VA REQUEST FOR LEASE PROPOSALS NO. 36C24425R0081 DuBois, PA

Offers due by 07/16/2026

In order to be considered for award, offers conforming to the requirements of the RLP must be received no later than 10:00 AM EST on the date above. See “Receipt Of Lease Proposals” herein for additional information.

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 R100 (2/26, V2)

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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 draft lease (GSA Form L100) setting forth the lease term and other terms and conditions of the Lease contemplated by this RLP and a VA 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 draft lease. Upon selection for award, the Government 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., 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 (FEB 2026)

A. The Government is seeking a maximum of up to 23,062 Net Usable Square Feet (NUSF) / 27,647 American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) Occupant Area (ABOA) square feet (SF) / 31,134 Rentable Square Feet (RSF) of contiguous space within the Area of Consideration set forth below. See Section 2 of the Lease for applicable NUSF standards.

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 requires 0 structured/inside parking spaces and 215 surface/outside parking spaces reserved for the exclusive use of the Government. Of the 215 spaces, 11 must be designated handicap with 2 spaces that are van accessible. 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. The Government may provide vending machines within the Government's leased area under the provisions of the Randolph-Sheppard Act (20 UC 107 et. seq.). If the Government chooses to provide vending facilities, 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 lease term must be 15 Years (10 Years Firm, 5 Years Soft), with termination rights for the convenience of the Government, in whole or in parts, effective at any time after the Firm Term of the Lease by providing not less than 90 days’ prior written notice. Should the Government make the determination to modify the term, an amendment to the RLP will be issued.

G. The Lease Term Commencement Date will be on or about November 8, 2027, or upon receipt of a current occupancy permit from local permitting agency and acceptance of the space by the Government, whichever is later. Beneficial occupancy is required in accordance with the schedule for completion of space paragraph within the terms and conditions of the lease.

1.03 AREA OF CONSIDERATION (OCT 2021)

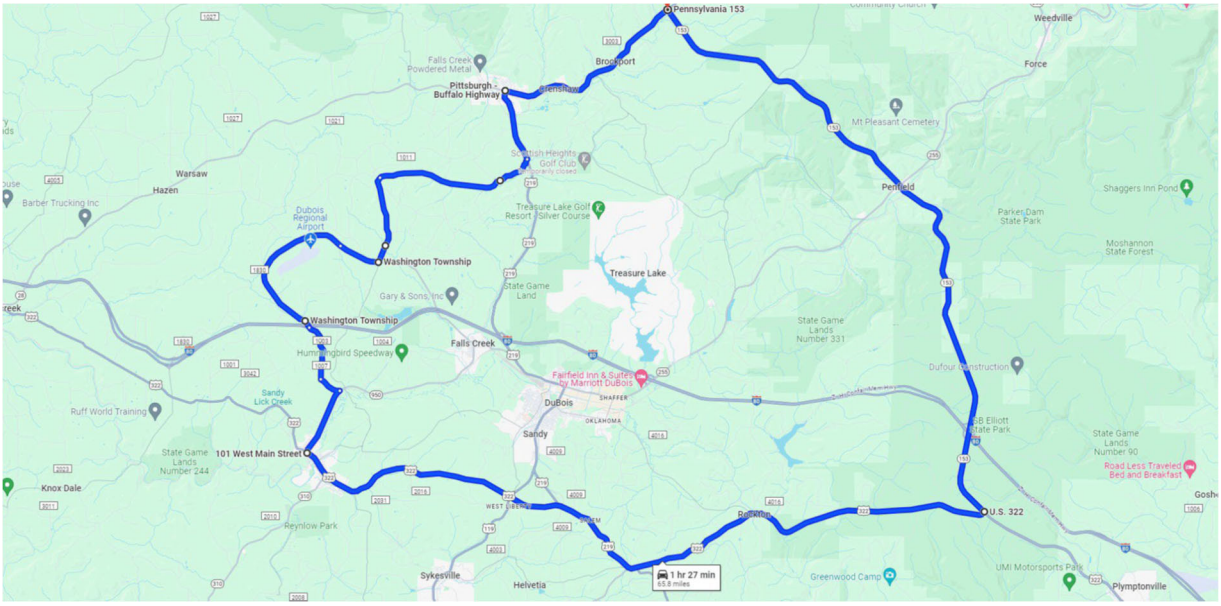
The Government requests Space in an area bounded as follows:

North: Follow Road 153 (State Park Rd) north; in Penfield, Road 153 (State Park Rd) becomes Hoovertown Rd, continue north, then it turns into Penfield Rd continue north to the intersection of road 153 and US 219.

