in block labeled "Additional Remarks or Conditions with Respect to this Offer." Any deviations must be requested prior to the request for final proposal revisions. If the Offeror requests any deviations, VA at its sole discretion will make the decision whether to accept the deviation.

13. Off-Premises Improvements. Off-Premises improvements as required in accordance with the Lease, 7.06, Off-Premises Improvements. Indicate either on the GSA Form 1364, Proposal to Lease Space, or in separate correspondence.

C. INTENTIONALLY DELETED.

D. INTENTIONALLY DELETED.

E. GSA Form 1364, Attachment 1. Offeror must submit a completed GSA Form 1364, Attachment No. 1, populating all required gray-shaded cells with numeric values (not formulas) to detail the building's rentable and ABOA square footage, common area factor, operating expenses, tenant improvement lump-sum amounts (including fees), and fully serviced annual and ABOA rental rates for each evaluated lease term scenario.

F. VA Form 10091 FSC Vendor File Request. The Offeror must submit a completed VA Form 10091, FSC Vendor File Request, and must create or update its account through the VA FSC Customer Engagement Portal at HTTPS://WWW.CEP.FSC.VA.GOV so that VA can establish or verify the Offeror's vendor record and payment information.

G. Broker Commission Agreement. Any Brokerage Commission Agreement between VA's Tenant Representative and the Lessor for commissions identified in the GSA Form 1217. Reference **Exhibit 06, RLP Exhibit 21 – Broker Project**.

H. Financial Plan and Evidence of Funding. This information must be included in the Offeror's initial technical proposal. All financial information will be treated as confidential and will not be shared outside the Government evaluation team, except as required by law or regulation. If requested by the Contracting Officer, additional or updated information must be provided.

1. Financial Plan – Near-Term and Long-Term Funding. Offeror must provide a financial plan that clearly and specifically identifies how it will meet the near-term funding requirements for the project, including but not limited to land acquisition, payment of commissions and professional fees, and any equity required to secure anticipated debt funding, if any. The plan must also address long-term funding requirements for the project.
    i. The financial plan must, at a minimum, identify:
        1. Type(s) of financing (e.g., equity, construction loan, permanent loan, bonds).
        2. Amount of financing and equity.
        3. Timing of costs and corresponding funding (e.g., land closing, design/TI, construction draws, fees).
        4. Sources of funding for each major cost (equity providers, lenders, internal cash, etc.).

2. Conditional Commitments of Funds. Offeror must provide satisfactory evidence of at least two (2) conditional commitments of funds in an amount sufficient to prepare and/or construct the space.
    i. Each conditional commitment must:
        1. Be signed by an authorized officer of a bank or other financial institution.
        2. State that the officer has reviewed the Offeror's project and the terms of the Offeror's cost proposal to VA.
    ii. At a minimum, state the following:
        1. Amount of loan.
        2. Loan term (years).
        3. Annual percentage rate.
        4. Length of loan commitment.
        5. Amortization period.
        6. Name of principal(s) involved.
        7. Type of debt funding (e.g., bond vs. traditional amortizing loan).
        8. Lender contact information.
        9. Purpose of the loan.

3. Evidence of Financial Resources – Entity Offerors. Offeror must also provide evidence of financial resources sufficient to prosecute the work and meet near-term funding requirements.
    i. Such evidence must include, at a minimum:
        1. Statement of Offeror's overall financial condition.
        2. Identification of equity source(s) for this project.
        3. Identification of back-up equity source(s) for this project.
        4. Financial statements (Statement of Net Worth, Balance Sheets, and Profit and Loss Statements) for the prior three (3) years.
    ii. These financial statements must include a certification or statement from a Certified Public Accountant (CPA) that the financial statements fairly present the Offeror's financial condition.

4. Evidence of Financial Resources – Individual Offerors. If Offeror is an individual and personal financial information is being provided as evidence, the Offeror must submit:
    i. Personal financial statements providing evidence of financial resources sufficient to prosecute the work and meet near-term funding requirements, including:
        1. Income Statement for the preceding 12 months
        2. Balance Sheet
        3. Statement of Net Worth
    ii. These statements must be prepared and include a certification or statement from a CPA that the financial statements fairly present the individual's financial condition.
    iii. Individual federal income tax returns for the prior three (3) years.
    iv. Statements from banks or other financial institutions providing independent verification of the assets presented in the financial statements.

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 TENANT IMPROVEMENTS INCLUDED IN OFFER (VA FEB 2026)

Tenant Improvement Allowance Pricing.

The TI Allowance is $**36,347,000.00** (Total TI Lump Sum Amount). TIs are the finishes and fixtures that typically take Space from the shell condition to a finished, usable condition. The TI Allowance must 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 must be performed by the successful Offeror as part of the rental consideration, and all improvements must meet the quality standards and requirements of this RLP package and its attachments.

3.06 INTENTIONALLY DELETED (FEB 2026)

3.07 INTENTIONALLY DELETED (FEB 2026)

3.08 OPERATING COSTS REQUIREMENTS INCLUDED IN OFFER (VA FEB 2026)

A. The Government requires a fully serviced Lease as part of the rental consideration. The base for the operating costs adjustment will be established during negotiations based upon rentable SF. The proposed methodology for operating costs adjustment must include all items specified in the attached Lease document. The minimum requirements for normal hours, utilities, and janitorial services are specified in the attached Lease document. The offer must clearly state whether the rental is firm throughout the term of the Lease or if it is subject to annual adjustment of operating costs as indicated above. If operating costs will be subject to adjustment, those costs must be specified in the proposal.

B. The Offeror must ensure that all public utilities necessary for operation are available and operable at the site at the time of final inspection. The Offeror is responsible for any deposits and hook-up fees related to utilities (for example, water tap and connection fees, sewer tap and connection fees, and similar charges). All utilities must remain under the Lessor's name, ownership, and responsibility throughout the duration of the Lease.

