

**SOLICITATION: IT-22-002 - Camp Darby Housing Solicitation**

*This Solicitation is open until 30 April 2022. Proposals received after that date may be considered only if the initial proposals, sent by 30 April, are unable to satisfy the U.S. Governments requirement to lease ten (10) dwelling units.*

The Italy Real Estate Field Office, hereinafter called Italy REFO, is interested in leasing six (6) three-bedroom and four (4) four-bedroom residential dwelling units for the Camp Darby Community. Proposals/offers are to be submitted to the Italy REFO utilizing the format and addresses indicated below.

The lease period shall be for a term of five (5) years, with options for the U.S. Government to renew for two (2) additional one (1) year terms for a maximum lease term of seven (7) years, at a fixed annual rental (no annual increases). A copy of the [DRAFT LEASE CONTRACT](#) is attached. Proposals with dwelling units ready for occupancy will be considered more favorably. Single houses, row-houses and duplexes are more desirable than Apartments. Apartments will be considered only if the proposal is for the entire building or for an entire stairwell.

To qualify, the proposal must:

- a) Meet, or be able to meet not later than 5 days prior to delivering the premises to the U.S. Government, the requirements of the [HOUSING ADEQUACY PLANNING STANDARDS](#).
- b) Submit a completed [PROPOSAL SUBMISSION PACKAGE](#). A negative reply (a cross on a NO) to any questions in the document doesn't imply elimination of the proposal, however all the requirements of the Housing Adequacy Planning Standards must be met.

Proposals/Offer may be submitted by e-mail to [italyrealstatefieldoffice@usace.army.mil](mailto:italyrealstatefieldoffice@usace.army.mil) or by hard copy consisting of two (2) identical hard copies and one (1) electronic version (CD-ROM or DVD to be submitted by registered mail in one of the following methods:

<p><i>Registered mail by ITALIAN POSTAL SERVICE (POSTE ITALIANE) must be addressed as follows:</i></p> <p>ITALY Real Estate Field Office IT-22-002 - Camp Darby Housing Solicitation ATTN: CENAU-RE-I Unit 31401, Box 86 Caserma Carlo Ederle</p>	<p><i>Registered mail by a PRIVATE MAIL CARRIER (such as DHL, FEDEX, UPS, etc.) must be addressed as follows:</i></p> <p>Vicenza Real Estate Field Office IT-22-002 - Camp Darby Housing Solicitation Via delle Casermette 109, Interno 3 36100 Vicenza</p>
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**PROPOSAL EVALUATION AND AWARD PROCESS:**

Proposals will be evaluated based on the following factors: Price; Condition; Layout; Location; Delivery Time/Date.

Proposals, mailed by 30 April 2022, will be evaluated using the above factors to determine which proposals offers 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 the HOUSING ADEQUACY

**PLANNING STANDARDS** may be either pursued or disqualified at the discretion of the authorized U.S. Government representative.

Oral and/or written negotiations may be held with each Offeror within the Competitive Range in order to clarify details and ensure mutual understanding.

From the evaluation phase to award phase authorized U.S. Government representatives may inspect the proposed premises to verify the premises comply to this solicitation requirements, conditions and potential security concerns. The premises must be made available for viewing.

After concluding negotiations and inspections, competitive Offerors may be provided an opportunity to revise and submit a Best and Final Offer.

The U.S. Government may execute a lease with the Offeror selected for award. The lease shall be similar to the attached DRAFT LEASE CONTRACT, executed in English with a courtesy translation in Italia.

In the event the U.S. Government does not satisfy its initial intent to lease 10 dwelling units, the PROPOSAL EVALUATION AND AWARD PROCESS will be applied to the Proposals received after the 30 April initial deadline in the order of receipt, until the requirement is fulfilled or cancelled.

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).

In the event an Offeror requires clarifications regarding this solicitation he/she may forward their questions by e-mail to [italyrealstatefieldoffice@usace.army.mil](mailto:italyrealstatefieldoffice@usace.army.mil)

Should an Offeror require assistance to complete the PROPOSAL SUBMISSION DOCUMENT he/she may e-mail a request, complete with their contact information, to [italyrealstatefieldoffice@usace.army.mil](mailto:italyrealstatefieldoffice@usace.army.mil)

Attached to this Solicitation are the following Documents:

1. **DRAFT LEASE CONTRACT**
2. **HOUSING ADEQUACY PLANNING STANDARDS**
3. **PROPOSAL SUBMISSION PACKAGE**

DEPARTMENT OF THE ARMY

LEASE CONTRACT DACA9052200\_\_00  
(OCONUS Reference No.: DA-RE-IT-.....)

BETWEEN

.....

AND

THE UNITED STATES OF AMERICA

THIS LEASE, made this ..... day of ..... 2022 between - .....  
(hereinafter called "Lessor"), Fiscal Code No. ...., whose address is  
....., whose interest in the property hereinafter described is  
that of Owner, represented by its Chairman of the Board, ....., Fiscal Code  
....., whose address is ..... - and the  
UNITED STATES OF AMERICA (hereinafter called "U.S. GOVERNMENT"), c/o Caserma Carlo Ederle in  
Vicenza, Fiscal Code N°. 80028250241, acting by and through its Contracting Officer (Real Estate Contracting  
Officer), Anne L. Kosel, pursuant to delegations of authority from the Secretary of the Army, under the  
authority of Title 10, United States Code, Section 2828.

The parties hereto for the considerations hereinafter mentioned covenant and agree as follows:

1. DESCRIPTION OF THE PREMISES: The Lessor hereby leases to the U.S. Government the following described premises: .....  
....., located on  
.....  
..... complete with  
....., together with all improvements, rights,  
privileges, easements, and appurtenances belonging thereto. The premises are identified at the Ufficio del  
Territorio di ..... (cadastral office) as: Town of ....., Sheet  
....., Plot ....., Sub. ....
2. TERM: To have and to hold the said premises and their appurtenances for an initial five (5) year term beginning on .....2022 and ending on .....2027 subject to termination and renewal rights as hereinafter set forth. The obligation of the U.S. Government to make payments under this lease contract in any fiscal year is subject to appropriations being provided for that fiscal year. Nothing in this lease contract shall be interpreted to require obligations or payments by the U.S. Government in violation of the Anti-Deficiency Act (31 USC 1341).

3. RENTAL AND OTHER CHARGES: a. The U.S. Government shall pay the Lessor the amount of:

- (1) €.....00/year - as basic annual rent.
- (2) €.....00/year - as annual reimbursement for contract registration or flat tax rate (Cedolare Secca), refuse collection fee, cesspool emptying, all the condominium expenses (such as stairway lights, stairwell cleaning, etc.), supply and consumption of potable water (if not metered by the water company), elevator costs to include the maintenance and the annual control and inspection charges, annual cleaning and adjustment of heating unit/hot water tank/air-conditioning/water softener units, adding salt for the water softener systems, annual servicing of the sump-pumps and their backup batteries, pruning of trees, vines and hedges, and full and general maintenance and repairs with the exception of minor maintenance (as per Art. 1609 of the Italian Civil Code).

For a total annual amount of (EURO) €...../year.

b. The U.S. Government agrees to make payment of basic rent and other charges within 30 days from the start date of the period it refers to, and upon submission of an invoice to be presented prior to the beginning of the rental period, as described herein after. In the event the invoice is presented after the beginning of the rental period, the 30 days for payment shall be calculated starting from the day following the presentation of the invoice.

- (1) for the first period, .....: €.....;
- (2) for all subsequent semi-annual installments, starting (1 October or 1 April): €.....;
- (3) for the last period, .....: €.....;

c. Rental payments shall be made to the Lessor by electronic bank transfer (bonifico bancario) to the International IBAN and Swift/BIC coordinates indicated on the WIRE TRANSFER AUTHORIZATION FORM (UFC FORM 26).

d. The Prompt Payment Act, Public Law 97-177 (96 Stat. 85, 31 USC 3901) is applicable to payments under this lease and requires the payment to Lessors of interest on overdue payments, except as provided in 3.f. below. However, the Lessor agrees that interest will not be demanded before the 30<sup>th</sup> day after such rental payment is due.

e. Determination of interest due will be made in accordance with the provisions of the Prompt Payment Act and Office of Management and Budget Circular A-125.

f. The Lessor agrees to grant the United States until 1 December to pay the semi-annual installment for the period beginning 1 October due to administrative delays associated with the United States fiscal year appropriations process. When such payments are made between 1 October and 1 December, the Lessor agrees that interest shall not start to accrue in accordance with para. 3.d. until after 1 December.

4. OTHER LEASED ITEMS: The Lessor shall furnish to the U.S. Government, as part of the rental consideration, the items described in ANNEX "B".

5. RENEWALS: a. At the end of the initial five (5) year term of the Lease, the U.S. Government shall have the right, at its sole option, to renew this Lease for a maximum of two (2) additional periods of one (1) year each on the same terms and conditions, to include Rent and Other Charges, as set forth herein, upon provision to the Lessor of at least thirty (30) days written notice thereof before this Lease or any renewal thereof would otherwise expire. The U.S. Government shall have the right to renew the Lease for these one (1) year periods separately and shall not be required to renew the additional two (2) years all at one time.

b. The U.S. Government shall have the right to renew the Lease, in whole or in part. In the event of a partial renewal of the Lease (to renew only a portion of the entire residential Complex), the total annual Rent shall be proportional to the number of housing units remaining in the renewal. For the portion of the residential complex that is not renewed the Lessor and U.S. Government shall follow the same procedure as indicated in paragraph 6. TERMINATION . regarding termination costs and settlements.

6. TERMINATION: a. The US Government shall have the right to terminate this lease, in whole or in part, at any time by giving the Lessor at least 30 days advance written notice by registered mail prior to the last day of the month in which termination is desired. In the case of such an early termination, in whole or in part, of the contract, the Lessor shall refund the U.S. Government any portion of the rent and other charges paid in advance and not earned at the time of termination of the lease.

b. The Lessor shall have the right to terminate this lease by giving the US Government at least 180 days advance written notice prior to the expiration date of the final term (ending .....2029) or renewal thereof. Should the Lessor not notify the US Government in writing of his intention to terminate the lease and/or the two parties could not reach a mutual agreement to renew, the U.S. Government shall have the option to extend the existing lease for 6 additional months, at the same clauses and conditions.

c. No restoration shall be required of the U.S. Government upon termination, in whole or in part, or expiration of this Lease Contract except for the damage caused by either misconduct, negligence, or fault of the tenant. If the Lessor requires restoration of such damages for which the U.S. Government is responsible, he shall give written notice to the U.S. Government at least sixty days prior to the termination or expiration of the Lease Contract. Within 90 days following the termination, the Lessor will furnish to the U.S. Government a claim with a detailed cost estimate that the U.S. Government will evaluate and depreciate by applying an "average life" factor to each item. The parties shall then arrive at a mutually accepted solution, and enter into an Agreement stipulating a cash settlement in exchange for a full release and waiver of all claims. Under no circumstances shall the U.S. Government be obligated to repaint the premises upon termination or expiration of the Lease Contract.

d. Partial Terminations shall be executed in accordance with the terms and conditions of this Lease Contract, particularly with the conditions set forth in Annex A – PARTIAL TERMINATIONS.