South: Follow US 322 East until it intersects Road 153 (State Park Rd)

East: Follow Road 153 (State Park Rd) north; in Penfield, Road 153 (State Park Rd) becomes Hoovertown Rd, continue north, then it turns into Penfield Rd continue north to the intersection of road 153 and US 219.

West: Starting in Brockway, follow US 219 south to the intersection with Westerville Rd, turn right onto Westerville Rd and continue head southwest on Westerville Rd, Westerville Rd will turn into Stevenson Hill Rd, continue south. At the intersection of Stevenson Hill and Airport Rd (830) turn right and continue south around DuBois Airport. Airport Road will turn into Washington Twp Hwy, continues south. After going under I-80, Washington Twp Highway will turn into Road 1007 (this road has multiple names but remains 1007-Sensor Rd, Pardus Rd and Sandy Valley Rd.) At the intersection of 1007 (Sandy Valley Rd) and Reynoldsville Falls Creek Rd (950), turn right and continue south to US 322.



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

1.04 UNIQUE REQUIREMENTS (OCT 2021)

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

A. All requirements are stated in the RLP, Lease, and Exhibits added hereto and become part of this RLP.

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

A. Neighborhood and Parking. Inside City Center: Space must be located in a prime commercial office district with attractive, prestigious, and professional surroundings with a prevalence of modern design and/or tasteful rehabilitation in modern use. Streets and public sidewalks must be well maintained. The VA dedicated on-site parking will be no less than 215 spaces, of which 11 spaces must meet Architectural Barriers Act (ABA) and Americans with Disabilities Act (ADA) requirements. Of these 11 spaces, 2 spaces must be van accessible. Lessor is responsible for meeting parking code. Parking facilities with an adequate availability of parking spaces open to the general public to accommodate employees and visitors must be located within the immediate vicinity of the Building but generally not exceeding a walkable 2,640 feet of the employee entrance of the offered Building as determined by the LCO. These parking facilities do not substitute for the required parking under Paragraph 1.02(C). Lessor is responsible for meeting parking code.

B. Neighborhood and Parking. Outside City Center: Space must be located 1) in an office, research, technology, or business park that is modern in design with a campus-like atmosphere; or, 2) on an attractively landscaped site containing one or more modern office Buildings that are professional and prestigious in appearance with the surrounding development well maintained and in consonance with a professional image. The parking will meet the greater amount of either (1) parking-to-square-foot ratio to meet current local code requirements, or (2) 215 spaces. Parking will include 11 handicapped spaces. Of these 11 spaces, 2 spaces must be van accessible. Parking will be on-site, and ADA spaces will be in closest proximity to main entrance.

C. Walkability and Amenities.

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

2. A variety of employee services, such as restaurants, retail shops, cleaners, and banks, must be located within the immediate vicinity of the Building. 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. Amenities that are rated as unfavorable include: proximity to gun stores or shooting ranges, pawn shops, adult entertainment venues, liquor stores, medical or recreational marijuana dispensaries, methadone clinics, childcare facilities, community or recreation centers for children, K–12 schools, bars or other establishments that serve alcohol, correctional facilities such as prisons or jails, establishments involved in pornography distribution, dog kennels, and adjacency to single-family housing.

D. Transit Accessibility. Stops for two or more public bus or streetcar lines usable by tenant occupants and their customers must be located within the immediate vicinity of the Building, but generally not exceeding a safely accessible, walkable 1,320 feet from the principal functional entrance of the Building, as determined by the LCO. Stops for commuter bus service do not meet this requirement. Combined, the bus or streetcar stops must provide transit service that is subject to the local bus schedule upon site determination. Qualifying transit routes must have paired route service (service in opposite directions during all posted service times) during business hours. Only trips in one direction are counted towards the threshold. If a qualifying transit route has multiple stops within the required walking distance, only trips from one stop are counted towards the threshold. Transit service must be existing or the Offeror must demonstrate to the Government's reasonable satisfaction that such transit service will exist by the Government's required occupancy date.