SECTION 4 METHOD OF AWARD

4.01 NEGOTIATIONS (FEB 2026)

Negotiations may be conducted on behalf of the Government by the VA LCO or designated representative. When negotiations are conducted, VA will negotiate the rental price for the initial term, any renewal periods, and any other aspect of the offer as deemed necessary. The Offeror must not enter into negotiations concerning the Space leased or to be leased with representatives of Federal agencies other than the LCO or their designee. The LCO or their designated representative will conduct oral or written negotiations with all Offerors that are within the competitive range. The competitive range will be established by the LCO based on cost or price and other factors (if any) that are stated in this RLP and will include all of the most highly rated proposals, unless the range is further reduced for purposes of efficiency. Offerors who are not included in the competitive range will be notified in writing.

All Offerors within the competitive range will be provided a reasonable opportunity to submit revisions to their initial offer including any cost or price, technical, or other revisions that may result from the negotiations. Negotiations will be closed with submission of final proposal revisions.

4.02 HUBZONE SMALL BUSINESS CONCERN PRICE PREFERENCE WAIVER (FEB 2026)

A HUBZone small business concern (SBC) Offeror may elect to waive the price evaluation preference provided in the "Award Based On Price" paragraph or the "Other Evaluation Factors" paragraph of the RLP by so indicating on the GSA Form 1364, Proposal to Lease Space. In such a case, no price evaluation preference must apply to the evaluation of the HUBZone SBC.

4.03 AWARD BASIS (VA FEB 2026)

Award Based on Other Evaluation Factors.

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 evaluation 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.

B. 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.

C. The following evaluation factors will be considered in descending order of importance. For an offer to be technically acceptable, the offer must meet the minimum requirements set forth in **RLP No.** 36C10F25R0057. Areas of Consideration are not listed in order of importance and are not assigned a rating.

Offeror must provide the following submittals in Volume I.A – Technical Evaluation:

1. Factor 1 – Location

I. Factor 1 Areas of Consideration:

A. Area of Consideration and Unique Requirements
B. Neighborhood, Amenities & Transportation
C. Visibility & Access

II. Factor 1 Evaluation Criteria:

VA will evaluate the proposed location for how well it satisfies the RLP and Agency Specific Requirements and supports safe, convenient, and effective access to care. Elements of proposals that exceed these expectations will be considered strengths; elements that significantly exceed them will be considered significant strengths.

Under **Area of Consideration and Unique Requirements**, VA will assess whether the offered location is within the required delineated area, meets all unique location-specific requirements stated in the RLP, and complies with applicable Agency Specific Requirements tied to the location and mission needs.

Under **Neighborhood, Amenities & Transportation**, VA will evaluate the compatibility of the surrounding neighborhood with VA's intended use of the facility and the proximity of appropriate amenities and transportation options that support Veteran access (such as public transit, food and pharmacy services, and emergency services). Locations in safe, compatible areas with convenient amenities and public transportation within a reasonably accessible distance, considering local market conditions, will be evaluated more favorably.

Under **Visibility & Access**, VA will evaluate the visibility of the facility from primary approaches, including the presence of clear and obvious facility signage and intuitive entrance design, as well as how easily the site can be accessed from major thoroughfares by patients, staff, and emergency vehicles. Sites that provide prominent visibility, clear wayfinding, and safe, efficient access and circulation will be evaluated most favorably.

III. Factor 1 Submittal Requirements:

The Offeror must provide a location map and accompanying narrative that demonstrate the offered Building and/or Property meets all RLP location requirements, including, at a minimum, the following:

A. Area of Consideration and Unique Requirements
   (1). Provide evidence that the offered Building and/or Property lies within the required delineated area.
   (2). Provide evidence that the offered Building and/or Property satisfies all minimum requirement features in the RLP and Agency Specific Requirements.
B. Neighborhood, Amenities & Transportation
   (1). Highlight and label major thoroughfares, relevant amenities, public transportation, and emergency services on the map, and provide estimated distances and drive or walking times from the Building and/or Property to each.
C. Visibility & Access
   (1). Provide street-view images or renderings illustrating the visibility of the facility from primary approaches, including a clear and obvious view of building signage and primary entrances for approaching drivers and pedestrians.

IV. Factor 1 Documentation Requirements:

Offeror must include all documentation outlined in the submittal requirements above in Volume I.A – Technical Proposal, and labeled, "Factor 1 – Location," and comply with the following limits:

- Offeror's submission for this factor must be **limited to four (4) pages**.

2. Factor 2 – Technical Quality

I. Factor 2 Areas of Consideration:

A. Architectural Concept & Building Design
B. Quality of Site Characteristics & Development
C. Sustainable Design & Energy Efficiency

II. Factor 2 Evaluation Criteria:

VA will evaluate the proposed architectural concept, site development, and sustainable design for how well they meet the RLP and Agency Specific Requirements and support VA's program of requirements. Elements of proposals that exceed the criteria will be considered strengths; elements that significantly exceed the criteria will be considered significant strengths.

Under **Architectural Concept & Building Design**, VA will assess how well the proposed building design, floorplans, systems, and materials accommodate VA's space program and adjacency requirements and support a high-quality environment of care. The evaluation will consider whether the offered space meets the required size measured in accordance with ANSI/BOMA standards; whether the exterior design is compatible with its surroundings and uses high-quality materials; and whether the interior concept is contemporary, incorporates natural light, and is appropriate for VA's intended use. VA will also consider how effectively the column grid supports the proposed layout with minimal impact on VA operations; whether floorplans include all spaces required by the Program for Design (with only limited adjustments) and achieve the required adjacencies; and whether the Building, offered Space, and serving areas meet all applicable accessibility, means of egress, automatic fire sprinkler, and fire alarm system requirements. Finally, VA will evaluate whether the building design provides the required shell physical security features.

Under **Quality of Site Characteristics & Development**, VA will assess how well the proposed site plan supports safe and efficient access, circulation, parking, security, and functional relationships, including connections to main public roadways and emergency/service access. The evaluation will consider whether the required amount and type of parking are provided and whether the quantity reasonably supports projected patient and staff volumes; whether ingress/egress for patients, staff, emergency vehicles, and service deliveries are appropriate for the size and scope of the facility; and whether all site-related Agency Specific Requirements are met. VA will also consider whether landscaping is appropriate for the local region and complement the facility, and whether site physical security plans and narratives demonstrate that required physical security measures are provided.