7. TAXES: a. The Lessor accepts full and sole responsibility for the payment of all taxes and other charges of a public nature which may arise in connection with this lease or which may be assessed against the demised premises. This includes, but not limited to, registration of the lease and payment of relative charges, road access tax, TASI to include the tenants' portion, TARI, and IMU.

b. The Lessor warrants that the rental charges do not include any tax, duty, patent royalty or similar charge which the U.S. Government and the Lessor's Government have agreed shall not be applicable to expenditures in the Lessor's Country by the United States or any tax, duty, or similar charge from which the Lessor is exempt under the laws of the Lessor's Country. If any such tax, duty, or similar charge has been included in the lease through error or otherwise, the lease rates shall be correspondingly reduced.

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c. If for any reason after the execution of the lease the Lessor is relieved in whole or in part from the payment or the burden of any tax, duty, patent royalty or similar charge included in the lease rates, the lease rates shall be correspondingly reduced.

8. **PAYMENT REQUESTS/INVOICES:** The Lessor shall furnish two (2) copies of the payment requests, or invoices if the Lessor is an economic operator/firm, for the rental and other charges to the Italy Real Estate Field Office, Attn: CENAU-RE-I, Unit 31401 Box 86, Caserma Carlo Ederle, Viale della Pace, 36100 Vicenza, Italy. Each payment request/invoice shall include the name and address of the Lessor, the name of the bank and International IBAN and Swift/BIC coordinates to which the payment is to be made, and an itemized list of all charges. The original of each payment request/invoice will be signed by the Lessor or his authorized representative and will include the following certificate in English:

“I certify that this invoice is true and correct, that payment thereof has not yet been made and that its amount does not include the Added Value Tax (IVA) because this transaction is not subject to the IVA tax in accordance with Article 72 of Presidential Decree No. 633 of 26 Oct 1972. I also certify that the amount of this invoice is exclusive of all other taxes and duties from which the U.S. Government is exempted by virtue of any tax agreement between the United States Government and the Italian Government.”

9. **WARRANTY OF RIGHT TO LEASE PREMISES:** The Lessor warrants that he has the right to lease the property. If the title of the Lessor shall fail, or should it be discovered that he could not lease the property, the U.S. Government may void this lease. In the event that the title of the Lessor shall fail and the U.S. Government shall be obliged to vacate the premises, the Lessor, his heirs or assigns agree to indemnify the U.S. Government for all loss, damage, liability or expenses incurred by reason of such failure.

10. **LESSOR’S SUCCESSORS:** The terms and provisions of this Lease Contract and the conditions herein shall bind the Lessor and the Lessor’s heirs, executors, administrators, successors and assigns.

11. **EQUIPMENT AND UTILITIES:** a. The Lessor warrants the mechanical equipment and utilities to be in good serviceable and operating condition. In particular the Lessor warrants that the heating system of the leased premises is adequate and sufficient to maintain a 22 degrees Celsius temperature and the air-conditioning system of the leased premises is adequate and sufficient to maintain a 24 degrees Celsius temperature. If the photovoltaic (if installed), solar (if installed), heating, air-conditioning, domestic hot water, electric, water softener, sump-pumps and their backup systems (batteries or generators), water or gas systems prove to be inadequate, the Lessor agrees to correct the deficiencies at his expense. Furthermore, the Lessor warrants the mechanical equipment, utilities and their respective systems comply with present Italian safety norms. Should these norms be changed or modified the Lessor will, at his expense, do whatever is necessary to comply with the new norms.

b. Whereas the U.S. Government has an urgent need to occupy the premises, the two parties have agreed that, within the start date of the lease term, the Lessor shall provide the premises complete with functional utility connections and services (water, electricity, sewer and gas). As soon as the U.S. Government is able to sub-enter the utility contracts, the Lessor shall be reimbursed, by means of a Supplemental Agreement, for the consumption costs he sustained on behalf of the U.S. Government following submission of the receipts of payment. All the utility contracts shall be for domestic use and the electric contracts shall be for 6Kw per dwelling unit.

12. **EXCLUSIVE USE:** The premises are to be used by members of the U.S. Forces. The Lessor shall not interfere with nor restrict the U.S. Forces in the peaceful use and enjoyment of the leased premises, nor shall the

Lessor erect any fence, wall, partition, or any construction upon the leased premises, except as otherwise agreed to by the U.S. Government.

13. **SALE OR TRANSFER OF LEASED PREMISES:** The Lessor agrees, in the event of sale or transfer of the premises during the term of this lease or renewal thereof, to include in the contract of sale or transfer, a provision to the fact that the sale or transfer is subject to the terms and conditions of this lease.

14. **MAINTENANCE AND REPAIRS:** a. The Lessor shall, at all times, maintain the leased premises in good repair and tenantable condition, with the exception of minor maintenance (as per Art. 1609 of the Italian Civil Code) which shall be the responsibility of the U.S. Government unless stated otherwise herein. In the event the Lessor shall be absent or otherwise unavailable, he shall provide to the U.S. Government the name, address and telephone number of a designated representative who will assume full responsibility for maintenance and repairs. The Lessor and/or his point of contact may receive maintenance and repair calls at any time to include, weekends and holidays.

b. In addition to extraordinary maintenance and repairs, the Lessor shall be responsible to perform all ordinary maintenance and repairs with the exception of minor maintenance as described in Article 1609 of the Italian Civil Code. All maintenance and repairs shall be performed as soon as possible.

c. The U.S. Government may, at its election, either perform emergency maintenance and repairs and recoup the costs from the Lessor or notify the Lessor of the emergency and require the Lessor to perform the necessary work. All emergency maintenance and repairs performed by the Lessor will be completed within 72 hours from the time of notification. Emergency maintenance and repairs include but are not limited to:

- (1) Failure of heating system to maintain specified temperature.
- (2) Failure of hot water system.
- (3) Inadequate or no water pressure.
- (4) Leaking water pipes.
- (5) Blocked or leaking drains.
- (6) Electrical failure on the premises.

d. In the event the Lessor shall fail or neglect to perform non-emergency maintenance and repairs within 10 days from the date notice is given by the U.S. Government, and in case of an emergency the U. S. Government may immediately perform such maintenance and repairs and deduct all costs thereof from the rental and other charges due or to become due under the terms of this lease.

e. Upon written request by the U.S. Government, the Lessor shall perform necessary repairs of damages resulting from negligence or misconduct of U.S. personnel, dependents, or guests, and charge the reasonable costs thereof to the U.S. Government.

f. Irrespective of the provisions of Article 1609 of the Italian Civil Code the Lessor shall perform:

- (1) the cleaning of the air-conditioning units and the heating units as required by the most current Italian codes and standards to include clean/replace filters, replenish refrigeration gas/liquids, burners, exhaust fume checks, etc. Air-conditioning units and heating units shall be adjusted to be compliant with pollution prevention and energy conservation directives dictated by most current Italian codes and laws. The Lessor shall perform annual cleaning (to include fumes control) and adjustment of heating unit/hot water tank prior to the beginning of each heating season, as required by Italian safety norms, and shall perform the maintenance and repairs of the

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units. Furthermore, the Lessor shall perform cleaning of the air conditioning units in accordance to the requirements of the manufacturer, as a minimum once a year prior to the beginning of the summer season, and shall perform the maintenance and repairs of the units.

- (2) if one or more photovoltaic and/or solar systems are installed, the cleaning (minimum once a year, possibly at the part of spring), maintenance and repairs, and ensure maximum efficiency of the photovoltaic and solar panels as dictated by the manufacturer and by the most current CEI norms, and Italian codes and laws. All work shall be performed to Italian and CEI codes, industry standards, and laws.
- (3) Inspect and clean annually (or as required) sewage septic tanks, sewage inspection manholes, IMHOF, grease condensation tanks and pipes to assure proper operation and prevent sewage stoppage. The Lessor shall also ensure the sump-pumps, their backup systems, and sump pits are inspect and clean annually (or as required) to ensure maximum efficiency.
- (4) cleaning, servicing, and repairs of the sump-pumps and their backup batteries, and the servicing of the fire extinguishers in the basement areas.
- (5) cleaning, servicing, and repairs of the water softener system of each dwelling unit, and shall provide and add the necessary salt and/or liquids when necessary to assure proper operation of the system.
- (6) inspection and servicing of the gas detectors in each kitchen and replacement of the sensors every 5 years.
- (7) the servicing, and repairs of the condominium driveway gate and its motorization to ensure proper operation of the system.

g. After the first twenty four month term of this Lease Contract, the U.S. Government shall assume the responsibility to perform annual cleaning (to include fumes control) and adjustment of heating units/hot water tanks prior to the beginning of each heating season, as required by Italian safety norms, and shall perform cleaning of the air conditioning units in accordance to the requirements of the manufacturer, as a minimum once a year prior to the beginning of the summer season. In addition to extraordinary maintenance and repairs, which includes replacement of the units when they become economically not serviceable, the Lessor shall be responsible to perform all ordinary maintenance and repairs with the exception of minor maintenance to the heating and air conditioning units.

h. The Lessor shall be responsible for initial landscaping, fertilizing, seeding, sodding of the gardens. He will also be responsible for the care and cleaning of common areas twice a week (stairs, entrance and parking areas) and the trimming or cutting of grass, trees, vines and hedges. The U.S. Government is responsible for mowing, raking, watering, policing and disposing of the debris in the private yard of each dwelling unit in exclusive use to the U.S. Government.

i. For the premises leased to the U.S. Government with this Lease Contract, the Lessor shall be responsible to obtain the Fire Prevention Certificate (Certificato Prevenzione Incendi), if required by Italian and/or local norms and regulations. Furthermore, the Lessor shall furnish and maintain in an efficient state the systems, devices, equipment, and any other fire safety measures provided, and shall perform maintenance and inspections in accordance with the timelines specified in the Fire Department's (comando Vigili del Fuoco)

Fire Prevention Certificate, as required in Italian and/or local norms and regulations, and as required by the manufacturer of the items installed.

15. **ASBESTOS:** The Lessor certifies that no asbestos material and no lead-based paint is present on the premises. The U.S. Government is authorized to inspect the premises for material containing asbestos and lead-based paint. If in case any material is found which releases asbestos fibers into the air and/or lead-based paint is found on the premises the Lease Contract may be terminated by the U.S. Government without notice, unless the Lessor removes the parts containing asbestos and or lead-based paint within 4 weeks. Any costs arising therefrom for the U.S. Government must be borne by the Lessor.

16. **DAMAGES:** a. The U.S. Government shall be liable only for damage to the premises resulting from negligence or misconduct of U.S. personnel, dependents, or guests. It is agreed and understood that the U.S. Government shall not be liable for any loss, destruction, or damages to the premises due to any defect beyond the control and without the fault or negligence of the U.S. Government, including, but not restricted to, acts of God, fires, lightning, floods, or unusually severe weather.

b. If, during the term of this lease, the premises be destroyed by fire or any other casualty, this lease shall immediately be terminated. In that event, the Lessor shall refund the U.S. Government any portion of the rent and other charges paid in advance and not earned at the time of termination due to destruction. If, however, the premises be partially destroyed or damaged by fire or any other casualty, this lease may be terminated at the option of the U.S. Government upon written notice. If not terminated, the rent shall be reduced proportionally by supplemental agreement effective from the date of such partial destruction or damage and the Lessor shall at his expense repair the premises as soon as possible.

17. **RIGHT OF INSPECTION BY LESSOR:** Upon request, the Lessor or his agent shall be authorized to inspect the premises at reasonable hours.

18. **ADDITIONS AND ALTERATIONS:** a. Upon written approval of the U.S. Government, the Lessor may make additions and alterations of the leased premises. This will be accomplished by supplemental agreement.

b. Upon written approval of the Lessor, the U.S. Government may make additions, alterations, or improvements and attach fixtures or signs in or upon the leased premises. These additions, alterations, improvements, fixtures, or signs shall be considered as personal property and shall remain the property of the U.S. Government and may be removed or otherwise disposed of by the U.S. Government upon expiration or termination of the Lease. In this case, Art. 1592 of the Italian Civil Code will also apply.

