

Solicitation for Offers

Solicitation Number PL-23-001

SUMMARY

The United States Government is seeking to lease a fully serviced detached single-family residence with a minimum of four (4) bedrooms and 2.5 bathrooms in Poznan, Poland. The residence shall not exceed a maximum size of 377 gross square meters. The lease period is negotiable and will be for a total potential term of five (5) years, with Government termination rights upon 90 days notice. Proposed residences must meet the requirements listed below in this Solicitation. All proposals must be submitted no later than **14 NOVEMBER 2022** to the following email addresses:

-CENAURealEstate.Solicitations@usace.army.mil

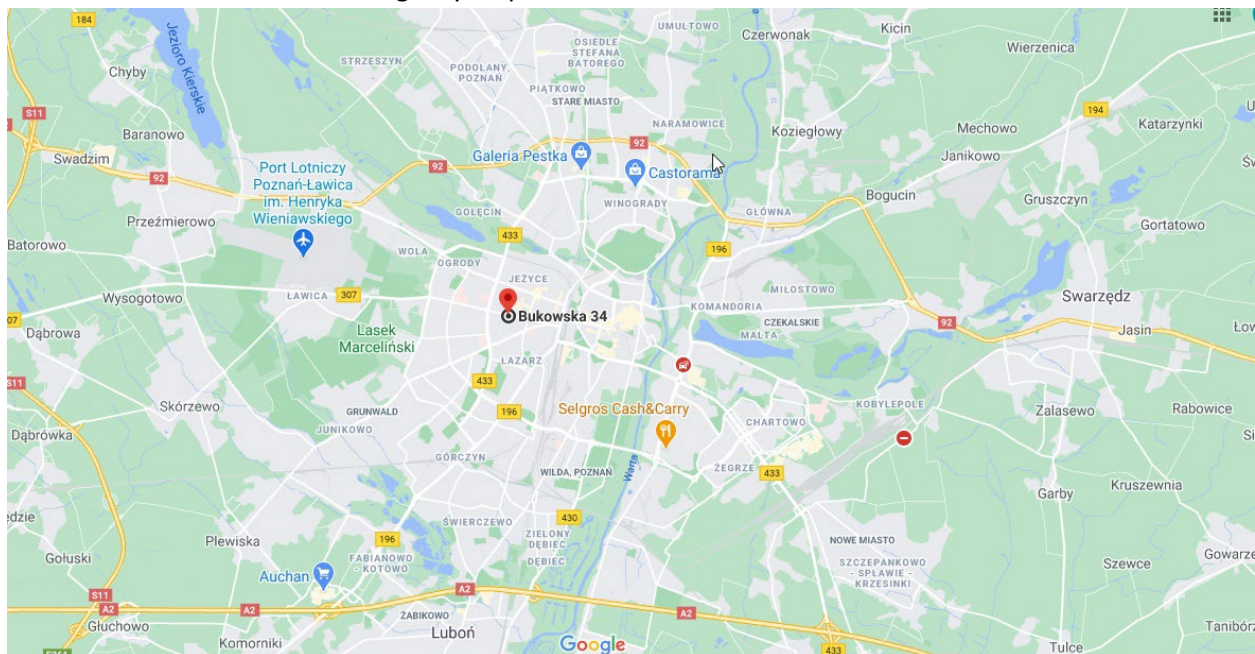
-joshua.d.campbell@usace.army.mil

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

1. REQUIREMENTS

A. Location

The residence must be located in the Poznan area, no more than 30 minutes from UL. Bukowska 34, 60-811 during peak traffic commuting hours. The location must also be no more than 15 minutes from local emergency response time.



B. House Requirements

- Fully detached, single-family residence with a maximum gross area of 377 m²
- Must comply with International Building Code (IBC) and other applicable fire, life, health, and safety codes