1.06 LIST OF RLP DOCUMENTS (FEB 2026)

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

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Lease No. 36C24425L0014 (GSA Form L100)	42	A
Agency Specific Requirements	6	B
Security Requirements for Level **II**	17	C
GSA 3516, Solicitation Provisions	22	D
GSA 3517B, General Clauses	32	E
GSA Form 1364 Proposal to Lease Space	4	F
GSA Form 1217, Lessor's Annual Cost Statement	4	G
Security Unit Price List	Excel	H
Unit Price List	Excel	I
GSA Form 12000 for Prelease Fire Protection and Life Safety Evaluation for an Office Building (Part A or Part B) (See Section 3 for applicable requirements)	6	J
Tennant Improvements Cost Summary (TICS Table)	Excel	K
U.S. Department of Labor Wage Determination PA20260047 1.09.2026	7	L
Government's Typical Building Layout	1	M
VA Outpatient Clinic Space Planning Criteria (Space Requirement)	1	N
Interior Signage Requirement	1	O
Past Performance Questionnaire	5	P

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 draft Lease 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.
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, turnkey Lease with rent that covers all Lessor costs, including all shell upgrades, TIs, operating costs, common area maintenance, real estate taxes, and security upgrades**.** Rent must be based upon a proposed rental rate per Net Useable Square Foot (NUSF), limited by the offered rate and the maximum NUSF solicited under this RLP. The Tenant Improvements to be delivered by the Lessor must be based upon information provided with this RLP, Lease, and Exhibits. The Lessor must design and build the TIs after award of the lease; design reflects the VA's full requirements. The Lessor must provide a not-to-exceed cost for design, project management, and buildout of TIs and will be compensated up to the not-to-exceed costs. Although the TI requirements will not be fully developed until after award, offerors must provide the not-to-exceed costs as part of the lease proposal and the not-to-exceed price will be in the lease in the Tenant Improvement Rental Adjustment paragraph. Offerors are encouraged to consider the use of existing fit-out and other improvements to minimize waste. However, any existing improvements must be deemed equivalent to Lease requirements for new installation, and Offerors are cautioned to consider those requirements before assuming efficiencies in its TI costs resulting from use of existing improvements.

After award, the Lessor must prepare Design Intent Drawings (DIDs) for the leased Space conforming to the Lease and Exhibits. 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 will the Lessor be released to proceed with buildout. VA review and approval does not release the Lessor from the obligation to meet the requirement as stated in the lease. 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. Prior to acceptance of the leased Space and receipt of the occupancy permit, the Space will be measured for establishing the actual annual rent, and the lease term must commence. However, the Government will not pay for additional NUSF above the solicitation requirements of 23,062 NUSF. In instances involving an incumbent Lessor where the Government commences the lease term pending completion of TI alterations, the Government must withhold TI pursuant to Section 1 of the Lease until such time as the TI is completed and accepted by the Government.

G. Offerors are advised that doing business with the Government carries special responsibilities with respect to sustainability, 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 draft lease 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 (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 general list of countermeasures that may be installed in the leased Space as part of TI. The offeror must use the Security Unit Price List to provide the Government with itemized costs to these security countermeasures. Security upgrades will be paid in lump sum as part of TI.

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.

Offerors may contact the Primary Government Contact designated below:

Rachael Hallock, Lease Contract Specialist
RACHAEL.HALLOCK@VA.GOV

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

Alternate Government Contact:

Roberta Smiley, Lease Contracting Officer
ROBERTA.SMILEY@VA.GOV

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, the Offeror will provide a conceptual layout to demonstrate that the offered space has capability to fulfill the VA requirements to include floor layout for Patient Aligned Care Team (PACT) design. Provide conveyance of full understanding of PACT design requirements. PACT design standards are found at https://www.cfm.va.gov/til/dGuide/dgPACT.pdf. Proposals are at the Offeror's expense. The Government will advise the Offeror if the conceptual design layout demonstrates that the Government's requirement cannot be accommodated within the Space offered. The Offeror will not exceed the maximum square footage in this RLP offer package to include any adjustments that may take place during design after award. If the Offeror is already providing the maximum NUSF and cannot meet the Government's space requirements efficiently, then the Government will advise the Offeror that the offer is unacceptable. Government requires offered space to provide for easy circulation for Veterans in the offered space.

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, GSA 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 (HTTP://WWW.ENERGYSTAR.GOV/BUILDINGS/FACILITY-OWNERS-AND-MANAGERS/EXISTING-BUILDINGS/SAVE-ENERGY/) and Building Upgrade Value Calculator (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 use of the Building.