Under **Sustainable Design & Energy Efficiency**, VA will evaluate the Offeror's approach to complying with, and where possible exceeding, the Lease's sustainability and hydrology requirements. The evaluation will consider whether the proposed project meets the required sustainability rating specified in the Lease and, where more than 5,000 square feet of land area will be disturbed, whether the Offeror acknowledges and agrees to comply with all Lease requirements for maintaining and restoring the real property's hydrology.

III. Factor 2 Submittal Requirements:

Offeror must provide drawings, plans and accompanying narratives that demonstrate the offered Building and/or Property meets all RLP technical quality requirements, including, at a minimum, the following:

A. Architectural Concept & Building Design
   (1). Develop and advance VA's space program into a complete architectural solution by providing sufficient narratives and drawings to show a building form, layout, and dimensions that optimize the space program and all functional requirements of the facility.
   (2). Address functional and aesthetic components in sufficient detail for VA to conduct a comprehensive evaluation of the proposed environment of care.
   (3). Clearly identify in the narrative and in the drawings any items or features proposed as betterments (i.e., exceeding RLP requirements) that are included in the Shell rent.
   (4). If proposing an existing building, provide a test-fit layout demonstrating the efficiency of the proposed layout relative to VA's space program and adjacency requirements.

B. Quality of Site Characteristics & Development:
   (1). Provide narratives and plans that describe the site's characteristics and how the site accommodates VA's Program for Design, building footprint, parking, circulation, and security requirements
   (2). Clearly identify in the narrative and on the plans any items or features proposed as betterments (i.e., exceeding RLP requirements) that are included in the Shell rent.

C. Sustainable Design & Energy Efficiency
   (1). Provide documentation, in accordance with the sustainability criteria stated in RLP, demonstrating compliance with the required sustainability rating.
   (2). Complete and sign the **Exhibit 16, Certification and Commitment of Building Energy Performance and Green Globes®,** included in the RLP.
   (3). If applicable, submit a Hydrology Statement confirming that the Offeror is aware of, and will comply with, all Lease requirements concerning maintenance and restoration of the real property's hydrology.

IV. Factor 2 Documentation Requirements:

Offeror must include all documentation outlined in the submittal requirements above in Volume I.A – Technical Proposal, labeled "Factor 2 – Technical Quality," and comply with the following limits:

- Architectural Concept & Building Design submissions are **limited to 15 pages** of narratives, **five (5) pages** of renderings, and **a reasonable number** for drawings; renderings must not be duplicated in drawing sets.
- Quality of Site Characteristics & Development submissions are **limited to five (5) pages** of narratives, **two (2) pages** of renderings**, and a reasonable number** of drawings.
- Marketing materials and duplicative images should not be included.

3. Factor 3 – Delivery Schedule

I. Factor 3 Areas of Consideration:

A. Design and Construction Duration/CPM Schedule
B. Project Management Plan

II. Factor 3 Evaluation Criteria:

VA will evaluate the Offeror's approach to delivering the leased facility from award through completion of construction and activation. Proposals that provide a realistic plan to design, construct, accept, and activate the facility as soon as reasonably possible, while managing risk and resources effectively, will be evaluated most favorably.

Under **Design and Construction Duration / CPM Schedule**, VA will evaluate the proposed overall delivery duration and the logical sequencing of work in the CPM schedule. Proposed durations that are shorter than the anticipated duration and demonstrate clear reasonableness will be considered strengths; proposed durations that are significantly shorter and still reasonable will be considered significant strengths. Proposed durations that are longer than the anticipated duration will be considered weaknesses or significant weaknesses, as appropriate.

Under **Project Management Plan**, VA will evaluate the Offeror's demonstrated ability to fulfill all lease requirements during post-award design and construction, including the Offeror's approach to leadership, staffing, communication, schedule management, risk mitigation, and quality control. Offers that demonstrate a well-thought-out, comprehensive PMP and show the capacity to successfully complete this project given other active and anticipated work will be evaluated most favorably.

III. Factor 3 Submittal Requirements:

Offeror must provide schedules, plans, and accompanying narratives that demonstrate the Offeror's ability to deliver the project within the proposed time frames and manage design and construction effectively, including, at a minimum, the following:

A. Design and Construction Duration/CPM Schedule:
   (1). Provide a high-level CPM project schedule, highlighting key assumptions, and a strategy for sequencing the work.
   (2). Clearly depict all main project milestones in the CPM schedule, including those required by the Lease.
   (3). Include a narrative with the CPM schedule that clearly states the durations required by VA as well as the Offeror's proposed durations for the milestones/activities not specified in the Lease and explicitly state the Offeror's proposed duration in which all TIs and other required construction work will be completed following issuance of NTP, and the overall proposed duration from award to acceptance.

B. Project Management Plan:
   (1). Submit a detailed Project Management Plan (PMP) that describes how the Offeror will reduce risk, meet deliverables, and keep the project within scope, on time, and on budget.
   (2). Include an Organizational Chart showing Building Ownership, Authorized Representation of Ownership (if applicable), and Signature Authority; all Key Personnel described in Teaming Agreements; all Key Personnel dedicated to the project (Project Management, Operations and Maintenance, Design, and General Contractor teams); and the socio-economic status of each entity/firm (including any Joint Venture, if applicable).
   (3). Include a description of the anticipated workload of the Offeror's principals, Key Personnel, and all teams dedicated to the project from award through construction completion, including project location, size, and contract value, identifying other projects these team members are expected to be working on at the time of award and those on which they are currently bidding.
   (4). Include a staffing plan describing how this project will be staffed; the roles and responsibilities of Key Personnel and other team members (if applicable); and the Offeror's overall approach to ensuring successful completion of all contract requirements.
   (5). Include a narrative to address the Offeror's approach to project execution from award through construction completion and must address the Offeror's approach to leadership, management, decision-making authority, communication, modifications, project schedule, and quality control.
   (6). Include a narrative to address the Offeror's approach to schedule reasonableness, risk identification and mitigation, and how the Offeror will successfully deliver the space within the time proposed.
   (7). Include a Quality Control and Assurance Plan detailing how inspections will be conducted and the roles and responsibilities of the General Contractor, Architect/Engineer firm(s), and Lessor.
   (8). **For Community Living Center (CLC) facilities only:** Include a narrative describing the Offeror's approach to complying with the Lease, Section 6.27, Water Management Program, including formation of the Water Management Team, development and timely submission of the Water Management Plan to the VA for review and approval, and implementation of required sampling, remediation, and plan updates.

