

# Solicitation for Offers

Solicitation Number NE-20-001

## **SUMMARY**

The United States Government (U.S.) is seeking to lease up to sixteen (16) single occupant housing units within the Brunssum area of the Netherlands (with not more than ten (10) units under lease to the U.S. in any one building). The lease period required is five (5) years. Proposed units must meet the requirements listed below in this Solicitation. All proposals must be sent to the email address:

[Paulien.D.Loenen.LN@usace.army.mil](mailto:Paulien.D.Loenen.LN@usace.army.mil). This solicitation has been revised to remove the due date for offers. This solicitation will remain open until the U.S. has met the total number of units required.

## **1. REQUIREMENTS**

### **A. Location**

The units must be located within a thirty (30) minute commute to the Brunssum area of the Netherlands, more specifically, within the vicinity marked on the map below.



## B. Minimum Basic Requirements

- a. Units must comply with fire, life, health and safety codes
- b. No more than ten (10) units under lease to the U.S. in any single building
- c. Buildings of four (4) floors and higher must have a sprinkler system installed in each unit
- d. The premises (to include units and common areas) must be free of all environmental/health hazard materials, lead-based paint, radon and asbestos containing materials. Written certification that the property meets these requirements must be included with the offer
- e. Energy label certificate must be included in the offer, in accordance with Dutch Law
- f. Units are expected to be in move-in condition, fully cleaned, inside and out (on or before 31 August 2020) or upon lease execution

## C. Unit Requirements

- a. One (1) bedroom and one (1) bathroom
- b. Net floor space between 50 to approximately 75 square meters
- c. Kitchen, dining and living room can be combined into one space

- d. Floorcovering: hard floor covering (ex. PVC, tiles, laminate flooring, etc.) in hallway, living room and bedroom. Easy to maintain ceramic floor tiles in kitchen, bathroom, toilet and if applicable, laundry room
- e. White color latex paint or optical fiber wallpaper on the walls and ceiling
- f. Ceiling light fixtures in every room with energy saving light bulbs (LED), including all applicable storage, garage and balcony areas
- g. Connection for European washer and dryer (exhaust or condense) in laundry room (or bathroom) with separate power system groups with 16 amps fuse protection. Cold water faucet and 40mm drain system for washer, exhaust dryer with ventilation of 100mm diameter
- h. Telephone and cable connections available in living room and bedroom
- i. Window coverings
- j. Exterior window frames with double glazing and window locks
- k. Fire Detection System consisting of: smoke detectors wired and connected with each other, connected to 230 volt and battery back-up of 9 volt lithium, in every room, besides the kitchen and bathroom, a wireless system is an acceptable option. Lessor must replace when older than ten (10) years
- l. One key system for the front door and all back doors with certification card (for the apartment building) as well as for each individual apartment. Offeror has to provide six (6) keys for each apartment (brand DOM Type 333 or equivalent)
- m. Video intercom in connection with doorbell and spy front door
- n. Locks and hinges must meet Dutch Stichting Kwaliteit Gevelbouw (SKG\*\*) safety standards (see picture attached)
- o. Minimum four (4) to six (6) coat hooks in hallway
- p. Fixed doorstops for every door and baseboard throughout the unit
- q. Parking space for each apartment, but not a designated one
- r. Exterior lights with motion detectors at all exterior doors
- s. Bathroom: shower (cabinet doors with security glass) with towel bars or hooks, toilet paper roll holder, soap dish holder, medicine cabinet and mirror with light fixture
- t. Kitchen: built-in cabinets, oven, range and hood. Refrigerator or at least the connection for this appliance. Ventilation oven hood with exhaust to exterior. Splash protection pane on stove wall.

#### **D. Preferred Upgrades**

- a. Dish washer or dish washer hookup
- b. Separate laundry area
- c. Tiled walls in kitchen, bathroom, toilet and laundry area
- d. Latex paint color RAL 9010
- e. Vertical blinds window coverings
- f. Bathroom with tub & shower combo is optional
- g. Energy rating "C" or higher

**E. Service Requirements**

- a. All routine and major maintenance of: boiler, ventilation, exhaust system, water and central, high efficiency heating system – will be performed by the Lessor each year
- b. All routine and major maintenance of: all installed windows and door frames, seal hinges, lock-systems and devices performed by the owner on a regular basis

**F. Lease Period**

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 no more than 90 days' notice.

**G. Lease Agreement**

The lease agreement will be in English and in similar form to the attached draft lease.

**H. Rent**

Rent shall be paid quarterly, in advance, through Electronic Funds Transfer, in Euro. The Lessor will have to submit their banking information on a UFC Form. All rent will be assessed by the U.S. government in accordance with the current market value. Proposals received with a rental price that is determined to be substantially above the market value may be disqualified.

**I. Availability**

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

**J. Occupancy Date**

The U.S. Government is seeking beneficial occupancy of sixteen (16) units no later than 31 August 2020.

**2. PROPOSAL SUBMISSION**

**A. 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

**B. Proposal Submission Deadline**

All proposals must be submitted via email to [Paulien.D.Loenen.LN@usace.army.mil](mailto:Paulien.D.Loenen.LN@usace.army.mil). The U.S. Government reserves the right to allow for multiple subsequent open periods to meet the total requirement if needed. **This solicitation has been revised to remove the due date for offers. This solicitation will remain open until the U.S. has met the total number of units required.**

**3. PROPOSAL EVALUATION AND AWARD**

**A. Evaluation Factors**

Proposals will be evaluated based upon the below factors:

- a. Price
- b. Condition
- c. Unit Requirements
- d. Services
- e. Layout Functionality
- f. Location
- g. Preferred Upgrades

**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 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 written negotiations may be held with each responsive Offeror within the Competitive Range 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 units to verify condition and potential security concerns. 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.

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).

## SKG keurmerk

SKG staat voor Stichting Kwaliteit Gevelbouw en is een onafhankelijke instantie die hang- en sluitwerk test op sterkte en duurzaamheid. Wanneer hang en sluitwerk voldoende inbraakwerend is, mag het sterren dragen. Het aantal sterren geeft de inbraakwerendheid aan.

### SKG\*\* (2 sterren)

Tegenwoordig zijn de meest gebruikte cilinders **SKG\*\***, deze zijn niet bestand tegen **kerntrekken**, een zeer populaire **inbraakmethode**. Het Politiekeurmerk Veilig Wonen (PKVW) adviseert om kerntrekbeveiligde cilinders met beveiligingsklasse **SKG\*\*\*** en/of kerntrek beslag te plaatsen met een minimale uittrekkraft van 15Kn.

### SKG\*\* cilinder + Kerntrekbeslag



### SKG\*\*\* (3 sterren)

Cilinders die voorzien zijn van SKG\*\*\* zijn bestand tegen de meest actuele inbraakmethodes, zo ook tegen kerntrekken. Een cilinder zonder deurbeslag is echter niet inbraakwerend. Zorg daarom dat u uw SKG\*\*\* cilinders (minimaal) altijd combineert met veiligheidsbeslag.