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 (OCT 2023)

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 and timeline, as such standard may be revised from time to time. 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 E1903-11), 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, 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 (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. 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, 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 interpretation mitigation measures.

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 property, 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. 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 GSA, the Historic Preservation Officer is solely responsible for corresponding with the SHPO, the THPO, if applicable, 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.

SECTION 3 HOW TO OFFER

3.01 INSTRUCTIONS FOR OFFEROR AND SUBMITTALS (FEB 2026)

A. Offeror must prepare a complete offer, using the forms provided with this RLP, and submit the completed lease proposal package to the Government as indicated below. Where a specific form or format is identified within the "VA Document Specifications" column, the Offeror shall utilize the required form or format. If no specific form or format is identified, the Offeror may use its own format provided the submission sufficiently addresses the applicable requirement. The Government will evaluate the offers received as outlined below and further described in this section.

B. Offer will be submitted in three (3) Volumes. Offeror must label each submitted document within each volume using the required naming convention shown in Column 1 of the corresponding volume. All documents must be submitted as individual attachments and not combined into a single file, such as a PowerPoint presentation, PDF, or Word document. Offers submitted in other formats may be considered unresponsive at the discretion of the LCO.

VOLUME 1: TECHNICAL (consists of five (5) Subfactors)			
Volume 1: Subfactor 1- Location & Site Plan			
Volume 1-Subfactor 1 Naming Convention	**Document Description**	**VA Document Specifications** (See RLP Reference for Full Requirements)	**RLP Reference**
V1-S1.A	FEMA Flood Plains Map	FEMA Maps	2.02
V1-S1.B	Local Zoning Compliance Evidence		3.01 E
V1-S1.C	Legal Description of Property & Property Tax ID Number		3.01 L
V1-S1.D	Parking Plan & Narrative		3.01 M
V1-S1.E	Vending Facilities Statement		3.01 P
V1-S1.F	Amenities Evidence	Map of surrounding amenities. May use Google Maps or other similar tool or combination of tools	3.01 Q
V1-S1.G	Hydrology Statement	Narrative statement. If >5,000 SF land disturbance compliance, certify compliance,. If not applicable, explain why in your narrative.	3.01 S
V1-S1.H	Site Plan (building footprint space footprint)		4.05
V1-S1.I	List of Other Tenants (if multitenant)	If not multitenant, please provide statement indicating this.	4.05
V1-S1.J	Site Physical Security & Threat Mitigation Plan	Provide detailed narratives and clear, detailed drawings/renderings illustrating the proposed site physical security considerations and threat mitigation plan.	4.05
Volume 1: Subfactor 2- Building Design Concept			
Volume 1-Subfactor 2 Naming Convention	**Document Description**	**VA Document Specifications** (See RLP Reference for Full Requirements)	**RLP Reference**
V1-S2.A	Asbestos Certification or Management Plan		2.05
V1-S2.B	Environmental Due Diligence/NEPA	Please provide a narrative statement. If not applicable, explain why in your narrative.	2.10
V1-S2.C	Natural Historic Preservation Act	Narrative statement and existing documentation. If not applicable, explain why in your narrative.	2.11
V1-S2.D	Prior Use of Building/Land		3.01 F, 2.11
V1-S2.E	GSA Form 12000, Fire Protection and Life Safety	Use form provided in RLP	3.01 K
V1-S2.F	Footprint of offered space within the building		3.01 O
V1-S2.G	Conceptual Test Fit Layout	Must show columns and other aspects of building impacting design.	3.01 O
V1-S2.H	Energy Star/ Efficiency Documentation		3.01 R
V1-S2.I	Representation Regarding Certain Telecommunications and Related Services or Equipment	Information should be completed in SAM registration and provided as print-out from SAM	3.01 T
V1-S2.J	FPLS Submittal for New Construction		3.01 V
V1-S2.K	LEED□-NC Silver or Green Globes for New Construction (GG□-NC) Certification Documentation		3.01 W