IV. Factor 3 Documentation Requirement:

Offeror must include all documentation outlined in the submittal requirements above in Volume I.A – Technical Proposal, and labeled, "Factor 3 – Delivery Schedule," and comply with the following limits:

- Design and Construction Duration / CPM Schedule submissions are **limited to five (5) pages**.
- Project Management Plan submissions are **limited to five (5) pages**.

4. Factor 4: Offeror's Qualifications and Past Performance

I. Factor 4 Areas of Consideration:

A. Offeror's Past Performance
B. Offeror's Qualifications
C. Design Team & General Contractor Qualifications

II. Factor 4 Evaluation Criteria:

VA will evaluate the Offeror's demonstrated record of successfully delivering comparable projects and its capacity to do so for this requirement.

Under **Offeror's Past Performance**, VA will evaluate in accordance with FAR 15.104, considering multiple aspects of the Offeror's prior and current lease contracts and projects as a prime contractor, including awarded but not yet effective leases and active leases. Past performance may include the Offering entity, predecessor companies, and Key Personnel, and VA will consider up to five recent (within the last five years) completed projects for which the Offeror served as prime contractor.

Relevancy. VA will assess the relevance of each project based on similarity in size and complexity to this requirement, with medical facility projects of comparable or greater size and complexity considered most relevant. VA projects are more relevant than other federal projects, which are more relevant than non-federal projects; non-medical facility projects will be considered least relevant. VA will also evaluate the relevance of the Offeror's role, giving greatest weight to developer and lessor roles, followed by general contractor and design team roles.

Performance. VA will evaluate Past Performance Questionnaire (PPQ) ratings and other past performance information to determine whether the Offeror (1) performs on time and within budget; (2) effectively manages project teams and ensures

customer satisfaction; (3) delivers high-quality facilities, as evidenced where applicable by awards or accolades; and (4) conducts business in an ethical manner, including use of Veteran-owned and other small businesses, timely payment of subcontractors, and compliance with legal and contractual obligations. VA will most favorably evaluate Offerors that demonstrate successful performance on relevant, similar projects, completed on time and within budget, supported by positive PPQs. In the case of an Offeror without a record of relevant past performance, or where such information is not available, the Offeror may be evaluated neither favorably nor unfavorably for past performance but must either submit the requested information or affirmatively state that it has no relevant or similar past performance.

Under **Offeror's Qualifications**, VA will evaluate the Offeror's experience designing, constructing, developing, managing, and operating facilities comparable to the requirement, where "comparable" is defined as similar in size, complexity, and purpose. Experience with medical facility projects of comparable or greater size and complexity will be considered more relevant than experience with smaller or less complex projects. VA projects are more relevant than non-VA federal projects, which are more relevant than non-federal projects. Experience with non-medical facilities will be considered least relevant. VA will most favorably evaluate Offerors that demonstrate substantial, successful experience developing and operating comparable medical facilities.

Under **Design Team & General Contractor Qualifications,** VA will evaluate the qualifications and experience of the proposed A/E firm(s) and General Contractor, as demonstrated in the Experience Narrative and supporting materials. VA will assess the extent of each firm's experience designing, constructing, and renovating facilities of similar or greater size and complexity, particularly build-to-suit medical outpatient facilities for federal tenants. Medical projects comparable in size and complexity to this requirement, or larger, will be viewed as more relevant than smaller or less complex projects; VA projects will be more relevant than other federal projects, which will be more relevant than non-federal projects. Non-medical facility projects will be considered least relevant. VA will more favorably evaluate Offerors whose proposed A/E firm and General Contractor have successfully performed together on prior projects, demonstrating effective team integration. Design teams and contractors that demonstrate greater expertise and experience among Key Personnel, a strong record of successful comparable projects, and sufficient financial resources to successfully execute this project will receive higher ratings under this area of consideration.

III. Factor 4 Submittal Requirement:

Offeror must provide past performance, experience, and qualification information that demonstrates its ability, and the ability of its proposed team, to successfully perform this Lease requirement, including, at a minimum, the following:

A. Offeror's Past Performance:
   (1). State whether the Offeror has any relevant past performance for this requirement. If the Offeror has no relevant or similar past performance, it must affirmatively state that no such past performance exists.
   (2). Provide a list a list of references of up to five of the most relevant contracts, where construction has been completed during the past five years, using **Exhibit 10, Past Performance List of References**. Each contract listed must be supported by a corresponding PPQ; only contracts with a received PPQ will be considered and evaluated.
   (3). For VA contracts, provide evidence of past performance in accordance with FAR 15.104 and GSAM 570.304(C), using **Exhibit 11, Past Performance Questionnaire**, as follows:
      a. If the Offeror has a previously completed PPQ on file for the referenced contract completed in the last five years, the Offeror must complete Part I (Cover Page) of the PPQ form, attach it to the previously completed PPQ, and include in their submission. The PPQ must have a time-stamped signature from the reference.
      b. If the Offeror does not have a corresponding PPQ on file for the referenced contract, provide the PPQ form to the reference, allowing adequate time for references to complete and send the PPQ as follows: Offeror's references must email the completed and signed PPQ directly to the LCO, with a copy to the VA broker, identified in the RLP, with the following Subject Line: RLP No. [XX], [Name of Offeror] – Completed PPQ.
   (4). For non-VA contracts or non-federal government contracts, provide past performance evidence using the PPQ form or other Government systems (i.e., HTTPS://CPARS.GOV/CPARSWEB/HOME) in accordance with item (4). b. above.
   (5). In addition to PPQ submissions, the Offeror may include letters of recommendation, awards, or certifications that indicate that the Offeror possesses a high-quality process for developing and providing the final project or service; however, Offerors must not provide project examples, profiles or references outside of the 5 most relevant contracts.

