

Solicitation for Offers

Solicitation Number RO-23-001

SUMMARY

The United States Government is seeking to lease a fully serviced, fully furnished residence with a minimum of four (4) bedrooms and two (2) bathrooms to house up to six (6) individuals in Constanta, Romania. The lease period is negotiable and will be for a total potential term of five (5) years, with Government termination rights upon 30 days' notice. Proposed residences must meet the requirements listed below in this Solicitation. All initial proposals must be submitted no later than **15 JULY 2023** to the following email addresses:

-CENAURealEstate.Solicitations@usace.army.mil

-joshua.d.campbell@usace.army.mil

-david.k.walterscheid@usace.army.mil

1. REQUIREMENTS

A. Location

The residence must be located in the Constanta area, no more than 45 minutes from Mihail Kogalniceanu International Airport during peak traffic commuting hours.



B. Residence Requirements

- a. Residence with a minimum of four (4) bedrooms, two (2) bathrooms to house up to six (6) individuals at any given time
- b. Must comply with International Building Code (IBC) and other applicable fire, life, health, and safety codes
- c. Must provide off-street parking for a minimum of two (2) vehicles, with additional space available for up to four (4) total vehicles; preference is for the parking to be located in a secure location such as a garage
- d. All existing exterior door locks must be replaced with tap resistant cylinders
- e. Fire/smoke detector alarms must be installed in all rooms (except bathrooms)
- f. Carbon monoxide detector alarms must be installed in any room with combustible gas
- g. Electric system must be grounded
- h. Ground Fault Circuit Interrupters (GFCI) must be installed in kitchen, bathrooms, and other potentially wet locations
- i. Each bedroom will be of sufficient size to accommodate at minimum a 90 cm x 200 cm size bed , wardrobe, nightstand, bed side lamp, and chest of drawers
- j. Must have at least one (1) accessible and operational window in all bedrooms and living room areas
- k. All windows must have drapes, blinds, or other window coverings to provide privacy (no transparent coverings)
 - l. All wires intended for lighting must have a functioning fixture attached
- m. Dining area of adequate size to accommodate a dining table and four (4) chairs

C. Bathroom Requirements

- a. Minimum of two (2) full bathrooms (shower or tub) with shower head and shower curtain
- b. Adequate plumbing to prevent extreme fluctuations in water pressure and water temperature
- c. Sink with water stopper
- d. Toilet with seat and lid
- e. Mirror above all bathroom sinks
- f. Exhaust fan or operational window
- g. Towel bar or hook
- h. Toilet paper holder
- i. Water resistant flooring

D. Kitchen Requirements

- a. Must have a full kitchen of sufficient size to accommodate all required appliances (listed below)
- b. Sufficient electrical outlets to accommodate a variety of countertop appliances
- c. Fully functional sink
- d. Refrigerator with freezer

- e. Dishwasher
- f. Range cooktop with at least two (2) burners
- g. Cooktop exhaust fan
- h. Oven
- i. Microwave
- j. Water resistant flooring
- k. Built-in cabinets

E. Service Requirements

- a. All utility costs will be included and paid in the rent
- b. All yard and lawn care services will be provided and included in the rent
- c. Potable hot and cold running water in kitchen and bathrooms
- d. Tenant adjustable heating in all rooms (including kitchen and bathrooms)
- e. Air conditioning is strongly desired, but not required
- f. Cable or satellite service for television, with English and local programming, provided and included in the rent
- g. High-speed fiber internet connection, or a minimum of 300 Mb/s download & 200 Mb/s upload speed, provided and included in the rent
- h. Four (4) sets of keys to all locks
- i. Full maintenance, repair, and replacement of the residence and all Lessor provided systems and appliances
- j. Regular pest control service provided and included in the rent
- k. Regular garbage disposal service provided and included in the rent

F. Furnishing Requirements

- a. Plates, bowls, glassware, and flatware for a minimum eight (8) place settings
- b. Pots, pans, and kitchen utensils
- c. Twin-size bed (90 cm x 200 cm) or larger, wardrobe, nightstand, bed side lamp, and chest of drawers per bedroom
- d. Ironing board and iron with automatic shut-off
- e. Electric coffee pot or water kettle
- f. Dining table with minimum of four (4) chairs
- g. Desk with chair for computer
- h. Two (2) sofas
- i. Bookcase or shelving units
- j. Two (2) sets of bed sheets, two (2) blankets, one (1) comforter, and two (2) pillows per bedroom
- k. Two (2) sets of bath and hand towels per bedroom
- l. Two (2) dish towels
- m. Vacuum cleaner, broom, and dustpan
- n. Mop with bucket or appropriate cleaning solution for hard-surface flooring
- o. Garbage can in kitchen and bathrooms
- p. Laundry washing machine and dryer
- q. 50" or larger television

- r. One (1) fire extinguisher (certified and up to date) in each of the kitchen, washer/dryer area, each floor, and/or separate areas of the premises

G. Lease Period

The lease period is negotiable and will be for a potential term of five (5) years. The U.S. Government will have the right to terminate the lease at any time with 30 days' notice.