V1-S2.L	Construction Schedule for New Construction		3.01 X
Volume 1: Subfactor 3- Capability & Qualifications of Lessor and Lessor's Subcontractors			
Volume 1-Subfactor 3 Naming Convention	**Document Description**	**VA Document Specifications** (See RLP Reference for Full Requirements)	**RLP Reference**
V1-S3.A	Authorization to Represent Ownership	Narrative disclosure. If not applicable, explain why in your narrative.	3.01 C
V1-S3.B	Conditional Commitment of Funds		3.01 D
V1-S3.C	Ownership Evidence		3.01 F
V1-S3.D	Agreement to Acquire Interest	Submit agreement. If not applicable, explain why in a narrative statement.	3.01 G
V1-S3.E	Signing Authority Proof		3.01 H
V1-S3.F	Conflict of Interest Disclosure	Narrative disclosure. If not applicable, explain why in your narrative.	3.01 I
V1-S3.G	System for Award Management (SAM) – active registration		3.01 J
V1-S3.H	Vitae of Offeror's Team: include up to 12 of Offeror's key team members for Lease project and include at a minimum: Offeror; Offeror's general contractor; architect; project manager during build-out phase; building manager during administrative phase; other significant members of the Offeror's team..	NTE 3 pages, (single sided; >8pt font) per individual; NTE 12 key individuals.	4.05
V1-S3.I	Small Business Subcontracting Plan	Submit plan if Offeror is considered a large business under NAICS code 531120 (Exception).If not applicable, explain why in a narrative.	4.05
V1-S2.J	Socio Economic Status	Narrative disclosure of socio-economic status (i.e. Hub-zone, SDVOSB, VOSB, SB, or other socio-economic status). If not applicable, explain why in your narrative.	4.02
Volume 1: Subfactor 4- Project Management for Design & Build-Out Phase			
Volume 1-Subfactor 4 Naming Convention	**Document Description**	**VA Document Specifications** (See RLP Reference for Full Requirements)	**RLP Reference**
V1-S4.A	Narrative/documentation – understanding and maintaining schedule; plan to coordinate with VA for activation	NTE 3 pages, (single sided; >8pt font)	3.01 U
V1-S4.B	Critical Path of Build Out Phase		4.05
V1-S4.C	Pre-lease building security plan		Lease Section 3.5
V1-S4.D	Project Management & Response Plan for Build Out Phase	Must include (not limited to) contact information, response times, physical location of respondent.	4.05
Volume 1: Subfactor 5- Project Management for Lease Administration and Operational Phase			
Volume 1-Subfactor 5 Naming Convention	**Document Description**	**VA Document Specifications** (See RLP Reference for Full Requirements)	**RLP Reference**
V1-S5.A	Program Management & Response Plan	NTE 70 pages, (single sided; >8pt font); Must include (not limited to) contact information, response times, physical location of respondent.	4.05
V1-S5.B	Contract Submittal Schedule		3.01 U

Volume 2- Past Performance			
Volume 2 Naming Convention	**Document Description**	**VA Document Specifications** (See RLP Reference for Full Requirements)	**RLP Reference**
V2.A	Submit up to 3 past performance references (FAR 15.305(2)) (RLP Attachment 1)	Must be completed by reference; use RLP attachment.	1.06
V2.B	Submit a list of all VA lease projects completed in the past 5 years	May use table or paragraphs; table columns or paragraph titles to include the following: • Year and period of performance (build out; occupancy/operational phase) • Contract number • Contracting Officer's name, telephone, and email • Total amount of the contract at award • Total amount of the contract at project completion • Brief description of leased space provided • Explanation of any problems or delays encountered	4.05
V2.C	Submit a list of non-VA lease projects within the past five years with similar scope.	May use table or paragraphs; table columns or paragraph titles to include the following: • Year and period of performance services were performed • Contract number • Contracting Officer's name, telephone, and email • Total amount of the contract at award • Total amount of the contract at project completion • Brief description of leased space provided • Explanation of any problems or delays encountered	4.05

Volume 3- Price			
Volume 3 Naming Convention	**Document Description**	**VA Document Specifications** (See RLP Reference for Full Requirements)	**RLP Reference**
V3.A	GSA Form 1217, Lessor's Annual Cost Statement	Use attached form provided in RLP	3.03 A
V3.B	GSA Form 1364, Proposal to Lease Space	Use attached form provided in RLP	3.03 B
V3.C	Building Security Unit Price List	Use attached form provided in RLP	3.03 C
V3.D	Tenant Improvements Cost Summary (TICS)	Use attached form provided in RLP	3.03 D
V3.E	Unit Price List	Use attached form provided in RLP	3.03 E

C. 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.

D. Conditional Commitment of Funds. Satisfactory evidence of at least a conditional commitment of funds in an amount necessary to prepare the Space, including Shell and TI improvements. Such commitments must be signed by an authorized bank officer, or other legally authorized financing official, and at a minimum must state: amount of loan, term in years, annual percentage rate, and length of loan commitment. Alternatively, if the Offeror is self-financing, Offeror must demonstrate, to the satisfaction of the LCO, that it has adequate financial resources to self-finance the necessary improvements, e.g., income statements, cash flow statements, balance sheets, three (3) months of bank statements showing sufficient on hand stable cash reserves to fund the improvements, letter from the entity's financial officer. The Government reserves the right to request additional funding documentation to ensure funding is not a risk to the Government.