19. **COVENANT AGAINST CONTINGENT FEES:** The Lessor warrants that no person or selling agency has been employed or retained to solicit or secure this lease upon an agreement or understanding for a commission, percentage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the Lessor for the purpose of securing business. For breach or violation of this warranty the U.S. Government shall have the right to annul this lease without liability or, in its discretion, to deduct from the rental price or consideration or otherwise recover the full amount of such commission, percentage, brokerage, or contingent fee.

20. **UNITED STATES OFFICIALS NOT TO BENEFIT:** No member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease or to any benefit that may arise therefrom, but this provision shall not be construed to extend to this lease if made with a corporation for its general benefit.

21. GRATUITIES: a. The U.S. Government may, by written notice to the Lessor, terminate the right of the Lessor to proceed under this lease if it is found, after notice and hearing, by the Secretary of the Army of the United States or his duly authorized representative, that gratuities (in the form of entertainment, gifts, or otherwise) were offered or given by the Lessor, or any agent or representative of the Lessor, to any officer or employee of the U.S. Government with a view toward securing a lease or securing favorable treatment with respect to the performance of such lease; provided that the existence of facts upon which the Secretary of the Army of the United States or his duly authorized representative make such findings shall be in issue and may be reviewed in any competent court.

b. In the event this lease is terminated as provided in subparagraph a. above, the U.S. Government shall be entitled (1) to pursue the same remedies against the Lessor as it could pursue in the event of a breach of the lease by the Lessor, and (2) as a penalty in addition to any other damages to which it may be entitled by law, to exemplary damages in an amount (as determined by the Secretary of the Army of the United States or his duly authorized representative) which shall not be less than three nor more than ten times the costs incurred by the Lessor in providing any such gratuities to any such officer or employee.

c. The rights and remedies of the U.S. Government provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under this lease.

22. CONDITION REPORT: A joint physical inventory and inspection report of the demised premises shall be made as of the effective date of this lease, reflecting the then existing condition, and will be signed on behalf of the parties hereto. The same procedure shall apply at the time the U.S. Government surrenders possession of the premises to the Lessor.

23. DEFINITIONS: The term "Contracting Officer" means the person executing this lease on behalf of the U.S. Government, and any other officer or civilian employee who is properly designated Contracting Officer; and the term includes, except as otherwise provided in this lease, the authorized representative of a Contracting Officer acting within the limits of his authority.

24. NOTICE: Any notice under the terms of this agreement shall be in writing signed by a duly authorized representative of the party giving such notice. If notice is given by the U.S. Government, it shall be addressed to ....., Alla C.A del ....., Via ....., telephone No....., e-mail address ....., (however, the point of contact for any maintenance problems is ..... telephone No. ....-.....); if given by Lessor, it shall be addressed to Italy Real Estate Field Office, Attn: CENAU-RE-I, Unit 31401 Box 86, Caserma Carlo Ederle, Viale della Pace, 36100 Vicenza, Italy, telephone No. 0444-712761, e-mail address [ItalyRealEstateFieldOffice@usace.army.mil](mailto:ItalyRealEstateFieldOffice@usace.army.mil).

25. ENERGY PERFORMANCE CERTIFICATE (APE): The U.S. Government acknowledges receiving a copy of the Energy Performance Certificates for the leased premises. Copies of the Energy Performance Certificates are enclosed in ANNEX "E" to this Lease Contract.

26. INTERPRETATION: This lease is executed in English with a courtesy translation furnished to the Lessor: in the event of inconsistency between any terms of this lease and its translation, the English language shall control.

27. SOVEREIGNTY: None of the foregoing provisions may be deemed or construed to imply a waiver of the U.S. Government's rights as a sovereign. Third party claims shall be resolved in accordance with the

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NATO SOFA and/or any Bilateral Agreements between the United States of America and the Republic of Italy concerning claims against the United States Government and/or U.S. Forces in Italy by third parties.

28. DISPUTES CLAUSE: a. All disputes arising under or relating to this Lease shall be resolved under the provisions of the Contract Disputes Act of 1978, as amended (41 U.S.C. §§7101-7109).

b. The Parties shall proceed diligently with their performance of this Lease, pending final resolution of any request for relief, claim, appeal, or action arising under the Lease.

29. MODIFICATION: No change or modification of this lease shall be effective unless it is in writing and signed by both parties to the lease.

30. ANNEXES: The following annexes are an integral part of this lease:

- ANNEX "A" - PARTIAL TERMINATIONS.
- ANNEX "B" - ITEMS OF PROPERTY TO BE FURNISHED BY LESSOR.
- ANNEX "C" - SPECIAL CONDITIONS.
- ANNEX "D" - DRAWINGS AND PHOTOGRAPHS.
- ANNEX "E" - ENERGY PERFORMANCE CERTIFICATE (APE)
- ANNEX "F" - JOINT INSPECTION REPORT.

IN WITNESS WHEREOF, the parties hereunto subscribed their names on the date above written.

IN THE PRESENCE OF:

LESSOR:

\_\_\_\_\_  
GIOVANNI PICCO

\_\_\_\_\_  
.....

THE UNITED STATES GOVERNMENT:

\_\_\_\_\_  
THE UNITED STATES OF AMERICA  
Represented by ANNE L. KOSEL  
CHIEF, REAL ESTATE  
REAL ESTATE CONTRACTING OFFICER  
USACE, EUROPE DISTRICT

The undersigned Lessor specifically accepts and approves each and every condition and clause contained in the lease and particularly paragraphs 2, 3, 4, 5, 6, 7, 8, 13, 14, 15, 17, 21, 24, 26, 27 and 28 in accordance with and to the effect of Article 1341 of the Italian Civil Code.

LESSOR:

\_\_\_\_\_  
.....

**ANNEX "A" – PARTIAL TERMINATIONS**

In the event the U.S. Government should exercise the option reserved to it in Paragraph “6. TERMINATION” of this Lease Contract, and perform a partial termination of the leased premises, the following shall apply:

1. For each type of dwelling unit the parties have identified specific annual rental and other costs which shall be the basis to calculate the new rent and other costs should a partial termination be executed. The costs, which are fixed for the entire term of the Lease Contract, are:

Dwelling Unit N°/type	(1) Basic Annual Rental per Dwelling Unit	(2) Annual Reimbursements Costs/Dwelling Unit

2. Lessor shall refund the U.S. Government any portion of the rent and other charges paid in advance and not earned at the time of the partial termination. At U.S. Government’s discretion the amount will either be deducted from the first rental and other charges to become due under the terms of the Lease Contract after the notice has been issued, or, shall be included as part of the Partial Settlement Agreement and Release Agreement.

3. On the date the premises are returned to the Lessor, the U.S. Government and the Lessor must perform a joint physical inventory and inspection of the demised premises to identify all maintenance, repairs and damages, and the items which the U.S. Government will be leaving on the premises. If the Lessor requires restoration of such damages for which the U.S. Government is responsible, he shall give written notice to the U.S. Government within 90 days of the inspection and will furnish to the U.S. Government a claim with a detailed cost estimate that the U.S. Government will evaluate in accordance with Paragraph “6. TERMINATION” of the Original Lease Contract. Once the partial termination and the join inspection have been completed, and the two parties have reached a mutual agreement on the termination costs, a Supplemental Agreement “Partial Settlement Agreement and Release” shall be executed.

LESSOR:

THE UNITED STATES GOVERNMENT:

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THE UNITED STATES OF AMERICA  
 Represented by ANNE L. KOSEL  
 CHIEF, REAL ESTATE  
 REAL ESTATE CONTRACTING OFFICER  
 USACE, EUROPE DISTRICT

**ANNEX "B" - ITEMS OF PROPERTY TO BE FURNISHED BY LESSOR**

Prior to the effective date of the lease, the Lessor agrees to install, construct or otherwise furnish as part of the rental consideration at no additional expense to the U. S. Government, the following items:

*(The following are the items most commonly requested in a government lease contract that need to be considered during the preparation of the of the Proposal/Offer; particularly when preparing the RENTAL AND REIMBURSEMENTS PROPOSAL FORM)*

1. Provide energy efficient air-conditioning capable of maintaining a 24° C temperature throughout the habitable space of each dwelling unit. The air-conditioning units may be centralized or split type systems.
2. For each dwelling unit provide an efficient heating system capable of adequately heating the premises and a hot water heater, which can provide a sufficient supply of hot water to meet the needs of the number of occupants the unit is intended for. For example, a three-bedroom is 4 to5 occupants and a four-bedroom is 5 to7 occupants. Under floor heating is acceptable however, radiators/towel warmers must still be installed in bathrooms. Centralized heating and/or hot water will be considered.
3. Install internal pendant and/or wall mounted (appliqués) light fixtures, with energy saving LED bulbs, open-type, wherever there is a light-point. Install exterior light fixtures, with energy saving LED bulbs, to illuminate the exterior of the building, walkways and driveways. All exterior lights must be connected to a photocell and some strategically placed with motion sensors.
4. Each window and French door shall be provided with insect screens, curtain rods with rings and clips/clamps, and shutters with security latches. Where shutters are not provided the window must have shatterproof glass and venetian or vertical blinds installed on the interior of the dwelling unit. Curtain rods are not required on windows equipped with internal venetian or vertical blinds. Curtain rods, venetian or vertical blinds shall not be cord operated (they can be electrical, or hand operated by pulling them or by pole).
5. In each kitchen:
  - a. Install one stainless steel double sink with drain board, length 120 cm, into a base cabinet unit. The portion under the sink will be enclosed with two or more cabinet doors and will have an opening for the passage of the dishwasher connections.
  - b. Furnish and install regular sized wall mounted kitchen cabinets (for a total of ..... linear centimeters) consisting of: one cabinet with dish strainer installed above the sink; one cabinet with kitchen exhaust hood connected to a chimney; the remaining cabinets must have doors and contain a middle shelf for storing kitchen utensils and supplies.
  - c. Furnish and install regular sized base kitchen cabinets (for a total of ..... linear centimeters, including the above listed sink cabinet) consisting of: one regular size base kitchen

cabinet with three or four draws; the remaining cabinets must have doors and contain a middle shelf for storing kitchen utensils and supplies.

- d. Provide connections for a refrigerator (16 Amp, 220V), a gas range (16 Amp, 22V, methane gas tap), a microwave (16 Amp, 220V), and a dishwasher (16 Amp, 220V, water tap, drainpipe) and ensure the room complies with present Italian safety norms. Each appliance must have its own individual Schuko P40 universal type electrical outlet. Provide the necessary space in the kitchen layout for the refrigerator (size: W 77 cm x D 77 cm x H 167 cm), the gas range (size: W 80 cm x D 60 cm x H 85 cm; add an additional 5 cm to the 80 cm width for ventilation), and a dishwasher (size: W 60 cm x D 60 cm x H 85 cm). Additional outlets must be installed for small kitchen appliances.
  - e. Tile the wall where the kitchen sink and stove will be located.
6. Bathrooms shall be provided with:
- a. Soap-dishes/holders, toilet paper holder, and towel racks of solid material and well-fixed to the walls.
  - b. Medicine cabinet above sinks with fluorescent light and mirror.
  - c. Where shower plate is provided, install a shower booth around the shower plate.
  - d. Where bathtubs are provided, shower head holder properly fastened to wall at approx. 1.60 meters from the base of the bathtub and shower curtain rod properly fastened to wall on two ends, middle portion to be secured to ceiling. Shower curtain rod may be replaced by a bathtub tempered glass panel, fixed, sliding or pivot type.
  - e. All shower and bathtub taps/faucets shall be the mixer type, with the thermostatic type being more desirable.
  - f. Each Dwelling Unit must be provided with at least one bathtub and one shower plate.
7. In each laundry room or location provide connections for a European type washing machine and a European type electrical clothes dryer located side-by-side (not stacked/one above the other) as follows:
- a. For a European washing machine provide a water tap, drain pipe, and a 220V, 16 Amp Schuko type electrical outlet with switch and a thermomagnetic circuit breaker
  - b. For a European electrical clothes dryer provide a 220V, 16 Amp Schuko type electrical outlet with switch and a thermomagnetic circuit breaker.
8. The main entrance door to each dwelling unit must be armored/security type with security lock and peep-hole.
9. Install, where necessary, door stops to preclude damage to walls, fittings, or doors.

