

Solicitation for Offers

Solicitation Number IT-23-001

Summary

The United States Government is seeking to lease up to one hundred (100) dwelling units in the Vicenza, Italy area with 3 or 4 bedrooms per unit. The lease period required is 5 years, with Government termination rights upon 30 days' notice. Proposed dwelling units must meet the requirements listed below this Solicitation. Proposals will be accepted immediately by personal delivery at-

ITALY REAL ESTATE FIELD OFFICE
UFFICIO CONTRATTI IMMOBILIARI
Via Delle Casermette 107/109, Int. 3
36100 Vicenza
Italy

or at the following email address:

Italyrealestatefieldoffice@usace.army.mil

with more than 4 apartments should include a 40 square meter or larger area for the lessee to install basic playground equipment such as a swing and slide. Apartments also require at least a 1 car garage and one designated parking space per apartment.

- d. Site will have suitable drainage and soil stabilization.
 - e. Buildings will be no more than 3 stories.
3. Access
- a. Roadways, sidewalks and steps must be in accordance with current Italian Building Code and provide for convenient access to dwelling units and allow delivery of furnishings and household goods by truck.
4. Layout
- a. Dwellings must have a private entrance and bedrooms that are not accessed through other bedrooms. There must be at least 2 bathrooms, 1 bathtub and 1 shower in either or both bathrooms.
 - b. There must be designated space or a separate utility room to accommodate and provide easy access to a washer and dryer.
 - c. Size

# of Bedrooms	Minimum Size	Maximum Size
3	111 Square Meters	152 Square Meters
4	137 Square Meters	181 Square Meters

- d. Master bedroom and second bedroom must be at least 14 square meters net space and other bedrooms at least 9 square meters.
- e. Kitchens must be 16 square meters or more and be equipped with externally vented range hood, base and wall cabinets which allow space for the following appliances which will be provided by the U.S. Government:

Item	Height	Width	Depth	Supply	Remarks
Range	92 CM	80 CM	71 CM	30 AMP, 220V	Free Standing
Refrigerator	175 CM	90 CM	85 CM	13 AMP, 220V	Free Standing
Dishwasher	85 CM	60 CM	60 CM	11 AMP, 220V	Free Standing

Consideration may be given to kitchens with built in appliances where owner assumes responsibility for repair, maintenance, and where necessary, replacement.

- f. Living room must be large enough to accommodate living room furniture such as sofas, easy chairs, entertainment console, coffee table and end tables. Minimum acceptable size will depend on configuration of doorways, windows and openings, which may hamper placement of furnishings.
- g. Living room/dining room combinations are also suitable as long as a table with 4-6 chairs, depending on the number of bedrooms, can be accommodated comfortably without sacrificing the living room zone area. This does not apply if sufficient space is available in the kitchen area for table and chairs. Minimum acceptable size will depend on configuration of doorways, windows and openings, which may hamper placement of furnishings.

5. External Details

- a. A water faucet will be installed in each private yard and in common area of multi-dwelling buildings.
- b. Yards will be fenced, and the green areas landscaped to include grass.
- c. In multi-dwelling units, owner will be responsible for grass cutting, landscape maintenance, litter removal and general clean-up of common areas.
- d. Pedestrian gates will have an automatic closure system.
- e. Car gates will be remote controlled, and three remotes provided for each dwelling.
- f. Where the pedestrian gate is not visible from the front windows of the dwelling, intercoms with gate release will be of the video type to allow viewing of visitors prior to opening the gate.
- g. External lighting to include motion sensor security lights will be installed on all sides of the building.
- h. Lockable mailboxes will be installed for each dwelling.
- i. Where any part of the property is under ground level, a sump pump of sufficient capacity together with battery backup and automatic battery charger will be installed.
- j. TV antenna and satellite dish must be installed and drop lines with jacks provided in the kitchen, living room, all bedrooms and in family room if present.
- k. All utility meters must be installed and activated in the owner's name in order to check functionality of systems. The U.S. Government will take over utility contracts when the lease for the dwelling(s) becomes effective.
- l. Water must be potable and provided via an established utility company. Well water is acceptable only for yard use such as irrigation systems, hose pipes, etc.

6. Internal Details

- a. Entrance doors to the dwelling will be security type doors equipped with security lock and peep hole.
- b. Insect screens will be installed on all windows.
- c. Security locks/clips will be provided for all shutters or roll down external blinds.
- d. Window coverings or curtain rods will be installed on all windows, no blinds with cords
- e. Typical bathroom accessories must be installed such as a soap holder, toilet paper holder, towel holder, cabinet with mirror above sink, and shower box. A bathtub is required in at least one of the bathrooms.
- f. Handrails must be installed on at least one side of stairs or both if required by local code.
- g. Hallways and stairs must meet current Italian building codes and facilitate furniture delivery. Bedrooms or usable attic space connected by spiral staircase should be avoided due to problems with furniture placement.
- h. Electrical system will be 6KW and the circuitry divided in such a way as to allow full usage up to 6KW.
- i. Ceiling light fixtures and appliques utilizing energy saving bulbs will be installed throughout.
- j. Kitchens will have electric outlets for the dishwasher, range, refrigerator, microwave, and a minimum of 2 additional outlets for countertop appliances.