B. Offeror's Qualifications
   (1). Provide a list of relevant projects demonstrating experience with comparable facilities that identify the following:
      a. Project name
      b. Project description
      c. Project location
      d. Square footage
      e. Type of facility
      f. Leased or owned
      g. Offeror's role and scope performed
      h. Year completed
      i. Years owned and operated
      j. Year sold (if applicable)
   (2). Case studies illustrating the Offeror's experience on the most relevant projects, including key challenges, approach, and results.
   (3). Any additional information the Offeror deems necessary to clearly explain the challenges encountered and results achieved on the projects submitted.

C. Design Team (A/E) & General Contractor Qualifications

(1). Experience Narratives for the A/E firm(s) and General Contractor teams, identifying all Key Personnel committed to the project with corresponding resumes, describing experience in successfully designing relevant facilities, consistent with the evaluation criteria for this area.
(2). A completed SF 330, "Architect-Engineer Qualifications," for each individual and/or firm on the Lessor's design team. In Part I, Section H of each SF 330, the Offeror must describe outstanding commitments for each firm and Key Personnel. At a minimum, the Design Team must include licensed or registered professionals in good standing providing 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, Special Systems, and Physical Security).
(3). A completed GSA Form 527, "Contractor's Qualifications and Financial Information," for the proposed General Contractor (and any other entity proposed to act as the prime construction contractor). The financial sections of the form must be completed to document the General Contractor's financial capacity, and Section VII must describe outstanding commitments, names and qualifications of Key Personnel, and other information demonstrating experience, competency, and performance capability on projects similar in scope to this requirement. Note: GSA Form 527 is not required for the Offeror, because the Offeror's financial capabilities are evaluated based on the information required in Volume II of the proposal.
(4). Copies of licenses or certifications for the future A/E Firm of Record and any individuals/firms providing architectural and engineering design services, providing evidence of authority to practice in the state where the facility is located. Low-voltage designers must be BICSI-certified for structured cabling.
(5). Copies of applicable General Contractor licenses in the state where the facility is located for the individual(s) and/or firm(s) proposed as contractors.

IV. Factor 4 Documentation Requirement:

Offeror must include all documentation outlined in the submittal requirements above in Volume I.A – Technical Proposal, labeled "Factor 4 – Offeror's Qualifications and Past Performance," and comply with the following limits:

- Offeror's Past Performance submission is limited to **no more than five (5)** past performance references and associated PPQs. If more than five references/PPQs are submitted, only the first five (in the order listed by the Offeror) will be considered in the evaluation; any additional references/PPQs will not be reviewed.
    - PPQ(s) completed by the Offeror's reference(s) must be submitted on or before the due date for initial offers.
    - PPQ(s) not submitted timely may, at the sole discretion of the LCO, be excluded from the evaluation.
    - Completion and submission of PPQ(s) is solely the responsibility of the Offeror and its references.
    - PPQ(s) submissions and the information included therein are subject to validation by the LCO, who may contact references or use other sources to confirm accuracy.
- Offeror's Qualifications must focus on the Offeror's organization and relevant experience performing leases of similar size, scope, and complexity.
    - Case studies (**no more than five**) must be **limited to two (2) pages** each.
- Design Team (A/E) and General Contractor Qualifications (including SF 330s) **must focus on** key personnel and team members proposed for this procurement. Resumes and project examples should be **limited to** individuals and projects that are materially involved in or directly relevant to this project; firm-wide resumes or general marketing materials for individuals not assigned to this procurement should not be included.
- Teaming Agreements must be in the form of a letter from the principal(s) of each of the respective firms, on the firm's letterhead, confirming the teaming arrangement and setting forth the roles and responsibilities of the parties thereto. Such letters must be addressed to the LCO.
- Visual materials and project examples (e.g., photos, project sheets) should be **limited to a reasonable number** of representative projects that demonstrate experience with facilities similar in size, scope, and complexity to this requirement.

5. Factor 5: Operations and Maintenance Plan

I. Factor 5 Areas of Consideration:

A. Interior & Exterior Maintenance of Building & Grounds
B. Routine Emergency Calls - Procedure & Response Times
C. Staffing Plan, Administrative Procedures, & Quality Control Plan

II. Factor 5 Evaluation Criteria:

VA will evaluate the Offeror's Operations and Maintenance (O&M) Plan for how well it demonstrates the ability to maintain the facility and site in a clean, orderly, and fully operational condition for the entire lease term, commensurate with the size, scope, and complexity of the facility's mission requirements, and for how effectively it meets or exceeds the preventive-maintenance and response-time standards prescribed in Section 6 of the Lease and **Exhibit 05. B, Appendix B – VA Lease Service Narrative**. Elements of proposals that exceed these expectations will be considered strengths; elements that significantly exceed them will be considered significant strengths. Operations and Maintenance Plans that convincingly address all RLP requirements, including these preventive-maintenance and response-time standards, and that demonstrate a clear, well-resourced approach to keeping the facility and site in prime condition while promptly addressing emergencies will be evaluated most favorably.

Under **Interior & Exterior Maintenance of Building & Grounds**, VA will assess the completeness and practicality of the Offeror's interior and exterior maintenance plans and schedules, including whether proposed activities are proactive and preventive and, at a minimum, meet applicable industry and local standards.

Under **Routine Emergency Calls – Procedure & Response Times**, VA will evaluate the clarity and reliability of procedures for handling emergency and routine service calls and the Offeror's ability to meet required response and completion times.