10. Upgrade the existing electrical distribution system (to include circuit breakers and ground fault system) within each dwelling unit to ensure it is capable of sustaining a 6.6Kw load. Increase the electrical capacity of each electrical meter to 6Kw.
11. The building shall have centralized (or individual for each dwelling unit) television antennas consisting of a television antenna capable of receiving normal Italian terrestrial digital television signals, and a satellite dish with dual LNB orientated to EURO BIRD 9° east and Hot Bird 13° east. The terrestrial and satellite systems shall be complete with distribution cables and outlets. Outlets are to be installed in the living/dining rooms, den (family room, tavern) and all the bedrooms.
12. Each dwelling unit shall be provided with telephone and ADSL distribution cables and outlets. Outlets are to be installed in the living/dining rooms, den (family room, tavern) and all the bedrooms.
13. As a minimum install a handrail on one side of all staircases.
14. Each Dwelling Unit must be provided with an intercom system. Where the pedestrian gate is not visible from the front windows of the dwelling unit the dwelling must be provided with a video-intercom system.
15. Floors below ground level must be furnished with sump pumps, complete with backup batteries and an automatic battery charger, connected to the town storm drainage or sewer line. The pump must be sufficiently dimensioned to maintain the basement area dry.
16. Provide a perimeter fence for the entire complex and a fenced private yard for each dwelling unit, complete with pedestrian gates with lock and motorized vehicle gates complete with remote control and key access. All pedestrian gates shall be provided with automatic closing mechanism.
17. Install a lockable mailbox for each dwelling unit and in multifamily complexes provide a condominium mailbox for advertisement papers. Install the mailboxes on the perimeter fence/wall adjacent to the call buttons.
18. On the perimeter wall/fence, adjacent to each gate, install an intercom/call button for each dwelling unit.
19. Install a water faucet in each garage and in each yard.
20. Paint the dwelling units inside and out, clean them thoroughly and perform all necessary repairs.
21. Perform initial landscaping, fertilizing, seeding, sodding of the yards.
22. Each dwelling unit shall be provided with easy to adjust thermostats complete with instructions in English. The thermostats must be strategically placed to enable a balance temperature throughout the dwelling unit.
23. In each dwelling unit install:
  - a. Hard wired interconnected smoke detectors with battery backup shall be installed in kitchen, living rooms, hallways, all bedrooms, attic and basement.
  - b. Methane gas detectors must be installed in locations to provide maximum security.

- c. Hard wired and interconnected carbon monoxide detectors must be installed as appropriate for the type of heating/hot water and cooking devices used in the facility.
- 24. For each dwelling unit the Lessor shall provide 5 (five) keys for each exterior door/gate, 3 (three) remote controls for each automatic gate and/or doors, 2 (two) keys for each utility meter room/closet/box, and 1 (one) key for each interior door. Where there is more than one automatic gate and/or door the remote control must include all the frequencies in the one device.
- 25. Lessor shall ensure that sufficient spare floor and wall tiles are held in stock for ready replacement.
- 26. Instructions for refuse collection complete with any necessary containers and/or keys and a calendar of pickup dates.
- 27. Instructions in English on use of the heating and air-conditioning units and any other device that the premises may be equipped with, such as irrigation systems, alarms systems, etc.
- 28. Condominium entrance doors shall have automatic closing mechanisms installed.
- 29. (The following is a U.S. Government preference) For buildings with common areas, all the common doors and gates must be "keyed alike".
- 30. (The following is a U.S. Government preference) Installation of an intruder alarm system in each dwelling unit.

LESSOR:

THE UNITED STATES GOVERNMENT:

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THE UNITED STATES OF AMERICA  
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 CHIEF, REAL ESTATE  
 REAL ESTATE CONTRACTING OFFICER

ANNEX "C" - SPECIAL CONDITIONS

1. The Lessor shall obtain and provide a copy of:
  - a. Insurance policies related to the leased premises against fire and water (to include flooding and broken pipes) damage.
  - b. “Certificato di Agibilità” (Certificate of Habitation) issued by the local Municipal Authority when the building was constructed or last renovated.
  - c. “Certificati di Conformità” (certificates of compliance) to Italian safety norms for all the electrical distribution systems, gas distribution systems and the heating/hot water units.
  - d. A document indicating ownership of the property or the right to lease it.
  - e. The certificate of registration of the photovoltaic system/s in the GSE (Gestore dei Servizi Elettrici - Electricity Service Manager) portal, complete with enclosures.
  - f. “Attestato di Prestazione Energetica” (Energy Performance Certificate) of each dwelling unit/entire building.
  - g. The registered copy of this contract, not later than 45 days after signing this Lease Contract (date indicated on the first page).
2. The Lessor shall deliver the premises and have all items listed in Annex "B" installed and completed, before *(insert delivery date indicated on the first page, paragraph 2. of the Lease Contract)*. In the event the premises are not delivered and/or the work is not completed and/or the above documents are not provided on the above date, the Lessor will pay, as liquidated damages, the sum of €100.00/dwelling unit for each day of delay, which sum shall be deducted from the rental due or to become due.
3. The Lessor certifies that the existing electrical distribution system (to include circuit breakers and ground fault system) of each dwelling unit is capable of sustaining a 6.6Kw load.
4. Prior to the start date of this lease contract, in accordance with sub-paragraph “b” of paragraph 10. EQUIPMENT AND UTILITIES of the Lease Contract, the Lessor shall ensure that all the utilities meters are installed and opened, in the Lessors name, and shall ensure all the tests and certificates of compliance have been executed and deposited. The U.S. Government will ensure that all the utilities contracts are transferred to the U.S. Governments name in the shortest time possible. In the event the premises do not have opened utilities by the start date of this lease contract or the U.S. Government is unable to transfer the utilities contracts in its own name, the U.S. Government may terminate this contract immediately at no expense to the U.S. Government.

*(in the event the Lessor intends to exercise the option of being taxed according to the “CEDOLARE SECCA” (FLAT RATE TAX) the following article shall be placed in this Annex.* 5. The Lessor intends to exercise the option of being taxed according to the “CEDOLARE SECCA” (FLAT RATE TAX). Should, at a later date,

the Lessor decide to revert back to the normal taxation system the contract registration and all the registration cost shall remain with the Lessor. This contract must be registered within 30 days of the contract date and each annual renewal must be done within 30 days of the anniversary. It is the Lessor's responsibility to ensure the registration is performed within these limitations and provide the U.S. Government with a photocopy demonstrating the renewed registration. Under no circumstances will the U.S. Government be responsible for any late registration fines if the Lessor fails to register the lease in time.

LESSOR:

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REAL ESTATE CONTRACTING OFFICER

**ANNEX "D"- DRAWINGS AND PHOTOGRAPHS**

*(the following are the type drawings and photographs which may be attached in this Annex to better identify the premises: Cadastral Plan, Graphic Demonstration Of The Cadastral Sub. Numbers of the premises, General Site Plan, Floor Plans, Elevations, Sections, Areal Views of the premises and surrounding areas, and Photographs of the premises)*

**ANNEX "E"- ENERGY PERFORMANCE CERTIFICATE (APE)**

*(this Annex will hold copies of the APE of each dwelling unit)*

**ANNEX "F"- JOINT INSPECTION REPORT**

*The joint physical inventory and inspection report of the demised premises shall be made as of the effective date of this lease (when the dwellings are accepted)*

# **Housing Adequacy Planning Standards For Camp Darby Housing Solicitation**

## **1. Location of units:**

- a. Leases must be located in residential areas and not be in close proximity to sources of objectionable noise, odors and health and safety standards to residents.
- b. Potential leases must be within a thirty (30) minute commute by Vehicle to the gate of Camp Darby, Via Livornese 806, Pisa, Italy.
- c. Not located in limited traffic areas (ZTL)

## **2. Type of construction:**

- a. Construction must be of structural soundness without any potential health or safety hazards for occupants or guests. Total number of units in clusters however may vary from a minimum of two (2) up to the total requirement needed.
- b. Units shall be three (3) and four (4) bedrooms in quantities as required and requested by the Garrison and approved by IMCOM-E. Proposals with a greater number of bedrooms will not be discarded.
- c. Single independent homes, row-houses, and duplexes shall be given preference with individual fenced yard space of at least 40 sqmts between front and back, at least one (1) garage and one (1) designated parking per unit. Large apartments shall also be considered if there is at a minimum a condominium area with a grassed play area for children and in buildings with more than four apartments an area large enough to install basic playground equipment such as a swing and slide allowing sufficient safety standoff space from equipment. Apartments shall also have at least a one-car garage and one (1) designated parking space.
- d. Higher consideration shall be given to “green” buildings offering energy saving construction equipment, or techniques, which shall provide savings in future energy costs.
- e. Site shall have suitable drainage and soil stabilization.
- f. Buildings will be no more than three (3) stories high.

## **3. Access:**

- a. Suitable roadways, sidewalks and steps shall be provided as necessary for convenient access to dwelling units and to allow delivery of furnishings and Household Goods (HHG) by truck.

**4. Layout:**

- a. Units must be designed to provide practical layout with private entrance to each unit and kitchen, living room and bedrooms that can be accessed without passing through other bedrooms. There must be at least two (2) bathroom per dwelling unit and a minimum of one (1) bathtub (with curtain rod or movable anti-splash panel and shower head fastened to the wall at approximately 1.60 meter high) and one (1) shower plate.
- b. There must be designated space or a separate utility room to accommodate the European washer and European electric dryer.

**5. Size of Units:**

- a. Requirement is for six (6) three-bedroom and four (4) four-bedrooms dwelling units and size of units must be within the range shown on the below table by bedroom in gross square feet (SQFT). Proposals with a greater number of bedrooms may still be considered for lease.

The table below is to be used a guideline for the size of units required but units that do not meet or exceed this table may still be considered for lease. Sizes are by bedroom type in gross SQFT/SQM. Gross SQFT/SQM is intended as the total area measured within the exterior face of exterior walls or centerline of party walls between dwelling units. Area includes both finished and unfinished space including stairways, interior storage and utility area. Area excludes garages, carports opening to the floor area below, crawl spaces attic area with less than 5 feet ceiling height, exterior bulk storage, trash enclosures open or insect screened porches, terraces, patios, decks, balconies, and entrance stops. In the case of apartment type dwelling units the same calculation applies and common areas and building stairwells are not considered in the gross square meters.

