

REQUEST FOR PROPOSALS
Solicitation number NE-24-005

SUMMARY

The United States Government (U.S.) is seeking a long-term lease for 1 (one) single-family residence (4 facades) or with a minimum of four (4) bedrooms and a minimum of two (2) full bathrooms in Brunssum, the Netherlands.

Proposals can either be for existing residences that are immediately available and meeting the requirements; or residences which must be altered to meet the requirements in this solicitation. Proposals will be accepted until the requirement is fulfilled and may be emailed to

Paulien.d.Loenen@usace.army.mil and dll-cenau-Netherlands.re.benelux@usace.army.mil

NOTICE: 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 of U.S. funding. 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).

DELINATED AREA MAP



REQUIREMENTS LIST

Location

Requirements

- Must not be located on a one way street/dead end street.
- Property setback from the street of at least 10 meters.
- Property must be located not more than 30 minutes away from the Joint Force Command (JFC) during periods of peak traffic conditions.
- Property must be located within AFNORTH International School bus route.

General Requirements House	<ul style="list-style-type: none"> • Must have 4 facades. • No slanted roofs on second floor. • Minimum of four (4) separate bedrooms and a minimum of two (2) bathrooms. • Minimum gross area of 370 square meters (excluding terraces, balconies, garages and basement). • Hard floor covering in hallway, living- and bedrooms. Ceramic floor tiles in kitchen, bathroom, toilet and laundry room. • Entry hall with room for coats near guest toilet. • Living room needs to be large enough to seat 8 people. • Dining room must provide adequate seating for of 8 people and accommodate a table (approx 4.5m length x 1.10m width) china cabinet (1.60m Length x .050 m depth x 2 m height). • Window covering; no widow covering with cords. • Door stops for every door. • Child safe banisters and railing on stairs or balconies. • Anti slip strips on wooden or natural stone stairs. • Fixed doorstops for every door and baseboards throughout the house. • Ceiling light fixtures in every room with LED bulbs including the garage. • Locks and hinges meet Dutch (Sticheting Kwaliteit Gevelbouw) SKG** also for garage and garden gates (Brand DOM type 333 or equivalent). • Garage with floor coating type HB finish. • Cold water faucet in garage or back yard.
Bedroom Requirements	<ul style="list-style-type: none"> • Minimum of four (4) bedrooms of adequate size to fit bed/furniture and wardrobes (if necessary). • Master Bedroom must accommodate an American size king size bed (193 cm x 204 cm), additional bedroom furniture and wardrobes.
Bathroom Requirements	<ul style="list-style-type: none"> • Minimum of two (2) full bathrooms with showers and or shower/bath combination. • One (1) toilet room on ground floor large enough for guests to comfortably turn to access toilet, sink and mirror.
Kitchen Requirements	<ul style="list-style-type: none"> • Kitchen must be large enough to accommodate an oven, stove, range hood (vented to the outside), refrigerator, double sinks, dishwasher, built-in cabinets and work surface/countertop area large enough to prepare and plate up to 14 servings with space for an additional US stove, refrigerator and freezer. If these last items cannot be located in the kitchen, a pantry will be located in the proximity of the kitchen (not in the garage)
Laundry/Utility Room	<ul style="list-style-type: none"> • Must have sink and connection for a washer/dryer. • Can be located in a finished basement not in a bathroom.