Under **Staffing Plan, Administrative Procedures, & Quality Control Plan**, VA will evaluate whether staffing levels, qualifications, operating schedules, administrative procedures, and the O&M Quality Control Plan are sufficient to meet all RLP requirements and ensure consistent performance over the lease term.

III. Factor 5 Submittal Requirements:

Offeror must provide an Operations and Maintenance Plan that addresses interior and exterior maintenance, routine and emergency response, staffing, administrative procedures, and quality control that demonstrates its ability, and the ability of its proposed team, to successfully perform this Lease requirement, including, at a minimum, the following:

A. Interior & Exterior Maintenance of Building & Grounds
   (1). Provide a detailed plan describing how interior maintenance will be scheduled and performed for all building systems, including but not limited to HVAC, plumbing, electrical systems, and all janitorial services to be provided by the Lessor.
   (2). Provide a table showing the operating schedule for cleaning and maintaining interior building systems and areas (e.g., daily, weekly, monthly tasks), clearly identifying preventive maintenance activities.
   (3). Provide a detailed plan describing how exterior maintenance of the building and grounds will be scheduled and performed, including landscaping, exterior lighting, parking areas, pest control, window washing, and general litter removal.
   (4). Provide a table showing the operating schedule for cleaning and maintaining exterior building and site areas, clearly identifying preventive maintenance activities
B. Routine Emergency Calls - Procedure & Response Times
   (1). Provide a narrative describing specific procedures for how the Lessor or designated local property manager will receive, prioritize, track, and resolve both emergency and routine service calls.
   (2). Describe how the Offeror will meet the RLP's required response and completion times for emergency calls (including 24-hour, 7-days-per-week coverage and on-site response) as set forth in the **Exhibit 05. B, Appendix B – VA Lease Services Narrative**.
   (3). Describe how the Offeror will meet the RLP's required response and completion times for routine service calls (including any percentage and time-frame requirements) as set forth in the **Exhibit 05. B, Appendix B – VA Lease Services Narrative**.
C. Staffing Plan, Administrative Procedures, & Quality Control Plan
   (1). Provide staffing plan identifying trades, number of personnel, experience levels and qualifications, and operating schedules needed to perform all required O&M services.
   (2). Provide a narrative demonstrating how the proposed O&M staffing, procedures, and systems conform to the requirements prescribed in Section 6 of the Lease and **Exhibit 05. B, Appendix B – VA Lease Services Narrative**.
   (3). Provide an O&M Quality Control Plan describing how performance will be monitored, documented, and corrected (including inspections, checklists, tracking systems, and corrective-action procedures).
   (4). Complete and sign the **Exhibit 14, Operations and Maintenance Plan Acknowledgment and Deviations Statement included in the RLP**.

IV. Factor 5 Documentation Requirements:

Offeror must include all documentation outlined in the submittal requirements above in Volume I.A – Technical Proposal, labeled "Factor 5 – Operations and Maintenance Plan," and comply with the following limits:

- Operations and Maintenance Plan narrative submissions are **limited to five (5) pages**.

Offeror must provide the following submittals in Volume I.B – Technical Evaluation:

6. Factor 6: Socio-Economic Status – Unrestricted

I. Factor 6 Areas of Consideration:

A. Service-Disabled Veteran Owned Small Business (SDVOSB)
B. Veteran Owned Small Business (VOSB)
C. Small Business
D. Other Than Small Business

II. Factor 6 Evaluation Criteria:

This technical factor evaluates the socio-economic status of the Offering entity under NAICS 531120 (Lessors of Nonresidential Buildings). Prime Offerors (and any joint venture submitting a proposal) will be evaluated based on their size and socio-economic status under the applicable SBA size standard for NAICS 531120 as reflected in SAM at the time initial offers are due. Offerors

that do not provide the documentation required under Factor 6 Submittal Requirements for this factor may be evaluated as ineligible for socio-economic evaluation credit under the applicable Area of Consideration.

Eligible **Service-Disabled Veteran-Owned Small Businesses (SDVOSBs), Veteran-Owned Small Businesses (VOSBs), and other Small Businesses** will receive evaluation credit commensurate with their status. SDVOSBs will receive the highest rating under this factor, VOSBs will receive a rating lower than SDVOSBs but higher than other Small Businesses, and all other Small Businesses will receive partial credit.

Small Business offerors will be evaluated based on their certified size and socio-economic status as reflected in SAM and SBA records, and on submission of all required small business documentation identified in the Submittal Requirements section.

Other Than Small Business offerors will be evaluated on the adequacy of their Small Business Subcontracting Plan submitted with the initial offer, including whether it complies with FAR 52.219-8, FAR 52.219-9, and VAAR 852.219-9, meets or exceeds VA's small business subcontracting goals, and demonstrates a realistic, documented approach to achieving proposed targets during contract performance.

Joint Venture (JV) Offerors will be evaluated based on compliance with the Joint Venture submittal requirements of this solicitation and applicable SBA regulations for joint ventures and will receive socio-economic credit only to the extent those requirements are met.

III. Factor 6 Submittal Requirements:

Offeror must provide the following to receive socio-economic evaluation credit under the applicable Area of Consideration:

A. Service-Disabled Veteran Owned Small Business (SDVOSB)
   (1). Provide evidence of active registration in SAM under the applicable NAICS, showing a valid Unique Entity ID (UEI) that matches the Offeror's legal business name.
   (2). Provide documentation showing the Offeror is certified by SBA as a SDVOSB under the Veteran Small Business Certification (VetCert) program, via the Internet at HTTPS://VETERANS.CERTIFY.SBA.GOV/, in accordance with 13 CFR part 128, with certification active as of the date initial proposals are due.
   (3). Provide a current screenshot or printout from SBA's VetCert system showing the firm's SDVOSB certification status, UEI, and certification expiration date.
   (4). Provide confirmation that the UEI and legal business shown in SBA's VetCert system are identical to those in SAM; any discrepancy may result in the Government not granting SDVOSB evaluation credit under this factor.
   (5). **If proposing as a JV, the Offeror must also comply with the JV submittal requirements in Section III.E below to receive SDVOSB evaluation credit.**