E. 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. 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.

F. 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.

G. 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.

H. 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.

I. 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 representation 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.

J. SAM Registration. The Offeror must have an active registration in the System for Award Management (SAM), via the Internet at HTTPS://WWW.SAM.GOV/SAM/ 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.

K. 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 GSA 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 GSA the FPLS Submittal Information listed in 1 above.

L. 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.

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

N. Architectural Plans for Building Modernization. The architectural plans for modernization, if the offered Building is not a modern office Building.

O. 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) program which is compatible with the latest release of AutoCAD. The required file extension is .DWG. Plans must include a proposed corridor pattern for typical floors and/or partial floors. The CAD file showing the offered Space should show the Poly-Line utilized to determine the square footage on a separate and unique layer. All submissions must be accompanied with 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, GSA 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.

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

Q. 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.

R. 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 the 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®.

S. 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.

T. 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.

U. 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.

V. Fire Protection and Life Safety (FPLS) Submittal for New Construction. As part of the FPLS Submittal Information, for offers of new construction, 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.

W. LEED®-NC Silver for New Construction Certification Documentation. For projects 10,000 RSF and above, the Offeror must provide documentation of the proposed Leadership in Energy and Environmental Design® for New Construction (LEED®-NC) credits for Silver level certification. For LEED®, this documentation is the LEED®-NC scorecard. Along with the proposed scorecard or checklist, the Offeror must submit a brief statement outlining how each of the proposed credits will be achieved. If pursuing LEED®-NC, the Offeror must identify the U.S. Green Building Council LEED® Accredited Professionals as team members, including their roles throughout the project.

X. Construction Schedule for New Construction. 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.

3.02 RECEIPT OF LEASE PROPOSALS (FEB 2026)

A. Traditional Method—E-mail

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, RACHAEL.HALLOCK@VA.GOV will be accepted. Offers may be submitted using multiple emails. If using multiple emails, the subject line would read, “Lease Proposal Dubois 36C24425R0081 – 1of 4”, “Lease Proposal Dubois 36C24425R0081 – 2 of 4” and so on. Offeror submitting a lease proposal by email must retain in its possession, and make available upon VA’s request, its original signed proposal. Unless otherwise authorized by the LCO or his/her designated representative, offers may only be submitted electronically to VA using email submission.

2. In order to be considered for award, offers conforming to the requirements of the RLP must be submitted no later than the date and time provided on the front page of this RLP.

3. There is no paper-based submission process under this RLP, and paper submissions will not be considered, unless otherwise authorized by the LCO.

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 any means authorized by the RLP may be also deemed timely if there is acceptable evidence to establish that it was received at the Government installation 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.

3.03 PRICING TERMS (FEB 2026)

Offeror must provide the following pricing information with its offer:

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 NUSF and RSF, clearly itemizing the total Building shell rental, TI rate, Building Specific operating costs, common area maintenance, and parking (itemizing all costs of parking above base local code requirements or otherwise already 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 NUSF Space offered as required in this RLP.

3. The annual cost per NUSF and rentable square foot (RSF) for the cost of services and utilities. Rate for NUSF 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 NUSF and RSF, respectively.

4. Tenant Improvements. Lump sum cost for Tenant Improvements on TICS table provided as an Exhibit with the Lease.

5. 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.

6. Hourly overtime rate. The Government will not pay for overtime use of heating and cooling.

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

8. Rent concessions. Rent concessions being offered. Indicate on the GSA Form 1364 Proposal to Lease Space.

9. Deviations. If the Offeror requests any deviations, all deviations must be documented on Form 1364 in block labeled "Additional Remarks or Conditions with Respect to this Offer." If the Offeror requests any deviations, VA at its sole discretion will make the decision whether to accept the deviation.

C. Security Unit Price List. The Offeror must use the Security Unit Price list to provide a cost breakdown of the security countermeasures, which were outlined in the security requirements attachment. The Security Unit Price list includes various improvements and services to be provided by the Lessor. Each item is classified as part of the shell or Tenant Improvements. There must be no charge to the Government for any items that already exist in the offered building or facility.

