

**VETERANS AFFAIRS  
SEEKING PARKING SPACE  
PHOENIX, ARIZONA**

The Department of Veterans Affairs is interested in leasing approximately 92 safe and secure parking spaces in Phoenix, Arizona, for use by VA patients and employees. The government shall have access to the parking garage twenty –four hours per day, seven days a week (including holidays) at no additional cost. The rentable space must be handicap accessible, ADA compliant and can be provided by new construction or modification of existing space. The parking area must be fully accessible meeting all requirements of the Architectural Barriers Act Accessibility Standard (ABAAS). This will be a full service [gross] contract with an one(1) year base and four (4) one (1) year options.. Any existing parking space must meet all current federal seismic criteria.

Space within or fronting on the following boundaries will be considered. Space must be within 1/4 mile radius of Phoenix VA Hospital 650 E. Indian School Rd. Phoenix, AZ 85012, (7<sup>th</sup> street and Indian School Road)

The evaluation criteria will be based on the Lowest Price Technically Acceptable.

Expressions of Interest must be submitted to the above address by 3:30 PM on Friday, December 20, 2013 and must include the following information:

- Name and address and location of the available space.
- Date of space availability.
- Space ownership information.
- Amount of parking available on-site and its cost. Include whether expected rental rate includes the cost of the required Government parking (if any).

The Government is limited by law (40 USC 278a, as Amended 10-1-81) to pay no more than the appraised fair rental value for space.

**Please note:** This advertisement is not a solicitation for offers, nor is it a request for proposals. A solicitation for offers will be issued by the Department of Veterans Affairs at a later date. All interested parties will submit a request for the solicitation in writing to the attention of Ms. Jeanine Gutierrez at the above address. Interested offerors' should submit one (1) copy of specific information concerning their properties. A site investigation of all properties will be conducted. Complete access of all properties will be required at the time of the site investigation. The VA will not enter into any sublease or ground lease. All offerors that want the VA to enter into a sublease or ground lease will not be considered.

## 52.212-2- EVALUATION--COMMERCIAL ITEMS (JAN 1999)

(a) The Government will award a contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to the Government, price and other factors considered. The following factors shall be used to evaluate offers:

*Source Selection using Lowest Price Technically Acceptable (LPTA) (FAR [INSERT REF])*

- 1) *This is a competitive Request for Quote (RFQ) that represents the best value to the Government conducted under FAR Part [INSERT REF] using Lowest Price Technically Acceptable (LPTA) source selection process. An Award will be made on the basis of the lowest price of proposals meeting or exceeding the acceptability standards for non-cost factors.*
- 2) *The Government will rank price quotes from lowest to highest, based on the total amount of the quote. If the lowest priced offer receives an "Acceptable" Technical rating, then the evaluation process concludes and the Government will make preparations for contract award. If the lowest priced quote is not rated "Technically Acceptable", then the evaluation process continues until a technically acceptable quotes is determined.*

**Technical Acceptability** – to be technically acceptable, the offeror must:

- 1) *Provide all of the required items listed below:*
  - **Offers shall include the 92 spaces, and have the distance of ¼ mile or less from the facility. Please include all specifications and capabilities of the proposed space, and any other information required to demonstrate that the proposed space meets the Government's minimum requirements. Please include any brochures, pictures, specification sheets, product descriptions and/or any other relevant information to determine compliance with minimum capabilities.**
  - The completed pricing information filled in the B.2 Price/Cost Schedule or on a separate quote.
  - Estimated Delivery Period after the receipt of award.
  - Any exceptions to the RFP, including the SOW/Specifications, the delivery schedule and the terms and conditions. If the offeror takes exception to anything in the RFP/Order, then they shall clearly be stated in the offer and they shall reference the page and paragraph to which the offeror is taking exception. Unless specifically stated in the offer, the offeror agrees to everything in the RFP/Purchase Order.
- 2) All proposals must meet the minimum requirements/specifications of 92 spaces and having a distance of ¼ mile or less from the facility.

**Past Performance:** Past performance information shall be gathered from the Contractor Performance Assessment Reporting System (CPARS) and other sources. An offeror's past performance information that indicates the offeror will perform the contract with no risk shall be given the highest rating. If an offeror has no past performance information, a neutral rating shall be given for this factor.

(b) *Options.* The Government will evaluate offers for award purposes by adding the total price for all options to the total price for the basic requirement. The Government may determine that an offer is unacceptable if the option prices are significantly unbalanced. Evaluation of options shall not obligate the Government to exercise the option(s).

(c) A written notice of award or acceptance of an offer, mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer, shall result in a binding contract without further action by either party. Before the offer's specified expiration time, the Government may accept an offer (or part of an offer), whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award.

(End of Provision)