

**Solicitation Number: VA101-14-Q-0127**

**Notice Type:**

Sources Sought

**Synopsis:**

REQUEST FOR EXPRESSIONS OF INTEREST (DEVELOPMENT OPPORTUNITY)

VA Medical Center – Milwaukee, WI

**Scope and Objectives:**

The United States Department of Veterans Affairs (VA), under its Enhanced-Use Leasing (EUL) authority (38 U.S.C. 8161 to 8169), is seeking Expressions of Interest (EI) from qualified development teams for an opportunity to redevelop/renovate historic structures located at the Clement J. Zablocki VA Medical Center located in Milwaukee, Wisconsin. Interested parties may submit an EI for a single building or any combination of the buildings identified below. In accordance with the Building Utilization Review and Repurposing Initiative (BURR) and the VA's EUL authority, the VA seeks to determine if there are interested developers that can redevelop historic facilities to be used for providing supportive housing for homeless Veterans, or Veterans at risk of homelessness.

The EUL authority allows the VA to out lease facilities to provide supportive housing and on-site community-based support services for Veterans that are homeless or that are at risk of homelessness and their families. The EUL program allows for the long-term lease (up to 75 years) of facilities to public or private sector lessees. The VA EUL Program has been in effect for several years and has numerous successful on-going projects. This program is administrated by VA's Office of Asset Enterprise Management (OAEM).

The developer/lessee would be solely responsible for redeveloping, financing, renovating, constructing, managing, maintaining, and operating the leased property. In return for the long-term lease of the assets, the developer/operator will provide fair consideration to the Milwaukee VA Medical Center.

**Objectives**

- Reuse underutilized VA property to create safe, affordable, permanent housing for homeless Veterans and Veterans at risk for homelessness
- Provide the target population with housing and on-site supportive/resident services
- Develop a housing model geared towards enabling Veterans to achieve self-sufficiency and live independently
- Avoid ongoing VA operating costs associated with the upkeep of vacant and/or underutilized assets

Additional information on the VA's Enhanced Use Lease program may be obtained at:

<http://www.va.gov/assetmanagement/>

*Disclaimer: This Request for Expression of Interest is issued solely for informational and planning purposes. It does not constitute a solicitation (Request for Proposal or Request for Quotations) or a promise to issue a solicitation in the future.*

**Buildings Offered As Part Of This Expression of Interest:**

This EI will focus on the Milwaukee Campus' buildings (1, 2, 12, 14, 18, 19, 45, 62 & 64). The intent of this Expression of Interest is to determine if there are experienced developers that can transform one or more of these historic buildings into facilities that will serve Veterans in accordance with VA's EUL authority.

*\*Note: Repair costs reported below are only estimates. The actual cost to renovate these facilities for homeless housing may materially differ.*

**Building 1 – Administrative Building:**

Built in 1896 to alleviate overcrowding in the Main Building, this two-story plus basement cream city brick building housed the offices of the Officers, clerical staff, commissary officer, chief guard and fire marshal until 1942. The upper story of this building contained reading and sleeping quarters for clerks who were civilian employees. The basement contained the print shop.

Year Built – 1896

Total Goss Square Feet – 17,600

Height – 2-Story

Available Parking Spaces – 3-5

Historic Status – Landmark (located within National Historic District)

VA Estimated Repair Cost – \$3,821,484

### **Building 2 – “Old Main”:**

“Old Main,” as it was referred to for many years, was completed in 1869. It is the most decorative and one of the oldest buildings in the Historic District. The building was designed by the prominent Milwaukee architect, Edward Townsend Mix, but was never completed as planned. The original cost of Building 2 was \$211,000, a large sum for that era.

Building 2 was designed and built to hold all administrative and domiciliary functions needed for the housing of disabled Civil War era veterans. Initial Construction of the building occurred in 1869 and additions were added in 1876 (Corner Towers), 1883 (Elevators) and 1886 (Dining Hall).

The building consists of two main sections which form a “T” shape. The east section consists of a (5) level structure with floors currently designated as G, 1, 2, 3, and 4. The west portion of the building consists of (3) levels currently designated as G, 1 and 2.

The building has been used as an unoccupied storage building for several years. During that time, mechanical, electrical and plumbing (MEP) systems have been shut down or have been made minimally active. As a result, significant damage to structural, paint and building infrastructure components exist.

Year Built – 1869

Total Goss Square Feet – 133,730

Height – 6-Story (tower)

Available Parking Spaces – 76 (possibly expandable)

Historic Status – Landmark (located within National Historic District)

VA Estimated Repair Cost – \$30,375,269

### **Building 12 – Chapel:**

Opened in September 22, 1889, the chapel was designed in Queen Anne style by architect Henry Koch. Catholic and Protestant services were held in this chapel on a regular basis; however, other denominations also used the facility. Catholic and Protestant chaplains were employed by the government to hold services and to visit the hospitalized Veterans.

In 1893, the people of Milwaukee donated the chapel’s bell. In 1896, the original pipe organ was installed. A replacement organ was installed in 1930, and a third in 1950. Stained glass memorial windows were added in the 1930s.