B. Veteran Owned Small Business (VOSB)
   (1). Provide evidence of active registration in SAM under the applicable NAICS, showing a valid Unique Entity ID (UEI) that matches the Offeror's legal business name.
   (2). Provide documentation showing the Offeror is certified by SBA as a VOSB under the Veteran Small Business Certification (VetCert) program, via the Internet at HTTPS://VETERANS.CERTIFY.SBA.GOV/, in accordance with 13 CFR part 128, with certification active as of the date initial proposals are due.
   (3). Provide a current screenshot or printout from SBA's VetCert system showing the firm's VOSB certification status, UEI, and certification expiration date.
   (4). Provide confirmation that the UEI and legal business shown in SBA's VetCert system are identical to those in SAM; any discrepancy may result in the Government not granting VOSB evaluation credit under this factor.
   (5). **If proposing as a JV, the Offeror must also comply with the JV submittal requirements in Section III.E below to receive VOSB evaluation credit.**

C. Small Business
   (1). Provide evidence of active registration in SAM under the applicable NAICS, showing a valid UEI that matches the Offeror's legal business name.
   (2). Provide confirmation that the Offeror's SAM Representations and Certifications are current (updated within the last 12 months), accurate, complete, and reflect "small business" status under the size standard for the NAICS code identified in this solicitation.
   (3). Provide a SAM entity summary/printout showing the Offeror's size and socio-economic status for the applicable NAICS code.
   (4). If seeking evaluation credit for any other SBA-certified socio-economic status (e.g., HUBZone, WOSB/EDWOSB), provide a printout from the applicable SBA certification system or SBA's acknowledgment/approval notice for that status.
   (5). **If proposing as a JV, the Offeror must also comply with the JV submittal requirements in Section III.E below to receive Small Business evaluation credit.**

D. Other Than Small Business
   (1). Submit with its initial offer a VA Federal Supply Schedule (FSS) Small Business Subcontracting Plan that complies with FAR 52.219-8, FAR 52.219-9, and VAAR 852.219-70, VA Small Business Subcontracting Plan Minimum Requirements.
   (2). Establish subcontracting goals for SDVOSB and VOSB concerns that are at least commensurate with VA's annual SDVOSB/VOSB subcontracting goals identified at HTTP://WWW.VA.GOV/OAL/BUSINESS/FSS/SBSP.ASP.

E. Joint Venture

(1). Provide evidence that the Joint Venture (JV) is an existing legal entity with its own active registration and Unique Entity ID (UEI) in SAM, including a SAM entity summary/printout showing the JV's legal business name, UEI, and status.
(2). Submit all required proposal documents (e.g., GSA Form 1364, GSA Form 1217, financial commitment letters, and any other forms or certifications required by this solicitation) completed and executed in the name of the JV, not in the names of the individual venturers.
(3). Provide documentation demonstrating that the JV qualifies for size-determination purposes under the FAR and SBA regulations in 13 CFR parts 121 and 125, such as the JV agreement, size/self-certification, and any SBA size determination, if applicable.
(4). For mentor–protégé or other SBA-regulated JVs, provide evidence that the JV complies with the applicable SBA joint venture requirements in 13 CFR 125.18 and, if a mentor–protégé JV, 13 CFR 125.9, such as the SBA-approved mentor–protégé agreement and any SBA approval or acknowledgment of the JV agreement.
(5). To receive SDVOSB or VOSB evaluation credit, the Offeror must provide: (a) a copy of the executed JV Agreement that complies with 13 CFR 128.402 and designates an SBA-certified SDVOSB or VOSB as the managing venturer and Responsible Manager; (b) current SBA VetCert documentation for the managing venturer showing active SDVOSB or VOSB certification, including legal name and UEI; and (c) a brief JV cover narrative confirming that the managing venturer's certification corresponds to the NAICS 531120 size standard and that the JV will perform the contract in accordance with the JV agreement and applicable performance-of-work requirements.

IV. Factor 6 Documentation Requirements:

Offeror must include all documentation outlined in the submittal requirements above, based on the Offering entity socio-economic status, in Volume I.B – Technical Proposal, labeled, "Factor 6 – Socio-Economic Status," and comply with the following limits:

- If Other Than Small Business, the Offeror may use the sample template and follow the VA FSS Subcontracting Plan Preparation Guide available at HTTP://WWW.VA.GOV/OAL/BUSINESS/FSS/SBSP.ASP. Any format used must address all required elements for the plan to be processed and approved.
- All required documentation must be current as of the due date for initial offers and clearly dated, and the LCO reserves the right to independently verify that such documentation (including small business status and other representations) remains accurate prior to award.

D. See FAR Clause 52.219-4 Notice of Price Evaluation Preference for HUBZone Small Business Concerns, as listed under the attached GSA 3517, General Clauses.

E. If an offer contains terms modifying any Lease provision, the Government will not be under any obligation to award a Lease in response to that offer.

4.04 PRESENT VALUE PRICE EVALUATION (VA FEB 2026)

A. If annual CPI adjustments in operating expenses are included, the Offeror must be required to submit the offer with the total "gross" annual price per RSF and per ABOA SF and a breakout of the "base" price per RSF and ABOA SF for services and utilities (operating expenses) to be provided by the Lessor. The "gross" price must include the "base" price. The base price per ABOA SF from which adjustments are made will be the base price for the term of the Lease, including any option periods.

B. The Offeror must submit plans and any other information to demonstrate that the Rentable Space yields ABOA space within the required ABOA range. The Government will verify the amount of ABOA SF and will convert the rentable prices offered to ABOA prices, which will subsequently be used in the price evaluation.

C. The Offeror must submit pricing that is reasonable across the entire firm term of the Lease. The Government will evaluate proposed pricing to ensure that it reflects a consistent and equitable distribution of costs, including Shell rent, operating expenses, real estate taxes, and amortized tenant improvements, if applicable. Proposals that exhibit front-loaded or back-loaded pricing structures, where rental rates are disproportionately high or low in certain years without justification, may be deemed materially unbalanced and unacceptable. The Government reserves the right to reject any proposal that poses an undue financial risk.