BEDROM SIZE	MIN SIZE (ADEQUACY STDS)		MAX SIZE (BENCHMARKS)	
3-BR	1190 SQFT	111 SQM	1630SQFT	152SQM
4-BR	1476 SQFT	137 SQM	1950SQFT	181SQM

- b. Master bedroom and second bedroom must be at least fourteen (14) square meters (SQM) net space and other bedrooms at least nine (9) square meters. Larger bedroom sizes are preferable and more desirable. Any exceptions to bedroom sizes must be approved by the Chief Housing Division prior to acquisition. Kitchens must be large enough to accommodate a table and minimum (six) 6 chairs and be equipped with externally vented range hood, base and wall cabinets which allow space for the following U.S appliances.

ITEM	HEIGHT	WIDTH	DEPTH	SUPPLY	REMARKS
GAS RANGE WITH ELECTRIC OVEN	85CM	80CM	60CM	30AMP, 220V	Free standing
REFRIGERATOR	167CM	77CM	77CM	13AMP, 220V	Free standing
DISWASHER	85CM	60CM	60CM	11AMP, 220V	Free standing

- c. Consideration may be given to kitchens with built-in appliances where owners assume responsibility for their repair, maintenance and replacement when necessary.
- d. 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 shall depend on configuration of doorways, windows and openings, which may hamper placement of furnishings.
- e. Living room/dining room combinations are also suitable as long as a table with four/six (4/6) chairs depending on the bedroom size 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 a table and chairs. Minimum acceptable size shall depend on configuration of doorways, windows, and openings, which may hamper placement of furnishings.
- f. A utility space or room must be available to accommodate easy access to European type washer and dryer.

**6. External Details**

- a. A water faucet shall be installed in each private yard and garage and also in common area of multi dwelling buildings.
- b. Yards shall be fenced, and the green areas landscaped to include grass.
- c. In multi dwelling units' owners shall be responsible for policing of common areas to include grass cutting.
- d. Pedestrian gates shall have automatic closure system.
- e. Driveway gates shall be remote controlled and three remotes provided for each dwelling.
- f. Where the pedestrian gate is not visible from the front windows of homes intercoms with gate release shall be of the video type to allow viewing of visitors prior to opening the gate.

- g. External lighting to include motion sensor security lights shall be installed on all sides of the building.
- h. Lockable Mailboxes for each dwelling unit.
- 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 shall be installed. Owners shall be responsible ensure the equipment's are functional and sump pits are cleaned regularly (minimum once a year)
- j. TV antenna and a satellite dish with dual LNB orientated to EURO BIRD 9° east and Hot Bird 13° east shall be installed and drop lines with jacks provided in living room, all bedrooms and in den/family room if present.
- k. All utility meters must be installed and activated in owner's name in order to check functionality of systems. The US Government shall take over contracts when lease for the units 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.

## **7. Internal Details**

- a. Entrance doors to the dwelling shall be security type doors equipped with security lock and peep hole
- b. Insect screens shall be installed on all windows.
- c. Security locks/clips shall be provided for all shutters or roll down external blinds.
- d. Where shutters are not provided, the windows and French doors will have break-proof (tempered) glass with either venetian or vertical blinds installed on the interior of the dwelling unit. Venetian and vertical blinds will not be cord operated (they can be electrical, hand operated by pulling/pushing them or by pole).
- e. Curtain rods with rings and clips/clamps are provided on all windows and French doors except where venetian or vertical blinds are installed. Curtain rods, venetian or vertical blinds shall not be cord operated (they can be electrical, hand operated by pulling/pushing them or by pole).
- f. Typical Bathroom accessories must be installed such as: soap holder, toilet paper holder, towel holder, cabinet with mirror above sink, and shower box. Note: a bathtub is required in at least one of the bathrooms. The bathtub shall be provided with curtain rod or anti-splash tempered glass panel/s and shower head fastened to the wall at approximately 1.60 meter high. All taps/faucets will be the water mixer type. All shower and bathtub taps/faucets shall be the mixer type, with the thermostatic type being more desirable.
- g. Handrails must be installed on at least one side of stairs or both if required by local code.

- h. Hallways and stairs must be large enough for furniture to be delivered bedrooms or usable attic space connected by spiral staircase should be avoided due to problems with furniture delivery.
- i. Electrical system shall be 6.6Kw and the circuitry divided in such a way as to allow full usage up to 6.6Kw.
- j. Ceiling light and/or wall mounted light fixtures (appliqués) utilizing energy saving LED bulbs shall be installed throughout.
- k. Kitchens shall have sufficient and adequate number of outlets to support dishwasher, range, refrigerator, microwave, and other usual electrical domestic appliances. Outlets/sockets shall be Schuko P40 universal type.
- l. Connections must be available for a European type washer, with 16 amp Schuko P40 type universal socket, cold-water connections and drainage pipe
- m. Connections must be available for a European type dryer, with 16 amp Schuko P40 type universal socket.
- n. Telephone and ADSL outlets with internal wiring must be installed at a minimum in living room, all bedrooms and den/family room if present. Owner must also coordinate with a fixed line telephone service provider to ensure that telephone and ADSL service shall be readily available in the area when the lease becomes effective.
- o. Hard wired interconnected smoke detectors with battery backup shall be installed in kitchen, living rooms, hallways, all bedrooms, attic and basement.
- p. Methane gas detectors must be installed in locations to provide maximum security.
- q. Hard wired and interconnected carbon monoxide detectors must be installed as appropriate for the type of heating/hot water and cooking devices used in the facility.
- r. Preferably equipped with intrusion alarm system.
- s. Units must be painted and cleaned upon delivery and ready for occupancy.
- t. No other furniture than that indicated in the Housing Adequacy Planning Standards may be left on the premises unless expressly agreed to by USAG Italy. The U.S. Government shall not be responsible for this furniture in the event it goes missing, damaged or for fair wear and tear.

**8. Heating and Air-conditioning:**

- a. Units shall be equipped with an efficient heating system capable of adequately heating the premises and a hot water heater, which can provide a sufficient supply of hot water to meet the needs of the number of occupants the unit is intended for. For example, a three-bedroom is 4 to 5 occupants and a four-bedroom is 5 to 7 occupants. Under floor heating is acceptable however, radiators/towel warmers must still be installed in bathrooms.
- b. Air conditioning will be energy efficient and may be centralized or by split system and be capable of maintaining a 24° C temperature throughout the habitable space of the dwelling unit.

- c. Sufficient thermostats must be strategically placed to enable a balanced temperature throughout the dwelling.

**9. Additional provisions:**

- a. Owner must provide, for each dwelling unit, five keys for each external door and gate, one key for each internal door and two keys per unit for utility meter boxes. 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 damage and water damage caused by flood or infrastructure failure.
- e. The U.S Government shall not be responsible for repainting the premises upon termination of the lease contract.
- f. Owner shall be responsible for policing of common areas, grass cutting of condominium grassed areas and stairwell cleaning in multi apartment buildings.
- g. At the time of delivery of the units' owner must provide instructions for refuse collection together with any necessary bins or keys and a calendar of pick up dates.
- h. Instructions in English shall be provided for heating/Air-conditioning units and where necessary, for thermostats.
- i. Owner shall be responsible for all maintenance and repair (minor, ordinary and extraordinary) for the first two years of the contract. After two years the U.S. Government shall assume minor (Piccola) maintenance (except any warranty issues) and the owner shall continue with responsibility for ordinary (Manutenzione Ordinaria) and extraordinary (Manutenzione Straordinaria) maintenance and repair.
- j. Owner shall provide certificates that the dwelling units has no Asbestos Containing Building Materials (ACBM) and there is no presence of Led Based Paint.
- k. Owner shall provide POC contact information for maintenance and repairs and emergencies. The Point of Contact may receive maintenance and repair calls at any time to include, weekends and holidays. The point of contact may be the Owner or any other person he nominates that has the power to intervene to resolve the issue.

# OFFEROR COVER PAGE MODULO ACCOMPAGNATORIO

Choose one of the following:  **Designed**  
Scegliere una delle seguenti:  *Progettato*

**In Construction**  
*In Costruzione*

**Existing Units**  
*Costruzione  
Esistente*

**Offeror:**  
*Offerente*

\_\_\_\_\_  
**Name of Company or Person**  
*Nome della Ditta o persona*

\_\_\_\_\_  
**Address**  
*Indirizzo*

\_\_\_\_\_  
**Address**  
*Indirizzo*

\_\_\_\_\_  
**Company Phone/Fax**  
*Numero di Telefono/Fax*

<p><b>Quantity of proposed units</b> _____ <i>Numero di abitazioni proposte</i></p> <p><b>Location and Address of proposed units:</b> <i>Luogo e Indirizzo delle abitazioni offerte</i></p> <p>_____</p> <p>_____</p> <p>_____</p> <p><b>Date of Availability for Occupancy:</b> <i>Data disponibile per Occupazione:</i></p> <p>_____</p> <p>month/year - mese/anno</p>
--

**Primary Point of Contact**  
*Referente Principale*

\_\_\_\_\_  
**Full Name**  
*Nome e Cognome*

\_\_\_\_\_  
**E-mail**  
*E-mail*

\_\_\_\_\_  
**Office Phone**  
*Telefono Ufficio*

\_\_\_\_\_  
**Cellular Phone**  
*Numero di Cellulare*

**Alternate Point of Contact**  
*Referente Secondario*

\_\_\_\_\_  
**Full Name**  
*Nome e Cognome*

\_\_\_\_\_  
**Email**  
*E-mail*

\_\_\_\_\_  
**Office Phone**  
*Telefono Ufficio*

\_\_\_\_\_  
**Cellular Phone**  
*Numero di Cellulare*

## OFFEROR'S SUBMISSION

### PRESENTAZIONE DEL OFFERENTE

The following is the list of documents the Offeror must enclose in his/her proposal. The documents shall be labeled, indexed, tabbed, and provided in the order listed below.

*La seguente è l'elenco dei documenti che l'Offerente deve allegare nella sua proposta. I documenti dovranno essere etichettati, indicizzati, contrassegnati e consegnati secondo l'ordine sotto riportato.*

#### DOCUMENTS - DOCUMENTI

Attached? - *Allegato?*  
Put a X on the correct reply  
*Inserire una X sulla risposta corretta*

- |  |   |
|--|---|
| <p><b>A. 0. OFFEROR'S COVER PAGE (this document filled out and signed).</b><br/><i>MODULO ACCOMPAGNATORIO (il presente compilato e firmato).</i></p>   | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Yes/Si - NO</div> |
| <p><b>1. LOCATION MAP (with the proposed site highlighted).</b><br/><i>PLANIMETRIA DEL LUOGO (con evidenziato il sito proposto).</i></p>   | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Yes/Si - NO</div> |
| <p><b>2. STREET MAP (with directions from Camp Darby to the Site).</b><br/><i>CARTINA STRADALE (con indicazioni stradali da Campo Darby al Sito).</i></p>  | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Yes/Si - NO</div> |
| <p><b>3. RIGHT TO LEASE (Notary Act or any other document which clearly indicates the Offerors right to lease the premises or a valid purchase option valid for not less than 12 months).</b><br/><i>DIRITTO DI LOCARE (Atto notarile o qualunque altro documento dimostrante il Suo diritto a locare l'immobile o un'opzione di compravendita di durata non inferiore a 12 mesi).</i></p> | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Yes/Si - NO</div> |
| <p><b>4. CADASTRAL MAP AND "VISURA" (of the proposed premises).</b><br/><i>PLANIMETRIA CATASTALE E VISURA (del sito proposto).</i></p>   | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Yes/Si - NO</div> |
| <p><b>5. GRAPHIC DEMONSTRATION OF THE CADASTRAL SUB. NUMBERS (for existing dwelling units).</b><br/><i>DIMOSTRAZIONE GRAFICA DEI SUBALTERNI (delle abitazioni esistenti).</i></p>  | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Yes/Si - NO</div> |
| <p><b>6. URBAN DESTINATION CERTIFICAT "CERTIFICATO DI DESTINAZIONE URBANISTICA" (for the propose site).</b><br/><i>CERTIFICATO DI DESTINAZIONE URBANISTICA (per il sito proposto).</i></p>   | <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Yes/Si - NO</div> |