The foundation of Building 12 is painted brick. The wood frame structure is clad in a combination of wood clapboard and shingles. The most prominent feature of the chapel is the bell tower at the south east corner of the building. The nave and sanctuary are covered with a gable roof.

The chapel was closed in 1996 and all religious services are now held in the Main Hospital chapel.

Year Built – 1889  
Total Goss Square Feet – 7,316  
Height – 2-Story (plus bell tower)  
Available Parking Spaces – 6-8  
Historic Status – Landmark (located within National Historic District)  
VA Estimated Repair Cost – \$1,451,970

#### **Building 45 – Powerhouse:**

The Power House is a large utilitarian building with few distinguishing stylistic features. The provision of power in the forms of electricity and steam heat made the campus a self-contained community. In 1887, Milwaukee was the first of the Veteran Homes to use electric lighting, generating power with an Edison incandescent electric plant erected on site.

Building 45 is a “T” shaped building with approximate interior dimensions of 200’ by 75’. The foundation is poured concrete with walls of cream city brick. There is a steel roof truss system supporting a wood roof deck. The building still contains some of the original generating equipment.

Year Built – 1895  
Total Goss Square Feet – 20,920  
Height – 4-Story  
Available Parking Spaces – 10-15  
Historic Status – Landmark (located within National Historic District)  
VA Estimated Repair Cost – \$6,737,153

#### **Buildings 14, 18, 19, 62 – Quarters Buildings**

##### **Building 14:**

Commonly referred to as the Catholic Chaplin’s Quarters, Building 14 once served as the office and quarters for the Chaplin and his housekeeper. Irregularly shaped, building 14 has dimensions of approximately 50’ x 50’. The building is clad in white clapboard with the main entrance on the south edge of the east façade. The entry is enclosed with a screened porch and covered with a low hip roof. The building is topped with a step hip roof that is covered with green shingles.

The 3,630 square foot interior has an office, living room, dining room and kitchen on the ground level and four bedrooms and two full bathrooms on the second.

Year Built – 1909  
Total Goss Square Feet – 3,630  
Height – Four-story (including basement and attic)  
Available Parking Spaces – 1-3  
Historic Status – Landmark (located within National Historic District)  
VA Estimated Repair Cost – \$89,400

##### **Building 18:**

Building 18 is a simple duplex residential structure characterized by screen porches at the far ends of the main façade. Building 18 is rectangular in shape and has dimensions of approximately 85’ x 75’. The foundation is cement block and the wood frame structure is clad in white clapboard. The building is topped with a gable roof that is covered with gray composite shingles.

Totalling 7,370 square feet of interior space, each unit mirrors the other. The units offer a living room, dining room, kitchen and porch on the ground level and 3 bedrooms, a sleeping porch and one full bathroom on the second floor.

Year Built – 1916  
Total Goss Square Feet – 7,370 (duplex)  
Height – Four-story (including basement and attic)  
Available Parking Spaces – 1 garage per unit  
Historic Status – Landmark (located within National Historic District)  
VA Estimated Repair Cost – \$153,100

**Building 19:**

Building 19 is a simple duplex residential structure characterized by the screen entries centered in the middle of the main façade. Building 19 is rectangular in shape and has dimensions of approximately 75' x 65'. The foundation is poured concrete and the wood frame structure is clad in white clapboard. The building is topped with a medium pitch hip roof that is covered with gray composite shingles.

Totaling 7,640 square feet of interior space, each unit mirrors the other. The units offer a living room, dining room, kitchen and porch on the ground level and 3 bedrooms, a sleeping porch and one full bathroom on the second floor.

Year Built – 1921  
Total Goss Square Feet – 7,640 (duplex)  
Height – Four-story (including basement and attic)  
Available Parking Spaces – 1 garage per unit  
Historic Status – Landmark (located within National Historic District)  
VA Estimated Repair Cost – \$153,675

**Building 62:**

Building 62 is a duplex residence located on Mitchell Boulevard and adjacent to two other duplex residences. The rectangular shaped building has dimensions of approximately 75' by 65' and a total square footage of 7,316. The wood framed structure is covered with white clapboards and sits on a poured concrete foundation. A porch with a low gable at the center stretches across the southwest façade. The interior of the residence has painted plaster walls and ceiling.

Totaling 7,316 square feet of interior space, each unit mirrors the other. The units offer a living room, dining room, kitchen and porch on the ground level and 3 bedrooms, a sleeping porch and one full bathroom on the second floor.

Year Built – 1922  
Total Goss Square Feet – 7,316 (duplex)  
Height – Four-story (including basement and attic)  
Available Parking Spaces – 1 garage per unit  
Historic Status – Landmark (located within National Historic District)  
VA Estimated Repair Cost – \$131,475

## **Building 64 – Garage serving Buildings 18, 19 & 62**

Six-bay parking garage that services quarters Buildings 18, 19 & 62 (one space per unit).