- k. Connections must be available for a washer, with 16-amp electric plug, water connection and drainage pipe at 75 cm from floor level.
- l. Connections must be available for a dryer, with 16-amp electric plug.
- m. Telephone outlets with internal wiring must be installed at a minimum in living room, all bedrooms and family room if present. Owner must also coordinate with Telecom or other provider to ensure that telephone and internet service will be readily available for occupants when the lease becomes effective.
- n. Hard wired smoke detectors must be installed at a minimum of 1 between the bedroom area and the rest of the dwelling unit and one additional detector per floor level.
- o. Gas detectors and Carbon Monoxide detectors must be installed near interior gas furnaces, gas stoves, gas water heaters, and other gas appliances.
- p. Dwellings must be painted, cleaned, and ready for occupancy on the effective date of the lease.

7. Heating and Air-Conditioning.

- a. Units will be equipped with an efficient heating system capable of heating all areas of the dwelling in excess of the Italian Legal Maximum heating temperature plus 2 degrees Celsius (21 deg. C). The hot water heater must provide a sufficient supply of hot water to meet the needs of the number of occupants the dwelling is intended for. For example, a 3-bedroom is 4-5 occupants; 4-bedroom dwelling is 5-7 occupants. Under floor heating is acceptable however, radiators/towel warmers must still be installed in bathrooms.
- b. Air conditioning may be centralized or by split system and be capable of maintaining the Italian legal minimum temperature minus 2 degrees Celsius throughout the dwelling.
- c. Sufficient thermostats must be strategically placed to enable a balanced temperature throughout the dwelling (+/- 2 Deg. C).

8. Additional Provisions

- a. Owner must provide each dwelling unit five (5) keys for each external door and gate, one key for each internal door and two keys per unit for utility meter boxes, and three remote controls for each electric gate or garage door. Where both are electric one remote with two frequencies must be used. Preference is for "Keyed alike" locks in common areas to avoid multiple keys for common area access.
- b. Owner must provide certificate of habitability.
- c. Owner must provide certificates of compliance for electrical, heating, and hot water systems.
- d. Owner must provide proof of insurance for fire and flood.
- e. The U.S. Government will not be responsible for repainting the premises upon termination of the lease contract.
- f. At the effective date of the lease, the owner must provide instructions for refuse collection together with any necessary bins or keys and a calendar of pick-up dates.
- g. Instructions in English will be provided for heating/air-conditioning units and thermostats.
- h. Owner will be responsible for minor and extraordinary maintenance and repair for the first year of the contract. After one year the U.S. Government will assume minor

maintenance (except any warranty issues) and the owner will continue with responsibility for extraordinary maintenance and repair.

- i. Owner will provide POC contact information for maintenance and repairs and emergencies.
- j. The Lease Period will be for a term of five (5) years. The U.S. Government will have the right to terminate the lease at any time with 30 days' notice.
- k. The Lease Agreement will be in English and Italian and in a similar form to the attached draft lease.
- l. Proposals can either be for existing units that are immediately available and meet the requirements or for units which must be altered to meet the requirements but can be made available by September 30, 2025.

Proposal Submission

1. Proposal Submission Requirements
 - a. Description of the premises (to include units and common areas)
 - b. Map showing the location of the units
 - c. Photographs of the units clearly depicting the interior, exterior and street views
 - d. List of provided services
 - e. Proposed rental rate
 - f. Floorplan or drawing of the units' layout.
2. Proposal Submission Deadline
Proposals will be accepted immediately by personal delivery at-

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UFFICIO CONTRATTI IMMOBILIARI
Via Delle Casermette 107/109, Int. 3
36100 Vicenza
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or at the following email address:

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Proposals will be accepted until this requirement is filled or canceled.

Proposal Evaluation and Award

1. Proposals will be evaluated on the following evaluation
 - a. Price
 - b. Condition
 - c. Location
 - d. Layout/Functionality
 - e. Energy Efficiency or "Green" attributes
2. 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 requirements listed in this solicitation may be either further pursued or disqualified at the discretion of the authorized U.S. Government Representative.
3. Negotiations

Oral and written negotiations may be held with each responsive offeror within the competitive range in order to clarify details and ensure mutual understanding.

4. Inspection

During or following negotiations, an authorized U.S. Government representative may inspect the proposed units to verify condition and potential security concerns. If correctable security concerns are identified, the Offeror will be notified of any required modifications.

5. Best and Final Offer

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

6. Award

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

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).