D. Tenant Improvement Cost Summary (TICS). The Offeror must use the Tenant Improvement Price List to provide a cost breakdown of the Tenant Improvements. The Tenant Improvement Unit Price list includes various improvements and services to be provided by the Lessor. Each item is classified as part of the shell or tenant improvements. There must be no charge to the Government for any items that already exist in the offered building or facility.

E. Unit Price List. The Offeror must use the Unit Price List to provide a cost breakdown for all Lessor-furnished and/or Lessor-installed items, including unit cost and total cost for the identified items. The Unit Price List is intended to support and inform the Tenant Improvement pricing by providing a detailed breakdown of identified items. Costs included within the Unit Price List shall be reflected within the overall Tenant Improvement pricing and shall not be separately duplicated.

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 (FEB 2026)

A. TENANT IMPROVEMENT PRICING:

1. A draft lease and Exhibits are provided with this RLP to all Offerors upon which to base their TI pricing. (TIs are the finishes and fixtures that typically take Space from the "shell" condition to a finished, usable condition.) 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 and its attachments. Pricing for TI is proposed using the Tenant Improvement Cost Summary (TICS) and is a not-to-exceed price.

2. The Tenant Improvements must include all the Offeror's administrative costs, general contractor fees, subcontractor's profit and overhead costs, Offeror's Project Management fee, design costs, permitting, security, labor, materials, unit price list items, and other associated project fees necessary to prepare construction documents and to complete the TIs, and all other costs associated with TI. It is the successful Offeror's responsibility to prepare all documentation (working/construction drawings, etc.) required to receive construction permits. NO COSTS ASSOCIATED WITH THE BUILDING SHELL MUST BE INCLUDED IN THE TI PRICING.

3.06 ~~TURNKEY PRICING WITH DESIGN INTENT DRAWINGS PRIOR TO AWARD (FEB 2026)~~ INTENTIONALLY DELETED

3.07 SECURITY IMPROVEMENTS INCLUDED IN OFFER (FEB 2026)

All security improvement costs, where not identified as a shell cost, shall be provided as part of the lump sum Tenant Improvement Costs. The security costs included in the Tenant Improvements shall be used for the build-out of security-related improvements in the Building in accordance with the Government-approved design intent drawings, if applicable. All security countermeasures required by the Government for occupancy shall be performed by the successful Offeror as part of either the shell rent or the tenant improvements as noted in the Security Requirements for Level II, and all improvements shall meet the quality standards and requirements of this RLP package and its attachments.

3.08 OPERATING COSTS REQUIREMENTS INCLUDED IN OFFER (FEB 2026)

The Government requires a fully serviced Lease as part of the rental consideration. There will be no adjustment for operating costs and common area maintenance. The minimum requirements for normal hours, utilities, and janitorial services are specified in Exhibit A- Lease.

SECTION 4 METHOD OF AWARD

4.01 NEGOTIATIONS (FEB 2026)

A. 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, 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.

B. Offerors who are not included in the competitive range will be notified in writing.

C. 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.

D. The Government may further limit the competitive range in accordance with FAR 15.306(c)(2).

E. The Government reserves the right to award without discussions. Therefore, offerors should submit best offer with initial submission. If the Government determines that discussions are necessary to achieve best value, the Government may hold discussions

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 (FEB 2026)

Award Based on Other Evaluation Factors

A. The Lease will be awarded to the responsive and responsible Offeror whose offer conforms to the requirements of this RLP package and will be most advantageous to the Government, price and technical/quality (non-price) award factors listed below considered. The best value tradeoff process permits tradeoffs among price and technical/quality factors, allowing the Government to make an award to other than the lowest priced Offeror or other than the highest technically rated Offeror.

