

Solicitation for Offers

Solicitation 24-PL-001

SUMMARY

The United States Government is seeking to lease warehouse space and land along with the ability to build its own structures during occupancy. This property should include area(s) to be used for enclosed storage, maintenance, and office/administrative purposes. The lease period will be for a term of one (1) year with options to renew for a total lease term of up to five (5) years. Proposed properties must currently meet or be able to be modified to meet the requirements listed below in this Solicitation. All proposals must be submitted no later than **17:00 PM (CEST) on 8 December 2023** to email address CENAURealEstate.Solicitations@usace.army.mil and joshua.d.campbell@usace.army.mil and david.k.walterscheid@usace.army.mil

1. REQUIREMENTS

A. Location

The property must be located within the delineated area as shown on the attached map.

B. General Requirements

1. Property must be approximately 13,000 square meters.
2. Property must have a minimum of 5,000 square meters of outside, hardened/paved area for bulk material storage and vehicle parking.
3. Property must allow for ingress/egress and maneuverability of large vehicles within the site.
4. Warehouse must be at least 4,000 square meters of interior space for storage and related maintenance activities and capable of maintaining a temperature of 68 degrees Fahrenheit in winter months and 78 degrees Fahrenheit in summer months. Warehouse must have large access doors, a minimum of 2 bays for trucks/trailers, and a concrete foundation.
5. Warehouse must have approximately 50 square meters of office/administrative space.
6. The U.S. Government must have the right to modify the existing warehouse to meet its needs. Modifications may include the addition of overhead cranes, enclosed storage areas, enlarging of access doors, or similar modifications.
7. Property must have secure perimeter fencing with a controlled entry point, or the U.S. Government must have the right to install or modify existing perimeter fencing and controlled entry point.
8. Property must provide security and emergency service notification systems, or the U.S. Government must have the right to install or modify existing systems.
9. Property must include water, sewer, gas, standard waste disposal, heating, cooling, and air handling systems.
10. Property must include fixed networks for internet and telephone.

C. Lease Period

The lease period will be for a term of one (1) year with options to renew for a total lease term of up to five (5) years. The U.S. Government will have the right to terminate the lease at any time with 30 days' prior notice.

D. Security Deposit

Due to U.S. fiscal law, the payment of a security deposit is prohibited. However, a joint condition inspection of the property 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.

E. 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 another language, the English language version shall govern in case of any discrepancy.

F. Occupancy Date

The U.S. Government is seeking beneficial occupancy of the property no later than **1 APRIL 2024**.

2. PROPOSAL SUBMISSION

A. Proposal Submission Requirements

1. Description of the property and warehouse including details outlined in 1.B. above.
2. Map showing the location of the property and layout.
3. Photographs of property and warehouse (interior and exterior)
4. Proposed rental rate per square meter per month.

B. Proposal Submission Deadline

All proposals must be submitted via email to CENAURealEstate.Solicitations@usace.army.mil and joshua.d.campbell@usace.army.mil and david.k.walterscheid@usace.army.mil no later than **17:00 PM (CEST) on 8 DECEMBER 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 total requirement if needed.

3. PROPOSAL EVALUATION AND AWARD

A. Evaluation Factors

Proposals will be evaluated based upon the below factors:

1. Location and Functionality of Property
2. Price

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. 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 in order to clarify details and ensure mutual understanding.

D. Inspection

During or following negotiations, an authorized U.S. Government representative may inspect the proposed property to verify conditions and potential security concerns. These inspections are likely to occur after receipt of initial offers and proposals, during which time the property must be made available for viewing. If correctable concerns are identified, the Offeror will be notified of any required modifications.

E. Award

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 or choose not to pursue a lease altogether.

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).