H. Rent

Rent shall be paid quarterly in advance through Electronic Funds Transfer (EFT), in either USD, Euro, or other currency as negotiated. Proposals received with a rental price that is determined to be substantially above the market rate may be disqualified.

I. Security Deposit

Due to U.S. fiscal law, the payment of a security deposit is prohibited. However, a joint condition inspection of the housing will be performed with the Lessor prior to U.S. personnel occupancy. The results of this inspection will be mutually agreed to and signed by both the Lessor and an authorized U.S. Government representative. This signed inspection will be incorporated into the lease. The lease will include a clause stating that the U.S. Government will be responsible for damages beyond reasonable wear and tear. Upon lease termination, a final joint condition inspection will be performed, and the U.S. Government may repair such identified damages or pay the Lessor an agreeable sum of money for the repair of those damages.

J. Modifications

The U.S. Government will reserve the right in the lease agreement to make modifications to the residence. Modifications may include, but are not limited to, drapes/blinds, planters, security doors, closed circuit television (CCTV)/surveillance, additional electrical, mechanical or architectural work. Any work performed will comply with current International Building Code (IBC). Upon termination of the lease, any damages resulting from U.S. Government modifications will be repaired or the Lessor will be paid a reasonable sum of money agreed to by both parties for the repair of those damages.

K. Lease Agreement

The lease agreement shall be in English and in similar form to the attached draft lease. If a courtesy copy of the lease were to be translated into Romanian, the English language version shall govern.

L. Availability

Proposals can either be for existing residences that are immediately available and meeting the minimum requirements; or residences which must be altered to meet the minimum requirements but can be made available by the delivery date specified in this solicitation.

M. Occupancy Date

The U.S. Government is seeking beneficial occupancy of the residence around **15 SEPTEMBER 2023**.

2. PROPOSAL SUBMISSION

A. Proposal Submission Requirements

- a. Description of the residence
- b. Map showing the location of the residence
- c. Photographs of the residence clearly depicting the interior, exterior, and street views
- d. List of provided furnishings and services
- e. Proposed rental rate
- f. Floorplan or drawing of the residence's layout

B. Proposal Submission Deadline

All proposals must be submitted via email to CENAURealEstate.Solicitations@usace.army.mil, joshua.d.campbell@usace.army.mil, and david.k.walterscheid@usace.army.mil, no later than **15 JULY 2023**. Proposals received after this time might not be considered. The U.S. Government reserves the right to allow for multiple subsequent open periods to meet the requirement if needed.

3. PROPOSAL EVALUATION AND AWARD

A. Evaluation Factors

Proposals will be evaluated based upon the below factors:

- a. Price
- b. Condition / Furnishings / Services
- c. Layout Functionality
- d. Location

B. Competitive Range

Received proposals will be evaluated using the above factors to determine which proposals offer the best value to the U.S. Government. The top proposals will establish the Competitive Range. Proposals that do not meet the minimum requirements listed in this Solicitation may be either further pursued or disqualified at the discretion of the authorized U.S. Government representative.

C. Negotiations

Oral and/or written negotiations may be held with each responsive Offeror within the Competitive Range to clarify details and ensure mutual understanding.

D. Inspection

During or following negotiations, an authorized U.S. Government representative may inspect the proposed residence to verify conditions and potential security concerns at which time the residence must be made available for immediate viewing. If correctable security concerns are identified, the Offeror will be notified of any required modifications.

E. Best and Final Offer

Concluding negotiations and inspections, competitive Offerors may be provided an opportunity to revise and submit a Best and Final Offer.

F. Award

Best and Final Offers will be reviewed, and the U.S. Government may execute a lease with the Offeror selected for award. This lease will be similar to the attached Draft Lease and executed in English. Despite the foregoing, the U.S. Government reserves the right to award and execute a lease based on initial proposal submissions.

4. IMPORTANT DATES

A. 15 JULY 2023 – Initial proposal submissions due

B. 16 JULY 2023 – 26 JULY 2023 – Inspect best proposals

C. 15 SEPTEMBER 2023 – Award lease and occupy residence

This Solicitation is non-binding upon the U.S. Government and may or may not result in the award of a lease contract, subject to availability of appropriations. Nothing in this Solicitation shall be interpreted to require obligations or payments by the U.S. Government in violation of the Anti-Deficiency Act (31 USC 1341).