Commander,
Naval Facilities Engineering Command, Atlantic
6506 Hampton Boulevard
Norfolk, Virginia 23508-1278

AMENDMENT 1 TO
SOLICITATION FOR OFFERS (SFO) LI-13570

DATED JULY 19, 2019

FURNISHED DWELLING UNITS
FOR
UNACCOMPANIED TRANSIENT MILITARY PERSONNEL
SEATTLE, WASHINGTON

TALLAKSEN.BRANDY.L.1388626310 Digitally signed by TALLAKSEN.BRANDY.L.1388626310 Date: 2019.07.19 14:29:25 -04'00'

Brandy L. Tallaksen
Real Estate Contracting Officer

1. Page three (3), Paragraph B(i) is hereby deleted in its entirety and replaced with the following:

   i. Unit accommodations are as follows:

   a. Two-bedroom units with one bathroom – up to two (2) occupants;

   b. Two-bedroom units with a minimum of one full bathroom and one half-bath – up to three (3) occupants;

   c. Three-bedroom units with two full bathrooms – up to four (4) occupants;

   d. Long-stay hotel rooms with private bath or one-bedroom – up to two (2) occupants;

   e. Long-stay hotel rooms with two-bedroom units – up to three (3) occupants.

2. Page six (6), Paragraph 5(A) is hereby deleted in its entirety and replaced with the following:

   A. Available units that are appropriate for the ranks and number of occupants will be identified from the offers meeting all requirements in Paragraph 2 (Requirements) above, including Exhibits "B" and "C." Each unit style/type will be classified for the following rank and number of potential occupants. Government representatives will inspect a sample of each unit type to complete the classification of the offered units.

3. Page six (6), Paragraph 6(B), paragraph two is hereby deleted in its entirety and replaced with the following:

   The following technical factors, which are listed in order of importance (beginning with the most important), will be evaluated for offerors determined to be eligible for award: Location, Delivery Date, Onsite Services, Onsite Amenities, Unit/Room Configuration, Furnishings, Physical Condition of the Property. Offers exceeding the minimum technical requirements outlined in Paragraph 2 above by satisfying some or all of the below enhancements/preferences may be rated more favorably.

4. Page seven (7), Paragraphs 6(A)(iii), 6(A)(iv), 6(A)(v) are hereby deleted in their entirety and replaced with the following, including the addition of Paragraph 6(A)(vi) and 6(A)(vii):

   iii. Onsite Services:

      a. Offers of fully-furnished dwelling units or long-stay hotel rooms with included housekeeping services may be rated more favorably.

      b. Offers of fully-furnished dwelling units or long-stay hotel rooms with included INTERNET/Wi-Fi services may be rated more favorably.

   iv. Onsite Amenities: Offers of fully-furnished dwelling units or long-stay hotel rooms with onsite amenities such as, but not limited to, fitness facilities, recreation facilities, and vending machines may be rated more favorably than those that do not.

   v. Unit/Room Configuration: Offers of fully-furnished dwelling units or long stay hotel rooms with separate living rooms may be rated more favorably than those without.

   vi. Furnishings: Offers of fully-furnished dwelling units or long-stay hotel rooms with at least one television in the Unit may be rated more favorably.

vii. Physical Condition of the Property: New, or newly remodeled, fully furnished dwelling units or long-stay hotel rooms, with new or like new finishes, fixtures and systems, may be rated more favorably than fully furnished dwelling units or long-stay hotel rooms with deficiencies such as: worn fixtures, finishes, flooring, cabinetry, and appliances, from prior tenant occupancy, and/or outdated systems (Electric, plumbing, and HVAC (if applicable)).

5. The attached Questions and Answers are hereby incorporated into the SFO as Exhibit "D."

Questions / Answers
Solicitation LI-13570

1. **In response to your request, we would like to secure the units however we will forward a signed lease and deliver furniture and furnishings to the units post award. Please advise whether you would be able to revise the terms of the SFO section 4B - How to Offer so that we may submit an offer. We would be able to forward a sub-lease however a fully executed copy of the prime lease will follow post award.**
   We will not revise Section 4B of the SFO. A sample of the prime Lease is required upon submittal. Upon award, contractor must provide a copy of the executed prime Lease to the Government in accordance with the SFO.

2. **Number of days a contractor will be given to place all items in the units post award?**
   Post-award, the contractor must be able to meet initial occupancy dates as described in the SFO.

3. **Is there a preferred/desired furniture décor?**
   There is no preferred/desired furniture décor. The apartment furnishing must meet the listed requirements of the SFO. Page 3, Section 2B Facility Requirements, Exhibit "B" Minimum Housing Specifications, and Exhibit "C" Apartment Furnishings – Minimum Requirements.

4. **Time allotted to cure any furniture defects that may have been the result of unacceptable being delivered or damage to furniture during transit?**
   Approximately 48 hours.

5. **List of reasons a contract might be cancelled?**
   Please refer to Enclosure 4 and Exhibit "A" of the SFO.

6. **The earliest a contractor may submit an invoice to request monthly payment (with apartment communities, monthly rent is due on the 2nd day of the month for the monthly occupancy and considered to be 30 days in arrears for that month)?**
   Please refer to Exhibit "A", General Clause 3 of the SFO.

7. **How many days does your payment processing center takes to remit payment after the invoice is submitted?**
   Up to 30 days.

8. **Please confirm whether funds are currently available to the Real Estate Contracting office for a Lease contract as per Section 8(b) the Standard Conditions for this SFO? Are funds available for the 5 month lease term? Are funds available for a 5 year lease term?**
   Funds are currently available as required upon Lease award and as required for Lease renewals thereafter. Please refer to the 'Rental Rates' section of the Offer Form in SFO LI-13570, Enclosure 3.

EXHIBIT "D"