**DOCUMENTS - DOCUMENTI**

**Attached? - Allegato?**  
 Put a X on the correct reply  
*Inserire una X sulla risposta corretta*

- 7. CONSTRUCTION PERMITS (if the local authorities have authorized the construction).**  
*PERMESSO DI COSTRUIRE (se le autorità locali hanno autorizzato la costruzione).* Yes/Si - NO
- 8. CERTIFICATES OF COMPLIANCE (for the completed dwellings).**  
*CERTIFICATI DI CONFORMITA` (per le abitazioni completate).* Yes/Si - NO
- 9. ENERGY CERTIFICATION CERTIFICATE (for the dwelling units).**  
*ATTESTATO CERTIFICAZIONE ENERGETICO (per le abitazioni).* Yes/Si - NO
- 10. CERTIFICATE OF HABITATION (for the completed dwellings).**  
*CERTIFICATO DI AGIBILITA` (per le abitazioni completate).* Yes/Si - NO
- B. 0. FLOOR PLANS (preferably 1:100 scale or different scale with internal and external dimensions, rooms use and size in m<sup>2</sup>, and the gross m<sup>2</sup> size as per Housing Adequacy Planning Standards of each dwelling unit).**  
*PIANTA FABBRICATI (preferibilmente in scala 1:100, o altra scala diversa con le dimensioni interne ed esterne, con indicato la destinazione d'uso e superficie in m<sup>2</sup> di ciascuna stanza, e la superficie lorda come previsto nel Standard di Adeguatezza degli Immobili per ciascuna unità abitativa).* Yes/Si - NO
- 1. ELEVATIONS AND CROSS SECTIONS (scale and dimensions as indicated above complete with building materials and finishes indicated).**  
*PROSPETTI E SEZIONI (scala e dimensioni come specificato sopra e con indicato i materiali costruttive e finiture).* Yes/Si - NO
- 2. UTILITY PLANS (interior and exterior, if available).**  
*PLANIMETRIE IMPIANTI (interno ed esterno, se disponibili).* Yes/Si - NO
- 3. SITE PLAN AND LANDSCAPING (land use plan including play areas, if available).**  
*PLANIMETRIA GENERALE E PIANTA SISTEMAZIONE A VERDE (planimetria dell'uso e della gestione delle aree esterne ad includere aree giochi, se disponibili).* Yes/Si - NO

**DOCUMENTS - DOCUMENTI**

**Attached? - Allegato?**  
Put a X on the correct reply  
*Inserire una X sulla risposta corretto*

**4. PHOTOGRAPHS (of the site and existing construction site or dwellings).**  
FOTOGRAFIE (del sito, della costruzione in corso, o delle abitazioni).

Yes/Si - NO

**C. 0. OFFEROR'S CHECKLIST (filled out and signed, based on Housing Adequacy Planning Standards).**  
*LISTA DI CONTROLLO DELL'OFFERENTE (compilato e firmato; basato sugli Standard di Adeguatezza degli Immobili).*

Yes/Si - NO

**D. 0. RENTAL AND REIMBURSEMENTS PROPOSAL FORM (filled out and signed).**  
*MODULO DI PROPOSTA CANONE E RIMBORSI (compilato e firmato)*

Yes/Si - NO

**The Offeror has provided (two) 2 identical and complete hard copies and 1 CD-ROM or DVD (of all the documents submitted) of this proposal.**  
*L'Offerente ha fornito due (2) copie cartacee identiche complete ed una (1) copia elettronica (CD-ROM oppure DVD) di tutti i documenti sottomessi per questa proposta.*

Yes/Si - NO

\_\_\_\_\_  
**DATE**  
*DATA*

\_\_\_\_\_  
**OFFEROR'S SIGNATURE**  
*FIRMA DELL'OFFERENTE*

## **CHECK LIST – LISTA DI CONTROLLO**

### **Based on Housing Adequacy Planning Standards**

### ***Come da Standard di Adeguatezza degli Immobili***

Please check one of the following replies (YES | NO | \*\*\*) in the check box. By checking the box marked \*\*\* the Offeror agrees to complete the works/item not later than five (5) days prior to delivering the premises to the U.S. Government.

*Si prega di spuntare una delle risposte nelle caselle (YES | NO | \*\*\*), dove YES significa SI. Spuntando la casella \*\*\* l'Offerente accetta di completare il lavoro entro cinque (5) giorni prima della l'inizio della consegna degli immobili al Governo degli Stati Uniti.*

#### **1. LOCATION OF UNITS - UBICAZIONE DELLE ABITAZIONI:**

- a. **The dwelling units are located in a residential area away from sources of objectionable noise and odors.**

*Le abitazioni sono ubicate in aree residenziali distanti da fonti di rumore ed odori sgradevoli.*

YES | NO | \*\*\*

- b. **The dwelling units are within a 30-minute commute by car from the CampDarby gate of via Livornese, Pisa.**

*Le abitazioni sono ubicate entro 30 minuti di tragitto d'auto dall'entrata della Caserma Campo Darby in via Livornese, Pisa.*

YES | NO | \*\*\*

- c. **The dwelling units are not located in limited traffic areas (ZTL).**

*Le abitazioni non sono ubicate in zona a traffico limitato (ZTL).*

YES | NO | \*\*\*

#### **2. TYPE OF CONSTRUCTION – TIPO DI COSTRUZIONE:**

- a. **There is a minimum of two dwelling units in this proposal.**

*C'è un minimo di due unità abitative in questa proposta.*

YES | NO | \*\*\*

- b. **The dwelling units consist of only three and/or four-bedroom units.**

*Le abitazioni sono unicamente da tre e/o quattro camere letto.*

YES | NO | \*\*\*

- c. **(1) If single individual homes, row houses or duplexes are proposed, they have an individual fenced yard of at least 40 m<sup>2</sup>. (Reply only if your proposal includes row-houses or duplexes)**

*Se si sono proposti case singole indipendenti, case a schiera o bifamiliari, hanno tutti un giardino privato recintato di almeno 40 m<sup>2</sup>. (Rispondete solamente se nella Vostra offerta è incluso case a schiera o bifamiliari)*

YES | NO | \*\*\*

- (2) If apartments are proposed, the condominium has a grassed play area for children. (Reply only if your proposal includes apartments)**

*Se si sono proposti appartamenti, il condominio ha un'area giochi erbosa per i bambini. (Rispondete solamente se nella Vostra offerta è incluso appartamenti)*

YES | NO | \*\*\*

- (3) If a condominium building with more than 4 apartments is proposed, there is an area large enough to install basic playground equipment such as a swing and slide, allowing sufficient safety standoff space between equipment.** (Reply only if your proposal includes a condo with more than 4 apartments)

*Se si sono proposti edifici condominiali con più di 4 appartamenti, esiste un'area sufficiente per installare le attrezzature minime da gioco, come una altalena ed uno scivolo con sufficiente spazio di sicurezza tra loro. Rispondete solamente se nella Vostra offerta è incluso condomini con più di 4 appartamenti)*

YES | NO | \*\*\*

- (4) Each dwelling unit is provided with at least one garage and is provided with one designated parking space.**

*Per ciascuna abitazione è previsto almeno di un garage ed è previsto di un posto auto riservato.*

YES | NO | \*\*\*

- d. The dwelling unit will be certified in Energy Conservation Class of A or better.**

*L'abitazione sarà certificata nella classe A o meglio (Certificazione Energeticadegli edifici)*

YES | NO | \*\*\*

- e. The site has suitable drainage and stabilized soil.**

*Il sito dispone di un adeguato drenaggio e terreno stabilizzato.)*

YES | NO | \*\*\*

- f. The building has three or less floors above ground.**

*L'immobile si sviluppa su tre o meno piani fuori terra.*

YES | NO | \*\*\*

### 3 ACCESS – ACCESSO:

- a. Suitable roadways, sidewalks and steps will be provided as necessary for convenient access to dwelling units and to allow delivery of furnishings by truck.**

*Strade, marciapiedi e scale saranno appropriate per un facile accesso alle abitazioni e per permettere ai camion le consegne dell'arredamento.*

YES | NO | \*\*\*

### 4. LAYOUT – DISTRIBUZIONE:

- a. (1) The dwelling units are designed to provide a practical/functional layout with private entrances.**

*La disposizione delle abitazioni è progettata in modo pratico/funzionale, con entrate indipendenti.*

YES | NO | \*\*\*

- (2) Kitchen, living room and bedrooms are accessed without passing through other bedrooms.**

*La cucina, il soggiorno e le camere letto sono accessibili senza dover passare attraverso altre camere letto.*

YES | NO | \*\*\*

**(3) There is at least two bathrooms per dwelling unit***C'è almeno due stanze da bagno per ciascuna abitazione.*

YES | NO | \*\*\*

**(4) There is at least one bathtub (with curtain rod or movable anti-splash panel and shower head fastened to the wall at approximately 1.60 meter high) and one shower with shower stall per dwelling unit.***C'è almeno una vasca da bagno (con asta per tende o pannello mobile antispruzzo e soffione fissato al muro a circa 1,60 mt di altezza) e un piatto doccia con box per ciascuna abitazione.*

YES | NO | \*\*\*

**b. Each dwelling unit has a designated space or room to accommodate the side-by-side washer and dryer.***Ciascuna abitazione ha uno spazio apposito o un locale, equipaggiato per l'installazione di una lavatrice e asciugabiancheria affiancate.*

YES | NO | \*\*\*

**5. SIZE OF UNITS – DIMENSIONI DELLE ABITAZIONI:****a. The gross m<sup>2</sup> size of each dwelling complies within the range shown on the below table by bedroom type:***La superficie lorda, in m<sup>2</sup> di ciascuna abitazione rientra nei valori della tavola qui sotto:*

YES | NO | \*\*\*

<b>Unit by number of bedrooms</b> <i>Abitazione per numero camere letto</i>	<b>Minimum size</b> <i>misura minima</i>	<b>Maximum size</b> <i>misura massima</i>
<b>3</b>	<b>111 m<sup>2</sup></b>	<b>152 m<sup>2</sup></b>
<b>4</b>	<b>137 m<sup>2</sup></b>	<b>181 m<sup>2</sup></b>

**b. (1) Master bedroom and second bedroom of each dwelling unit have atleast (fourteen) 14 m<sup>2</sup> of net floor space.***Le camera da letto principale e quella secondaria di ciascuna abitazione hanno una superficie netta di almeno (quattordici) 14 m<sup>2</sup>.*

YES | NO | \*\*\*

**(2) The third and fourth bedrooms have at least (nine) 9 m<sup>2</sup> of net floor space.***Le terze e quarte camere da letto hanno una superficie netta di almeno (nove) 9 m<sup>2</sup>.*

YES | NO | \*\*\*

**(3) Kitchens are large enough to accommodate a table and six (6) chairs and are equipped with externally vented range hood, base and wall cabinets which allow space for the following U.S. supplied appliances:***Le cucine sono sufficientemente grandi da alloggiare un tavolo e sei (6) sedie e sono munite di cappa di aspirazione verso l'esterno, mobili base, mobili pensili, che permettano l'installazione dei seguenti elettrodomestici forniti dal Governo degli Stati Uniti:*