### **Building 64 – Statistics and Available Information**

Year Built – 1938

Total Goss Square Feet – 1,243

Height – 1-Story

Available Parking Spaces – 6 bays

Historic Status – Landmark (located within National Historic District)

VA Estimated Repair Cost – \$67,145

### **Historic Status:**

All buildings are located within the National Solder’s Home Historic District and subject to Secretary of the Interior’s Standards for the Treatment of Historic Properties with the National Historic Landmark Status. Designated in 2011, National Landmark Status is for the campus’ entire Historic District, which encompasses 25 buildings built in the mid-1800s through 1930s.

### **Additional Building Information:**

Please see exhibit 1 for a building location map and property photos. In lieu of contacting VAMC onsite personnel, please direct EI questions to VA project consultant Jonathan Rutman at 410.266.7800 or jonathan@bbpa.com.

### **Medical Center Background:**

The Clement J. Zablocki VA Medical Center is located in Milwaukee. The Medical Center (VAMC) has Community Based Outpatient Clinics (CBOCs) in Appleton and Green Bay, serving 11 counties in North Central Wisconsin; in Union Grove, serving 4 counties in Southeastern Wisconsin, and in Cleveland, serving 4 counties in East Central Wisconsin.

The VAMC delivers primary, secondary, and tertiary medical care in 194 acute care beds (including Psychosocial Residential Rehabilitation Treatment Programs) and provides 600,000+ outpatient visits annually through an extensive outpatient program. The Community Living Center (long term care) units of 113 operating beds offer geriatric programming that preserves and enhances the patient’s dignity. The 356 operating domiciliary beds are the focus of several innovative programs, including an Alcohol/Drug Rehabilitation Unit, a Rehabilitation and Treatment Unit for Veterans with chronic mental health problems, and a Transitional Program that helps Veterans successfully return to life in the community.

The Medical Center also assists the Veterans Center located in the City of Milwaukee. In addition, the Milwaukee VAMC has maintained a partnership with the Center for Veterans Issues (CVI) for the provision of grant and per diem services for homeless Veterans at two sites in Milwaukee and Union Grove, Wisconsin. All of Milwaukee’s programs serve a Veteran population of 321,421 in the southeastern and central parts of Wisconsin. The VAMC is a part of Veterans Integrated Service Network (VISN) 12, which includes the Iron Mountain VAMC in Michigan; Tomah VAMC in Wisconsin, William S. Middleton Memorial Veterans Hospital in Madison, Wisconsin, North Chicago VA Medical Center in Illinois, Edward Hines, Jr., VA Hospital in Chicago Illinois, and the Jesse Brown VAMC in Chicago.

### **Developer Eligibility:**

VA is seeking qualified developer and support service provider teams that have proven track records in the development of affordable housing and experience in the redevelopment, reuse and operation of historic structures. Developers may be either sole entities or grouped as teams to produce qualified responses.

### **Response Format:**

Responses must address the following elements in sufficient detail to frame the proposed concept and highlight the Development Team's ability to execute an enhanced-use lease in a timely manner. Responses must not exceed the page count for each of the sections, the aggregate of which is limited to 12 pages, single spaced with a minimum 12 point font.

Please submit a general narrative describing the following elements:

**Project Concept – 5 pages:**

- Conceptual plan that identifies how rehabilitation and reuse of the facilities will be accomplished  
Including but not limited to:
  - Building(s) to be utilized
  - Unit types and count
  - Anticipated development timeline
  - Approach to historic renovation
  - Outline of supportive services plan, together with the Veteran population to be served
  - Organization and ownership structure of the Development Team responding to the EI

**Past Performance – 3 pages:**

- Provide descriptions of similar historic preservation projects the respondent or a directly related entity (in which the principals are personally involved) have developed, owned, managed and/or operated. Include information such as: name, location, description of facilities (including supportive services), age, the number of years involved with the property, and the extent of your company's participation
- Responses should clearly identify the capability of the Team to execute the proposed conceptual plan
- Respondents should identify any local community support for the proposed conceptual project

**Project Financing – 3 pages:**

- Financial capacity and prior experience financing similar projects, financial data should be of sufficient detail to enable VA to understand the viability of the proposed plan(s)
- Proposed plan to obtain financing for the project outlining sources and uses of funds
- An initial discussion of the project economics, such as projected construction and total development costs, anticipated revenue and operating costs, and anticipated sources and uses of funds for acquisition, construction, and long-term operations

**VA/Veteran Benefits – 1 page:**

- A general discussion of financial and/or nonmonetary benefits to VA and Homeless Veterans

**Contact and Deadline to Submit:**

If your organization is interested and capable of executing all aspects of the project, please EMAIL your expression of interest to Maina Gakure at [maina.gakure@va.gov](mailto:maina.gakure@va.gov). Expressions of interest should be submitted on official letterhead, must include a point of contact and the signature of at least one organization officer. Expressions of interest shall be submitted via email and should be included as an attachment. Expressions of Interest are due by 21<sup>st</sup> July, 2014 before 9:00 am EST. Questions will be answered as an amendment to the REI and should be submitted by email before 7<sup>th</sup> July 2014 (9:00 am EST).