AMENDMENT NO. 1
Department of Veterans Affairs (DVA)
Weld County, CO– Community Based Outpatient Clinic (CBOC)
VA Request for Lease Proposals
No. 36C24W26R0049

This is a one-part amendment with responses in **bold text** to the following questions:
Part I –

Question 1: The cover page states offers are due 08/24/2026; paragraph 3.02(A)(2)(a) states August 20, 2026. Please confirm date and time offers are due?

Response 1: The offer due date is changed to 08/28/2026, and correcting the due date in section 3.02(A)(2)(a) of the RLP.

Question 2: Paragraph 1.02 is titled "…and Occupancy Date" but states none, and Lease 4.01 leaves the delivery period as "XX Working Days following Lease award," while Exhibit H requires a construction schedule tied to the required occupancy date. What is the required occupancy date and the award-to-completion period in Working Days?

Response 2: **(1) The estimated occupancy date is 10/01/2028.**

(2) The award-to-completion date period in Working Days listed on the lease template will be filled in "upon selection for award".

Question 3: **(RLP 1.02(A) and 2.01(B) vs. Exhibit B (SEPS))** The RLP caps the requirement at 13,000–13,500 ABOA SF, but the Exhibit B SEPS program is 135 rooms, 13,403 NSF and 20,105 Department Gross SF for a 4-PACT clinic with two BHIP teams. Departmental gross is the figure that ordinarily maps to ABOA, and paragraph 2.01(B) permits rejection of an offer that cannot house the program at maximum ABOA. Which controls, and will the ABOA range be amended to match the program? Can you provide the SEPS program so we can provide a test fit in our initial offer? Is there a floor plan or design specification we need to follow to align with the VA's healthcare facility standards?

Response 3: **See attached Program For Design document in the attachments section of the solicitation**.

Question 4: **(RLP 3.06 vs. 1.08(D); Lease 1.07 and 4.01)** Paragraph 3.06 requires a fixed turnkey TI price based on DIDs approved before award; 1.08(D) states the

opposite, that TIs are designed and priced after award. Please confirm Turnkey TI pricing or Post Award DID's?

Response 4: The project requirement will execute Post Award DID's and CD's and collaborate with designated VA representatives.

Question 5: **(Lease 6.01(A))** The Government's normal hours of operation are left as "XX AM to XX PM, Monday through Friday." Operating costs and Form 1217 cannot be completed without them, and for a clinic the difference between an 8-hour and a 12-hour service day is material. Please provide Government normal hours.

Response 5: The project requires normal operating hours from 7 a.m. to 5 p.m. (Monday through Friday).

Question 6: **(RLP)** The Government normally does not allow Sublease. Please confirm that per Sources Sought Notice / Pre-Solicitation Notice, that Subleases are NOT allowed.

Response 6: The SSN and RLP are two different documents therefore, there are no carry-over in terms and conditions. The Government will accept a sublease providing the LCO has reviewed the master lease and finds it acceptable. Also see question 7 below.

Question 7: Please confirm that an Offeror holding a long-term master lease with the right to sublease to the Government is eligible for award, and that the Lease Template will be modified to accurately reflect the Lessor's leasehold interest rather than fee ownership.

Response 7: A sublease can be accepted provided the LCO has reviewed the master (underlying) lease as evidence of site control to determine if the control of the property is sufficient for the entire term required by VA and that the underlying lease would not interfere in the governments exclusive right of possession or any of the terms and conditions contained in the resulting lease with the VA.

Question 8: Would you please provide the Program for Design document / Room Table

Response 8: Refer to Response 3 for additional information.

Question 9: Please confirm the building size - RLP says 13,500 sf but Exhibit B requires upwards of 25,500 sf

Response 9:

- **The building size requirement provided on the RLP – Section 1.02 (A) is the governing document to use when submitting proposals for as it pertains to the building size.**
- **Exhibit B is an internal document requirement and should <u>not</u> be used when submitting proposals as it relates to the building size.**

Question 10: Please confirm parking requirement of 60/10 ADA. Sources Sought had roughly 150 stalls required and just want to confirm 60 is what is needed.

Response 10: The RLP provides the correct parking requirement of 60 surface/outside spaces and 10 ADA compliant surface/outside spaces designated for VA (see Section 1.02(C)).

Question 11: Are the Following required:

a. Drop off Drive thru at entrance
b. Ambulance loading zone
c. Loading Dock

Response 11: a. Drop Off Drive thru at entrance – No.
b. Ambulance loading zone – Yes
c. Loading Dock – No.

Question 12: Please confirm that LEED / Green Globes are not required

Response 12: LEED/Green Globes are not required due to lease SF under 25,000 – Sustainability standards shall be as outlined in the GSA Form L100 Global lease.

Question 13: Is VA looking for turnkey pricing for this procurement, or should we use the allowances when making initial offers?

Response 13: The project does not include turnkey pricing. The project will only utilize Tenant Improvement Allowance Pricing as indicated in Section 3.05 A.

Question 14: Is there a Space Plan (i.e. list of rooms with needed square footages) that the VA can share?

Response 14: Refer to Response 3 for additional information.

*** All other requirements remain unchanged.***

---------- **END OF RLP CHANGES** ----------

Prepared By: Tenielle Cook, Realty Specialist | Date: **August 11, 2026**

Please sign below acknowledging receipt of this amendment and submit with all other RLP exhibits.

_____
OFFEROR NAME (printed)

_____
OFFEROR SIGNATURE