YES | NO | \*\*\*

APPLIANCE <i>Elettrodomestico</i>	HEIGHT <i>Altezza</i>	WIDTH <i>Larghezza</i>	DEPTH <i>Profondita</i>	SUPPLY <i>Alimentazione</i>	REMARKS <i>Note</i>
RANGE CUCINA A GAS <i>(con forno elettrico)</i>	85CM	80CM	60CM	30AMP, 220V	Free standing <i>Non incassato</i>
REFRIGERATOR FRIGORIFERO	167CM	77CM	77CM	13AMP, 220V	Free standing <i>Non incassato</i>
DISWASHER LAVASTOVIGLIE	85CM	60CM	60CM	11AMP, 220V	Free standing <i>Non incassato</i>

- c. **Where the offeror is offering kitchen with built-in appliances; The offeror agrees to assume responsibility for their repair maintenance and replacement when necessary?**

*Dove l'offerente offre una cucina con elettrodomestici da incasso; L'offerente si impegna ad assumersi la responsabilità della loro riparazione, manutenzione e sostituzione quando necessario.*

YES | NO | \*\*\*

- d. **Living room is large enough to accommodate living room furniture such as sofas, easy chairs, entertainment console coffee table and end tables.**

*Il soggiorno è sufficientemente grande da poter alloggiare il relativo arredamento quali divani, poltrone, mobile porta TV, tavolo da thè e tavolini.*

YES | NO | \*\*\*

- e. **Combined living/dining room have sufficient space for living room furniture (see d. above) and has sufficient room for a table with 6 chairs.**

*La stanza di soggiorno e sala pranzo combinate hanno spazio sufficiente per i mobili da soggiorno (vedi d. qui sopra) e ha sufficiente spazio per un tavolo con 6 sedie.*

YES | NO | \*\*\*

- f. **A utility room or area is available to accommodate a washer and dryer with easy access to the area.**

*È disponibile un ripostiglio o un'area, per ospitare una lavatrice e un'asciugatrice, con facile accesso all'area.*

YES | NO | \*\*\*

## 6. EXTERNAL DETAILS – *DETTAGLI ESTERNI:*

- a. **A water faucet is installed in each private yard, each garage and also in common areas.**

*È installato un rubinetto per l'acqua in ogni giardino privato, ogni garage e nelle aree comuni.*

YES | NO | \*\*\*

- b. **Yards are fenced and the green areas are landscaped to include grass.**

*I giardini sono recintati e le aree a verde sono complete di manto erboso.*

YES | NO | \*\*\*

- c. **Owner is responsible for policing of common areas to include grass cutting.**

*Il Proprietario è responsabile per le pulizie delle aree comuni ed il falcio dell'erba.*

YES | NO | \*\*\*

- d. Required pedestrian gates have automatic closure system.**  
*I cancelli pedonali richiesti sono provvisti di sistema automatico di chiusura.*
- YES | NO | \*\*\*
- e. Car gates are motorized, and three (3) remote controls will be provided for each dwelling unit.**  
*I cancelli carrai sono motorizzati e telecomandati, e per ogni abitazione saranno forniti tre (3) telecomandi.*
- YES | NO | \*\*\*
- f. Video intercom with gate release is provided for each dwelling units (required when pedestrian gate is not visible from the front windows of the dwelling unit).**  
*Ciascuna abitazione sarà fornita di videocitofono con pulsante di apertura (obbligatorio qualora il cancello pedonale non fosse visibile dalle finestre sul fronte casa).*
- YES | NO | \*\*\*
- g. External lighting to include motion sensor security lights are installed on all sides of the building.**  
*Su ogni lato esterno dell'edificio è installata l'illuminazione esterna, con sensori di movimento per l'accensione di sicurezza.*
- YES | NO | \*\*\*
- h. A lockable mailbox for each dwelling unit is installed in the vicinity of the call buttons.**  
*Ogni abitazione è fornita di cassetta postale con serratura e posizionata vicina ai campanelli*
- YES | NO | \*\*\*
- i. The below ground floor level is provided with a sump pump of sufficient capacity and battery backup with automatic battery charger. The owner is responsible to ensure the equipment is always functional and sump pits are cleaned regularly (minimum once a year)**  
*Il piano di calpestio sotto il livello del suolo è munito di pompa di sollevamento di potenza adeguata con batteria tampone e caricabatteria automatica. Il proprietario è responsabile per garantire che l'attrezzatura sia sempre funzionante e che i pozzi di raccolta vengano puliti regolarmente (minimo una volta all'anno)*
- YES | NO | \*\*\*
- j. Each dwelling has centralized or individual television antennas capable of receiving normal digital Italian terrestrial television signals and satellite signals from Euro Bird at 9° East (for AFN) and from Hot Bird 13° east (for SKY ITALIA). The television and satellite systems are complete with distribution cables and outlets. Outlets are installed in the living/dining rooms, den/family room (if provided) and all the bedrooms.**  
*Ciascuna abitazione ha un impianto antenna TV centralizzata o individuale in grado di ricevere le trasmissioni digitali terrestri dei canali italiani e i segnali satellitari dai satelliti Euro Bird posizionati sui 9° Est (per AFN) e da Hot Bird posizionati sui 13° est (per SKY ITALIA). Gli impianti televisivi e satellitari sono completi di cavi di distribuzione e prese. Le prese dovranno essere installate nel soggiorni/pranzo, taverne/mansarde (se fornite) e in ciascuna stanza da letto.*
- YES | NO | \*\*\*

k. **All utility meters are installed and activated in owner's name.**  
*Tutti i contatori sono installati ed attivati a nome del proprietario.* YES | NO | \*\*\*

l. **Potable water is provided via aqueduct of an established utility company. Well water, if provided, is for irrigation only.**  
*L'acqua è potabile ed è fornita tramite l'acquedotto da una affermata ditta di servizi. L'acqua di pozzo, se disponibile, è solamente per irrigazione.* YES | NO | \*\*\*

## 7. INTERNAL DETAILS – *DETTAGLI INTERNI*

a. **Entrance doors to the dwelling units are the security type doors equipped with security lock and peep hole.**  
*Le porte d'ingresso delle abitazioni sono del tipo blindato, dotate di serratura di sicurezza e spioncino.* YES | NO | \*\*\*

b. **Insect screens are installed on all windows and French doors.**  
*Ogni finestra e porta-finestra è munita di zanzariera.* YES | NO | \*\*\*

c. **All shutters and/or roll down external blinds are provided with security locks/clips.**  
*Ogni imposta e/o avvolgibile esterno è dotato di serratura/fermo di sicurezza.* YES | NO | \*\*\*

d. **Where shutters are not provided, the windows and French doors will have break-proof (tempered) glass with either venetian or vertical blinds installed on the interior of the dwelling unit. Venetian or vertical blinds will not be cord operated (they can be electrical, hand operated by pulling/pushing them or by pole).**  
*Ove mancassero le tapparelle/scuri/balconi, le finestre e portefinestre avranno il vetro antisfondamento (vetro temperato) e tende veneziane o tende verticali posizionate all'interno dell'abitazione. Le tende veneziane o verticali non saranno azionate con cavo/spago (possono essere elettrici, manuali tirandoli/spingendoli o tramite palo.)* YES | NO | \*\*\*

e. **Curtain rods with rings and clips/clamps are provided on all windows and French doors except where venetian or vertical blinds are installed. Curtain rods, venetian or vertical blinds shall not be cord operated (they can be electrical, hand operated by pulling/pushing them or by pole).**  
*Tutte le finestre e porta-finestre sono dotate di porta tenda con anelli e pinze, eccetto quelle già provviste di tende veneziane o tende verticali. I bastoni per tende, le veneziane o le tende verticali non devono essere azionati con cavo/spago (possono essere elettrici, manuali tirandoli/spingendoli o tramite palo).* YES | NO | \*\*\*

- f. **(1) Bathrooms are provided with soap-dishes, toilet paper holders, towel racks and medicine cabinet above sinks with fluorescent light and mirror. Shower booths are installed on the shower plates and curtain rods are installed around bathtubs.**  
*Ogni stanza da bagno/servizio igienico è fornita di portasapone, porta carta igienica, porta asciugamani ed un armadietto montato sopra il lavandino, completo di specchio e luce incorporata. Su ogni piatto doccia è installato un box-doccia e su ogni vasca da bagno è installato una porta tenda per doccia.* YES | NO | \*\*\*
- (2) A bathtub is provided in at least one of the bathrooms of each dwelling unit.**  
*In almeno una delle stanze da bagno di ciascuna abitazione è presente una vasca da bagno.* YES | NO | \*\*\*
- g. **A handrail is installed on at least one side of all staircases.**  
*Su almeno un lato di ogni rampa scale è installato un corrimano.* YES | NO | \*\*\*
- h. **Entrances, hallways, and stairs are large enough for furniture to be delivered.**  
*Ingressi, corridoi e vani scala sono sufficientemente ampi per la consegna di mobili.* YES | NO | \*\*\*
- i. **The electrical distribution system (to include circuit breakers and ground fault system) within each dwelling unit is prepared and capable of sustaining a 6.6kW load and a 6kW meter.**  
*La rete di distribuzione elettrica (inclusi interruttori automatici e magnetotermici) di ciascuna abitazione è predisposta per l'utilizzo di una potenza di 6.6kW e contatore da 6kW.* YES | NO | \*\*\*
- j. **Pendant and/or wall mounted light fixtures (appliqués), open-type, with energy saving fluorescent bulbs (or high efficiency halogen bulbs where fluorescent bulbs are impractical or not recommended), are installed wherever there is a light-point.**  
*Ovunque vi sia un punto luce, sono stati installati lampadari di tipo aperto, ventilato, a sospensione (o a muro) con lampadine fluorescenti a risparmio energetico (oppure alogene ad alta efficienza ove l'uso delle lampadine fluorescenti fosse impraticabile o sconsigliato)* YES | NO | \*\*\*
- k. **Kitchens have sufficient and adequate number of outlets to support dishwasher, range, refrigerator, microwave and other usual electrical domestic appliances.**  
*Nelle cucine sono predisposte delle prese elettriche in numero sufficiente per alimentare lavastoviglie, cucina, frigorifero, forno microonde e altri tipici elettrodomestici da cucina.* YES | NO | \*\*\*
- l. **Each dwelling unit has connection for a European washing machine with**

**water taps, drainpipe, 220V, 16 Amp Schuko P40 type universal electrical outlet.**

*Ciascuna abitazione ha i collegamenti per una lavatrice di tipo Europeo con rubinetto d'acqua, scarico acqua e presa elettrica da 16 Amp. 220 V tipo Schuko P40 universale.*

- m. Each dwelling unit has connection for a European (electrical) clothes dryer with a 220V, 16 Amp Schuko P40 type universal electrical outlet.**

*Ciascuna abitazione ha i collegamenti per l'asciugabiancheria (elettrica) di tipo Europeo con presa elettrica tipo Schuko P40 universale da 16 Amp. 220V.*

YES | NO | \*\*\*

- n. Each dwelling unit is provided with telephone and ADSL distribution cables and outlets. Outlets are installed in the living room, den (family room, taverna) and all the bedrooms.**

*Ciascuna abitazione è munita di un impianto di distribuzione telefonica e ADSL con prese. Le prese sono installate nel soggiorno, taverna/attico e ogni camera da letto.*

YES | NO | \*\*\*

- o. Hard wired interconnected smoke detectors with battery backup shall be installed in kitchen, living rooms, hallways, all bedrooms, attic and basement.**

*Sono installati rilevatori di fumo interconnessi cablati con batteria di riserva installati in cucina, soggiorno, corridoi, tutte le camere da letto, soffitta e seminterrato.*

YES | NO | \*\*\*

- p. Methane gas detectors are installed in locations where they will provide maximum security.**

*Sono installati rilevatori di gas metano in posizioni tali da assicurare la massimasicurezza.*

YES | NO | \*\*\*

- q. Hard wired and interconnected Carbon monoxide detectors are installed as appropriate for the type of systems and appliances used in the dwelling units.**

*Sono installati rilevatori di monossido di carbonio cablati e interconnessi come appropriato per il tipo di impianti ed elettrodomestici utilizzati all'interno delle abitazioni.*

YES | NO | \*\*\*

- r. Will each dwelling units be provided with intrusion alarm system?**

*Ogni unità abitativa sarà dotata di impianto di allarme antintrusione?*

YES | NO | \*\*\*

- s. Units will be delivered painted, cleaned and ready for occupancy.**

*Al momento della consegna le abitazioni saranno imbiancate, pulite e pronte per essere abitate.*

YES | NO | \*\*\*

## 8. HEATING AND AIR-CONDITIONING – RISCALDAMENTO E CONDIZIONATORI D’ARIA:

- a. (1) Each dwelling unit is equipped with an efficient heating system capable of adequately heat the premises and a hot water heater which can provide a sufficient supply of hot water to meet the needs of the number of occupants the unit is intended for. For example, a three bedroom is 4 to 5 occupants and 4 bedroom 5 to 7 occupants.