D. Evaluation of offered prices will be based on the annual price per ABOA SF, including all required option periods. The Government will perform present value price evaluation by reducing the prices per ABOA SF to a composite annual ABOA SF price, as follows:

1. Parking and wareyard areas will be excluded from the total square footage but not from the price. For different types of space, the gross annual per ABOA SF price will be determined by dividing the total annual rental by the total ABOA square footage excluding these areas.

2. Free rent will be evaluated in the year in which it is offered. The gross annual price is adjusted to reflect free rent.

3. Prior to the discounting procedure below, the total dollar amount of the Commission Credit (if applicable) will be subtracted from the first year's gross annual rent, unless the provision of free rent causes the credit to apply against rent beyond the first year's term, in which case the Commission Credit will be allocated proportionately against the appropriate year's gross rent.

4. Also as stated in the "Broker Commission and Commission Credit" paragraph, the amount of any commission paid to VA's Broker will not be considered separately as part of this price evaluation since the value of the commission is subsumed in the gross rent rate.

5. If annual adjustments in operating expenses will not be made, the gross annual price, minus the Commission Credit (if applicable), will be discounted annually at 5 percent to yield a gross present value cost (PVC).

6. If annual adjustments in operating expenses will be made, the annual price, minus the Commission Credit (if applicable) and minus the base cost of operating expenses, will be discounted annually at 5 percent to yield net PVC. The operating expenses will be both escalated at 2.5 percent compounded annually and discounted annually at 5 percent, then added to the net PVC to yield the gross PVC.

7. To the gross PVC will be added:

   a. For lease acquisitions where the Government is considering less than fully-serviced offers, the cost of Government-provided services (e.g., utilities, janitorial) not included in the rental escalated at 2.5 percent compounded annually and discounted annually at 5 percent.

   b. The annualized (over the full term) cost of any items, which are to be reimbursed in a lump sum payment. (The cost of these items is present value; therefore, it will not be discounted.)

   c. The annual price for parking to accommodate the minimum number of spaces required for government vehicles, if not included in the shell rent and charged separately. The price will be discounted annually at 5 percent.

   d. INTENTIONALLY DELETED.

   e. The fees for architectural and engineering design (A/E) services, general contractor (GC) services, and the Offeror's project management fees associated with Tenant Improvements (TI). The Offeror is required as part of their offer to identify on GSA Form 1364 any and all fees to complete the TI, broken down into three components: (1) Fees for architectural and engineering design services (A/E fees), which may only be offered as a percentage rate, (2) Fees for general contractor services (GC fees), which may only be offered as a percentage rate and (3) Lessor's overhead, administrative costs, profit, and fees (Lessor's PM fees), which may be only offered as a percentage rate. These fees will be evaluated in a multi-step process, as follows and using the example with a $150,000 TI Allowance to illustrate scenarios.

      I. A/E Fees Calculation - Percentage Rate Offered. For evaluation purposes, the fee is a percentage of the TI Allowance. For example, a 5% A/E fee results in an A/E fee amount of $7,500.

         (i) TI Allowance x A/E Fee percentage = A/E fee amount

         (ii) $150,000 x 0.05 = $7,500

      II. GC Fees Calculation – Percentage Rate Offered. For evaluation purposes, the GC fee is a percentage of the TI Allowance. For example, a 5% GC fee results in a GC fee amount of $7,500.

         (i) TI Allowance x GC Fee percentage = GC fee amount

         (ii) $150,000 x 0.05 = $7,500

      III. Lessor's PM Fees Calculation – Percentage Rate Offered. For evaluation purposes, the PM fee is a percentage of the TI Allowance. For example, a 5% PM fee results in a PM fee amount of $7,500.

         (i) TI Allowance x Lessor's PM fee percentage = PM fee amount

         (ii) $150,000 x 0.05 = $7,500

      IV. Total Fee Percentage Calculated and Applied to the TI Allowance (VA). For evaluation purposes, the A/E fees, GC fees, and Lessor's PM fees are not evaluated as separate lump-sum line items. Instead, the sum of the A/E, GC, and PM fees is computed as a percentage of the total TI Allowance. This combined fee percentage is used to assess the reasonableness of the proposed fees and to determine how much of the TI Allowance remains available for the physical build-out. Any fees paid by VA will reduce the remaining TI funds available for construction.

         (i) A/E fees + GC fees + Lessor's PM fees = Total fees

         (ii) $7,500 + $7,500 + $7,500 = $22,500 (total fees)

         (iii) Total fees ÷ TI Allowance = Combined fee percentage

         (iv) $22,500 ÷ $150,000 = 0.15, or 15%

   f. INTENTIONALLY DELETED.

7. The sum of either sub-paragraphs 5 and 7 or sub-paragraphs 6 and 7, divided by the ABOA SF will be the present value cost per ABOA SF of the offer for price evaluation purposes.

4.05 AWARD (VA FEB 2026)

A. To document the agreement between the parties, the successful Offeror and the VA LCO will execute a Lease prepared by VA, which incorporates the agreement of the parties. The Lease, at a minimum, must consist of the following:

1. Lease No. 36C10F25L0022 and any associated Lease Amendments.
2. GSA 3517B, General Clauses.
3. The pertinent provisions of the offer.
4. Proposed ABOA and Site Plans, Elevations and Exterior Renderings.
5. GSA Form 1217, Lessor's Annual Cost Statement.

B. The acceptance of the offer and award of the Lease by the Government occurs upon execution of the Lease by the LCO and mailing or otherwise furnishing written notification of the executed Lease to the successful Offeror.

SECTION 5 ADDITIONAL TERMS AND CONDITIONS

5.01 MODIFIED RLP PARAGRAPHS (VA FEB 2026)

This lease is based on the most recent GSA template R100 and has been modified specifically for VA requirements. VA requirements are indicated by including **VA MON YEAR** in the paragraph title.