B. All non-price factors, Factor 1. Technical including Subfactors 1-5, and Factor 2. Past Performance are approximately equal in importance. Non-price factors when combined are approximately equal in importance to Factor 3 – Price. All subfactors are approximately equal in importance. 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 factor(s) will be considered and are approximately equal in importance. All subfactors are approximately equal in importance:

Factor 1: Technical. All subfactors are equal in importance.

a. **Subfactor 1: Location and Site Plan**—Subfactor considers proximity of proposed facility to a variety of amenities; availability of public transportation; safety as ascertained by police reports and other means determined reasonable by the LCO; appearance of the surrounding area as being well maintained and free of trash, graffiti, environmental issues. Subfactor also considers accessibility for walking and driving; signage placement and visibility of proposed facility; traffic flow; location of adequate parking.

b. **Subfactor 2: Building Design Concept—**Subfactor considers ability to accommodate Patient Aligned Care Team (PACT) design; contiguous single story, first floor (street-level) access; exterior entrances for tenant usage; core elements (i.e., structural, mechanical, electrical, plumbing, HVAC, telephone and data distribution system, Wi-Fi; security, fire protection and life-safety systems).

c. **Subfactor 3: Capability and Qualifications of Lessor and Lessor’s Subcontractors**—Subfactor considers Offeror’s project team qualifications and experience in working with medical and clinical projects, Federal, and specifically VA, entities. Offeror’s availability to be available on site is a consideration.

d. **Subfactor 4: Project Management for Design and Build-out Phase—**Subfactor considers Project Management Plan with regards to Offeror’s approach and process to perform work during design and build-out phase; Offeror’s ability to work and coordinate with VA and mitigate risk; Offeror’s plan and process for maintaining scope, cost, and schedule. Offeror’s availability to be available on site is a consideration.

e. **Subfactor 5: Project Management for Lease Administration and Operational Phase—**Subfactor considers Offeror's written lease administration Management Plan to provide a clear process for VA employee(s) to report maintenance issues, work order requests, emergencies, and Lessor's measures to meet response times. Also considers Offeror's Emergency Preparedness Plan outlining activities to mitigate, eliminate, or reduce potential emergencies and manage emergency situations to minimize personal injuries and property damage and control the impacts of an emergency. Subfactor considers Offeror's proactive lease administration during operation phase of lease to ensure compliance with all lease terms and conditions and Offeror's personnel location and availability to respond to VA needs on site.

Factor 2: Past Performance—Factor considers Offeror's ability to perform the contract successfully as ascertained by the currency and relevance of Offerors project performance; source of information; context of the data; and/or general trends in performance of Offeror and Offeror's key personnel; Offeror's subcontractors performing major, critical aspects of the requirement; and/or predecessor companies. Past performance information provided by Offeror and/or obtained by any other means determined reasonable by the Lease Contracting Officer (LCO) is considered. Offeror with no past performance record will be evaluated in accordance with FAR 15.305(a)(2)(iv).

Factor 3: Price—Price is always a consideration and will be evaluated for total lifecycle costs, considering shell rent, operating rent, tenant improvement cost, and other lease costs. Price must be determined by LCO to be fair and reasonable for Offer to be consider further for award. If Offers are rated equally for non-price factors, price becomes inherently more important in determining awardee

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 taking exception to or modifying any VA requirement, The Government will not be under any obligation to award a lease in response to that offer. All exceptions taken must be listed on GSA Form 1364.

F. A proposal may be determined "unacceptable" for award if any of the Evaluation Factors or Subfactors are rated as unacceptable following evaluation of proposal.

G. Evaluation: Offered non-price factors will be evaluated using adjectival ratings supported by narratives. Price is always a consideration. Price or cost analysis will be conducted to rate this factor. Price may be evaluated using price analysis, cost analysis, or present value price evaluation, any combination of these or any other price evaluation method or a combination of methods considered reasonable by the LCO. To be eligible for award price must be determined fair and reasonable and score within an operating lease.

4.04 ~~PRESENT VALUE PRICE EVALUATION (FEB 2026)~~ INTENTIONALLY DELETED

4.05 AWARD (OCT 2024)

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 must consist of the following:

1. Lease No. 36C24425L0014 and Exhibits
2. Associated Lease amendments.

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

SECTION 5 ADDITIONAL TERMS AND CONDITIONS

5.01 ~~MODIFIED RLP PARAGRAPHS (FEB 2026)~~ INTENTIONALLY DELETED

5.02 VA ALTERNATIVE PROTEST PROCEDURE- REAL PROPERTY LEASE PROCUREMENTS (MARCH 2024)

(a) As an alternative to filing a protest with the Lease Contracting Officer, an interested party may file a protest by mail or electronically with: Executive Director, Office of Construction and Facilities Management (003C), Department of Veterans Affairs, 425 I Street, NW, Washington, DC 20420 or CFMORP@VA.GOV.

(b) The protest will not be considered if the interested party has a protest on the same or similar issue(s) pending with the Lease Contracting Officer.

(End of provision)