

Solicitation for Offers

Solicitation Number NE-20-004

SUMMARY

The United States Government (U.S.) is seeking to lease up to eleven (11) single family housing units within the Brunssum area of the Netherlands. The lease period required is five (5) years. Proposed units must meet the requirements listed below in this Solicitation. All proposals must be submitted via email address:

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. Units of four (4) floors and higher must have a sprinkler system installed
- c. The premises 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
- d. Energy label certificate must be included in the offer, in accordance with Dutch Law
- e. 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. Three (3) bedroom and one (1) bathroom
- b. Separate toilet on the ground floor with sink, towel hook, toilet roll holder and mirror
- c. Net floor space between 120 to approximately 150 square meters
- d. Kitchen: built-in cabinets, oven, range and hood, dish washer (separate e-power group, 16 amps fuse protection, cold water faucet and 40 mm drain

- system). Refrigerator or at least the connection for this appliance. Ventilation oven hood with exhaust to exterior. Splash protection pane on stove wall.
- e. Bathroom: toilet, sink, tub or shower (shower (cabinet doors with security glass) with towel bars or hooks, toilet paper roll holder, soap dish holder, lockable medicine cabinet and mirror with light fixture
 - f. 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 laundry room
 - g. White color latex paint or optical fiber wallpaper on the walls and ceiling
 - h. Ceiling light fixtures in every room with energy saving light bulbs (LED), including storage areas and garage
 - i. Connection for European washer and dryer (exhaust or condense) in laundry room 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
 - j. Anti-slip strips on wooden or natural stone stairs
 - k. Child safe banisters and railings
 - l. Minimum four (4) to six (6) coat hooks in hallway
 - m. Telephone and cable connections available in living room and master bedroom
 - n. Video intercom living room to front door
 - o. Window coverings (no window covering with cords)
 - p. Exterior window frames with double glazing and window locks
 - q. Every room one window installed with a stationary window insect screen
 - r. All exterior doors, except front door need to have insect screen curtains
 - s. 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
 - t. One key system for the front door and all back doors with certification card. Offeror has to provide six (6) keys (brand DOM Type 333 or equivalent)
 - u. Locks and hinges must meet Dutch Stichting Kwaliteit Gevelbouw (SKG**) safety standards (see picture attached)
 - v. Fixed doorstops for every door and baseboard throughout the unit
 - w. Exterior lights with motion detectors at all exterior doors
 - x. Low maintenance garden
 - y. Garage with floor coating type HB finish
 - z. Cold water faucet in garage of back garden
 - aa. Wire mesh/privacy fence, 180 cm high around back garden
 - bb. Lockable gate back garden, if applicable
 - cc. Pond, swimming pool, sauna and air-conditioning are prohibited

D. Preferred Upgrades

- a. Curtains and window film preferred
- b. Tiled walls in kitchen, bathroom, toilet and laundry area
- c. Latex paint color RAL 9010
- d. Energy rating “C” or higher
- e. Telephone and cable connections available in each bedroom

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
- c. Major maintenance of garden; pruning trees, hedges and bushes performed by the owner once a year

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 eleven (11) 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. 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.