Requirements	<ul style="list-style-type: none"> • Preferred: Able to accommodate a US washer and dryer or Lessor willing to install/modify for hot water connection and ventilation to outside for dryer.
Exterior Requirements	<ul style="list-style-type: none"> • House should be located on a parcel size no greater than 1/2 acre of land. • All exterior gates, walkways, and entrances must be well illuminated with motion detection lights around the residence and in the driveway, or landlord willing to install items. • Fencing around the property and yard, and automatic gate, or landlord willing to install the items. • No tennis court, swimming pool or Jacuzzi or sauna. • Insect screens on all windows and doors preferred, or a minimum of at least one screen per room and doors.
Parking Requirements	<ul style="list-style-type: none"> • Garage with automatic door(s) to fit one or more cars. • On-site parking for 2 additional vehicles, driveway and parking areas must be paved and located within the property perimeter.
Mechanical Systems Requirements	<ul style="list-style-type: none"> • Electrical system must be grounded and standard 220 volts. • Ground Fault Circuit Interrupters (GFCI) must be installed in kitchen, bathrooms and other potentially wet locations. • Alarm system to include door and window sensors connected to a central control panel and ability to connect to an emergency dispatcher. • Video intercom connected to the front door and gate and accessible from the living room. • 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, bathroom. Optional is a wireless system. Replace when older than 10 years. • Carbon monoxide detector alarms in any room with combustible gas. • Adequate plumbing to prevent extreme fluctuations in water pressure and water temperature. • Preferred: water softener.
Services	<ul style="list-style-type: none"> • High speed internet available. • Grounds maintenance including, trimming of hedges and trees, gutter cleaning. • Five (5) sets of keys to all locks. • Full maintenance, repair, and replacement of the residence and all Lessor provided systems and appliances, heating and chimney sweeping. • Full maintenance, repair, and replacement of all window and door frames, seals, hinges, and locks.

**Contract
Terms -**

- The lease agreement shall be in English and in similar form to the attached draft lease. A courtesy copy of the lease can be provided in Dutch upon request.

- A. **Term:** A 5 year lease term.
- B. **Termination Notice:** The US Government will have the right to terminate the lease at any time with 90-days notice to the Lessor.
- C. **Rent:** Rent will be paid quarterly, in advance, through Electronic Funds Transfer (EFT) in Euros. Proposals received with a rental price that is determined to be substantially above the market rate may be disqualified. The rent proposed in the offer should include all the requirements in this solicitation.
- D. **Security Deposit:** Due to U.S. fiscal law, the payment of a security deposit is prohibited. However, rent will be paid quarterly in advance as stated above. "Rent" and stipulations will be incorporated into the lease agreement regarding U.S. responsibility for damages beyond reasonable wear and tear.
- E. **Modification:** 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 Dutch Building Regulations. 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.
- F. **Costs:** Initial security costs to be included in the lease.

PROPOSAL SUBMISSION

A. Proposal Submission Requirements

- 1) Description of the residence including full address.
- 2) Photographs of the residence clearly depicting the interior, exterior and street views.
- 3) Written certification from the Offeror that the property is free of all environmental/health hazardous materials, such as lead base paint, radon, and asbestos containing materials must be included with the offer.
- 4) Energy label certificate with a preferred energy rating of A-C.
- 5) Proposed rental rate to include all the requirements listed above.
- 6) Floorplan or drawing of the residence's layout.

B. Proposal Submission Deadline

All proposals must be submitted via email to Paulien.d.Loenen@usace.army.mil and dll-cenau-Netherlands.re.benelux@usace.army.mil or via regular mail to:

US Army Corps of Engineers
Benelux Real Estate Field Office
Attn: Paulien Loenen
Building 20120, Room T7-01
Chievres Air Base
7950 Chièvres – Belgium

Federal Express or other delivery services cannot be used for this address.

PROPOSAL EVALUATION AND AWARD

A. Evaluation Factors: Proposals will be evaluated based upon the below factors:

- 1) Price
- 2) Floorplan Functionality
- 3) Location
- 4) Energy efficiency

B. Competitive Range

Received offers will be evaluated using the above factors to determine which represent the best value to the U.S. Government. The top offers will establish the Competitive Range. Offers that do not meet the minimum requirements listed in this Solicitation will not be considered. An authorized U.S. representative will inspect the offered residence and conduct negotiations to clarify any terms, requirements, or safety concerns. After negotiations, Offerors will have an opportunity to submit a revised “best and final offer” and a statement of financial responsibility and proof of ownership. After review of best and final offers is completed, the lease will be awarded to the Offeror whose offer is the most advantageous to the U.S. government. The lease shall be in English and use the attached standard U.S. Army Corps of Engineers overseas lease template.

C. Negotiations

Oral and/or 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 residence to verify conditions and potential security concerns. If correctable 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 with a courtesy copy in Dutch, if requested. Despite the foregoing, the U.S. Government reserves the right to award and execute a lease based on initial proposal submissions.