- c. Must not be located on a one-way street, square, or cul-de-sac, with adequate ingress/egress and not located near heavily trafficked streets/roads
- d. Residence must not be located near iconic structures or organizations that might attract violent political activity or demonstrations.
- e. Must provide a setback from the street of at least 15 meters
- f. Must be located in a safe, low crime area
- g. Must provide secure fencing around entire property
- h. All exterior gates, walkways, and entrances must be well illuminated, with motion detection lights around the house and driveway
- i. Must provide garage with door opener for parking at least one (1) large SUV type vehicle; Must provide secure on-site parking for a minimum of two (2) additional vehicles; driveway and parking areas must be paved and located within secure fenced perimeter of property
- j. Must have secure entry doors in accordance with UFC 04-010-03 standards. Main entry door must have an additional dead bolt and non-removable hinge pins with non-mortise door mechanics. Additional countermeasures should be implemented to minimize opportunities for the door to be breached by tampering with the door hinges
- k. Fire/smoke detector alarms must be installed in all rooms (except bathrooms)
 - l. Carbon monoxide detector alarms must be installed in any room with combustible gas
- m. Electric system must be grounded
- n. Ground Fault Circuit Interrupters (GFCI) must be installed in kitchen, bathrooms, and other potentially wet locations
- o. Must have a minimum of four (4) separate bedrooms
- p. Each bedroom will be of sufficient size to accommodate at minimum a 160cm x 200cm size bed , wardrobe, nightstand, and any other required furnishings
- q. Must have at least one (1) accessible and operational window in all bedrooms and living room areas
- r. Living/dining room large enough to accommodate seating for a minimum of eight (8) people, located near the front entry is preferable. Dining room and living room may be separate, but must provide adequate space to accommodate a table to seat a minimum of eight (8) people and a buffet and/or china cabinet
- s. Must include a front entry hall with closet for coats or wardrobe
- t. An additional room with adequate space for a work desk is preferred
- u. Family room/den, if available, must be of adequate size to accommodate a couch, coffee table, side tables, and television stand (or attachment to wall)
- v. Rooms must be designed to maximize horizontal and vertical usage (i.e., no slanted roofs that prohibit placement of furniture, etc.)
- w. One laundry/utility room with sink; connections for washer/dryer. Must not be located in a bathroom or garage but may be located in a finished basement. Included washer/dryer is preferred
- x. House must have space with floor load to accommodate a safe of weight up to 800 lbs
- y. Insect screens are required on all windows and doors
- z. Air conditioning throughout the residence is preferred, but not required

- aa. Newer appliances are preferred, but not required. Servicing of all appliances is the responsibility of the Owner. Additionally, any fireplace or heat source must be serviced yearly or more frequently according to maintenance schedule
- bb. All windows must have drapes, blinds, or other window coverings to provide privacy
- cc. An Intrusion Detection System (IDS) must be provided inside the residence as follows: Low Level of Protection (LLOP); (a) Monitor all exterior doors with point sensors. (b) Provide a duress alarm in the main bedroom, the Safe Room/ Haven (if applicable), and the office in the residence. Consider the use of both fixed (wired) and wireless to provide flexible coverage and use by occupants. (c) Connect the IDS to a Dispatch Center

C. Bathroom Requirements

- a. Minimum of two (2) full bathrooms (shower or tub) with shower head and shower curtain located near the bedrooms, and at least one (1) half bathroom located on the ground floor
- 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. Double sink
- d. Large, modern refrigerator with freezer, plus adequate space for an additional U.S. sized refrigerator with freezer either in the kitchen or nearby
- e. Dishwasher
- f. Range cooktop with at least four (4) burners
- g. Cooktop exhaust fan
- h. Water resistant flooring
- i. Built-in cabinets
- j. Adequate work surface / countertop large enough to prepare and plate up to eight (8) place settings
- k. Exterior patio is required and preferred to be adjacent to kitchen/entertaining area. Patio must be large enough to accommodate a table to comfortably seat a minimum of eight (8) people

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 50MB download / 10MB upload speed, provided and included in the rent
- h. Five (5) sets of keys to all locks
- i. Full maintenance, repair, and replacement of the residence and all Lessor provided systems and appliances
- j. Regular garbage disposal service provided and included in the rent

F. 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 90 days' notice.

G. Rent

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

H. 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.

I. 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.

J. 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 Polish, the English language version shall govern.

K. Availability

Proposals can either be for existing residences that is 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.

L. Occupancy Date

The U.S. Government is seeking beneficial occupancy of the residence no later than **01 FEBRUARY 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 **14 NOVEMBER 2022**. 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. 14 NOVEMBER 2022 – Initial proposal submissions due

B. 15 NOVEMBER – 02 DECEMBER 2022 – Inspect best proposals

C. 01 FEBRUARY 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).