*Ciascuna abitazione è dotata di un efficiente sistema di riscaldamento in grado di riscaldare adeguatamente i locali e scalda acqua sanitaria in grado di fornire una provvista di acqua calda sufficiente a soddisfare il fabbisogno degli occupanti previsto per l’abitazione stessa. Ad esempio, un tre camere letto è per 4 o 5 occupanti e 4 camere per 5 a 7.*

YES | NO | \*\*\*

- (2) Where floor-heating system is utilized, bathrooms are provided with radiators/towel warmers.

*Dove viene utilizzato un impianto di riscaldamento a pavimento, nelle stanze da bagno sono installati radiatori/scalda salviette.*

YES | NO | \*\*\*

- b. The air conditioning is an energy efficient (centralized or split) system/s and is capable of maintaining a 24° C temperature throughout the dwelling unit.

*L’impianto di condizionamento d’aria (tipo centralizzato o di tipo split) è efficiente dal punto di vista energetico ed in grado di mantenere una temperatura di 24° C per tutta l’abitazione.*

YES | NO | \*\*\*

- c. A sufficient number of thermostats are strategically placed to enable a balanced temperature throughout each dwelling.

*I termostati sono installati in numero sufficiente e sistemati strategicamente per permettere una temperatura bilanciata in tutte le abitazioni.*

YES | NO | \*\*\*

## 9. ADDITIONAL PROVISIONS – DISPOSIZIONI AGGIUNTIVE:

- a. At the delivery of each dwelling unit the Offeror will provide five (5) keys for each exterior door/gate, three (3) remote controls for each automatic gate, two (2) keys for each utility room, closet or meter box and one (1) key for each interior door.

*Alla consegna di ciascuna abitazione l’Offerente fornirà cinque (5) chiavi per ogni cancello e porta esterna, tre (3) telecomandi per ogni cancello automatico, due (2) chiavi per ogni stanza/armadio contatori ed una (1) chiave per ogni porta interna.*

YES | NO | \*\*\*

- b. Prior to the start date of the lease, the Offeror will provide the Certificate of Habitability for each dwelling.

*Prima dell’inizio della locazione, l’Offerente fornirà il Certificato di Agibilità per ogni abitazione.*

YES | NO | \*\*\*

- c. **Prior to the start date of the lease, the Offeror will provide Certificates of Compliance for all the appliances, equipment, systems and work performed requiring such certificates.**

*Prima dell'inizio della locazione l'Offerente fornirà i Certificati di Conformità degli impianti e dei lavori svolti che richiedano tali certificazioni.*

YES | NO | \*\*\*

- d. **At the delivery of each dwelling unit, the Offeror will provide a copy of insurance policies for fire damage and water damage caused by flood or infrastructure failure.**

*Alla consegna di ciascuna abitazione l'Offerente fornirà copia della polizza d'assicurazione contro rischi d'incendio e danni causati da allagamenti (inondazione, esondazione, alluvione) e rotture strutturali (tubi/impianti rotti).*

YES | NO | \*\*\*

- e. **The Offeror is aware that the US Government shall not be responsible for repainting the premises upon termination of the lease contract.**

*L'Offerente è consapevole che al termine del Contratto di Locazione il Governo non sarà tenuto a tinteggiare i locali.*

YES | NO | \*\*\*

- f. **The Offeror will be responsible for policing of common areas, grass cutting of condominium grassed areas and stairwell cleaning in multi apartment buildings.**

*L'Offerente è responsabile della pulizia delle aree comuni, del taglio dell'erba nelle aree verdi condominiali e della pulizia dei vani scala in edifici con più appartamenti.*

YES | NO | \*\*\*

- g. **At the time of delivery of the dwelling units, the Offeror will provide instructions for refuse collection, together with any necessary bins or keys and a calendar of pick up dates.**

*Alla consegna delle abitazioni l'Offerente fornirà istruzioni riguardo la raccolta differenziata insieme ad ogni eventuale contenitore o chiave necessari e un calendario dei giorni di raccolta.*

YES | NO | \*\*\*

- h. **At the time of delivery of the dwelling units, the Offeror will provide instructions in English for heating units, air conditioning units and thermostats.**

*Alla consegna delle abitazioni, l'Offerente fornirà istruzioni in Inglese per ciò che riguarda i sistemi di riscaldamento, aria condizionata e per i termostati.*

YES | NO | \*\*\*

- i. **The Offeror will be responsible for all maintenance and repair (minor, ordinary and extraordinary) for the first two (2) years of the contract. After two (2) years, the U.S. Government shall assume minor (piccola) maintenance (except any warranty issues) and the owner shall continue with responsibility for ordinary (manutenzione ordinaria) and extraordinary (manutenzione straordinaria) maintenance and repair.**

*Nei primi due (2) anni di contratto l'Offerente è responsabile per la manutenzione ordinaria e piccola manutenzione e per eventuali riparazioni. Dopo i due (2) anni, il Governo degli Stati Uniti si farà carico della piccola*

YES | NO | \*\*\*

*manutenzione (eccezione fatta per gli articoli in garanzia, che rimarranno a carico dell'Offerente) mentre l'Offerente continuerà ad essere responsabile per manutenzione e riparazioni ordinarie e straordinarie.*

- j. The Offeror shall provide certificates that the dwelling units has no Asbestos Containing Building Materials (ACBM) and there is no presence of Lead Based Paint.**

*L'Offerente fornirà certificazione che nell'unità abitative non è presente materiali da costruzione contenenti amianto e non vi è presenza di vernici a base di piombo.*

YES   NO   ***
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- k. At the time of consignment of the dwelling units, the Offeror will provide POC contact information for maintenance and repairs and emergencies. The POC may receive maintenance and repair calls at any time to include, weekends and holidays.**

*Alla consegna delle abitazioni, l'Offerente fornirà nomi e informazioni sul personale incaricato per la manutenzione, riparazioni ed emergenze, il quale potrebbe ricevere chiamate di manutenzione e riparazione in qualsiasi momento, compresi i fine settimana e i giorni festivi.*

YES   NO   ***
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**DATE**  
*DATA*

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**OFFEROR'S SIGNATURE**  
*FIRMA DELL'OFFERENTE*

**RENTAL AND REIMBURSEMENTS PROPOSAL FORM**  
**MODULO DI PROPOSTA CANONE E RIMBORSI**

**A. BASIC RENT***CANONE D'AFFITTO*

<b>DWELLING UNIT TYPE</b> <i>TIPO DI UNITA' ABITATIVA</i>	<b>NUMBER OF UNITS</b> <i>NUMERO DI UNITA'</i>	<b>BASIC ANNUAL RENT PER UNIT</b> <i>CANONE ANNUO PER UNITA'</i> € (Euro)	<b>TOTAL BASIC ANNUAL RENT</b> <i>TOTALE CANONE ANNUO</i> € (Euro)
		<b>Annual Fixed for the entire lease term (including option years)</b> <i>Annuo fisso per l'intera durata del contratto di locazione (inclusi gli anni di opzione) (senza aumenti)</i>	
	<b>A</b>	<b>B</b>	<b>A x B</b>
<b>3 BEDROOM</b> <i>3 CAMERA DA LETTO</i>		€ (Euro)	€ (Euro)
<b>4 BEDROOM</b> <i>4 CAMERA DA LETTO</i>		€ (Euro)	€ (Euro)
<b>TOTAL (per year)</b> <i>TOTALE (annuo)</i>			€ (Euro)

**B. REIMBURSEMENTS - All those cost that would normally, in Italy, be paid by the Lessee but in this Solicitation the Lessor is required to pay, provide, and/or perform.**

*RIMBORSI - Tutti quei costi che in Italia verrebbero normalmente pagati dal Locatario ma che in questo Gara viene richiesto al Locatore di pagare, fornire, e/o eseguire.*

<b>DWELLING UNIT TYPE</b> <i>TIPO DI UNITA' ABITATIVA</i>	<b>NUMBER OF UNITS</b> <i>NUMERO DI UNITA'</i>	<b>BASIC ANNUAL REIMBURSEMENTS PER UNIT</b> <i>RIMBORSI ANNUI PER UNITA'</i> € (Euro)	<b>TOTAL BASIC ANNUAL REIMBURSEMENTS</b> <i>TOTALE RIMBORSI ANNUI</i> € (Euro)
		<b>Annual Fixed for the entire lease term (including option years)</b> <i>Annuo fisso per l'intera durata del contratto di locazione (inclusi gli anni di opzione) (senza aumenti)</i>	
	<b>A</b>	<b>C</b>	<b>A * C</b>
<b>3 BEDROOM</b> <i>3 CAMERA DA LETTO</i>		€ (Euro)	€ (Euro)
<b>4 BEDROOM</b> <i>4 CAMERA DA LETT)</i>		€ (Euro)	€ (Euro)
<b>TOTAL</b> <i>TOTALE</i>			€ (Euro)

**Rental and Reimbursements Proposal Form - Page 2**

*Modulo Di Proposta Canone E Rimborsi – Pagina 2*

**SUMMARY OF TOTAL ANNUAL PRICE FOR A SEVEN (7) YEAR MAXIMUM TERM**  
*SOMMARIO DEI PREZZI ANNUI TOTALI PER UNA DURATA MASSIMA DI SETTE (7) ANNI*

- A. TOTAL BASIC RENTAL PER YEAR** € \_\_\_\_\_  
*TOTALE CANONE D’AFFITTO ANNUO*
- B. TOTAL REIMBURSEMENTS PER YEAR** € \_\_\_\_\_  
*TOTALE RIMBORSI ANNUI*
- C. TOTAL BASIC RENTAL AND REIMBURSEMENTS PER YEAR** € \_\_\_\_\_  
*TOTALE CANONE D’AFFITTO E RIMBORSI ANNUI*

**BASIC Rent and Reimbursements proposal is valid for twelve (12) months from the date indicated below.**  
*Le Proposte d’Affitto e di Rimborso BASE rimangono valide per dodici (12) mesi a partire dalla data indicata qui sotto.*

\_\_\_\_\_  
**DATE**  
*DATA*

\_\_\_\_\_  
**OFFEROR'S SIGNATURE**  
*FIRMA DELL’OFFERENTE*