

Boston, Massachusetts

The Department of Veterans Affairs Seeks Expressions of Interest for 28,700 Net Usable Square Feet of Outpatient Clinic Space in Boston, MA

Contracting Office Address

United States Department of Veterans Affairs (VA), Office of Construction & Facilities Management (003C1E), 425 I Street, NW, Washington, DC 20001

Description:

VA seeks to lease approximately 28,700 net usable square feet (NUSF) of space (or approximately 33,043 building gross square feet (BGSF)) and a minimum of 11 parking spaces for use by VA as an Outpatient Clinic in Boston, Massachusetts. VA will consider existing building space, a building to be constructed, and land for new construction.

Existing Space:

Space in an existing building must be located on no more than two (2) contiguous floors and all space on each floor must be contiguous. If space offered is on two floors, a minimum of one passenger elevator and one combination (passenger/freight) elevator must be provided. Larger buildings may necessitate additional passenger elevators. NUSF does not include areas such as stairs, elevators, mechanical and utility rooms, ducts, shafts, vestibules, public corridors and public toilets required by local code. The building must be able to comply with Americans with Disabilities Act and meet certain security requirements including the requirements set forth in the Interagency Security Committee Standards and the Department of Justice Security Standards.

Land:

The developable land must be sufficient to accommodate the required space as described above under "Existing Space" as well as security setback and parking requirements; while complying with all local laws, rules and regulations.

Parking Requirements:

Parking must be 1) on-site; 2) be dedicated for the exclusive use by VA; 3) be fully compliant with local laws, rules and regulations; and 4) total no less than eleven (11) spaces of which 10 shall be handicapped spaces. Please note that 100 spaces are desired. All spaces shall be sized in accordance with design standards as described in the VA Design Guide. The parking area must meet all requirements of Architectural Barriers Act Accessibility Standards (ABAAS).

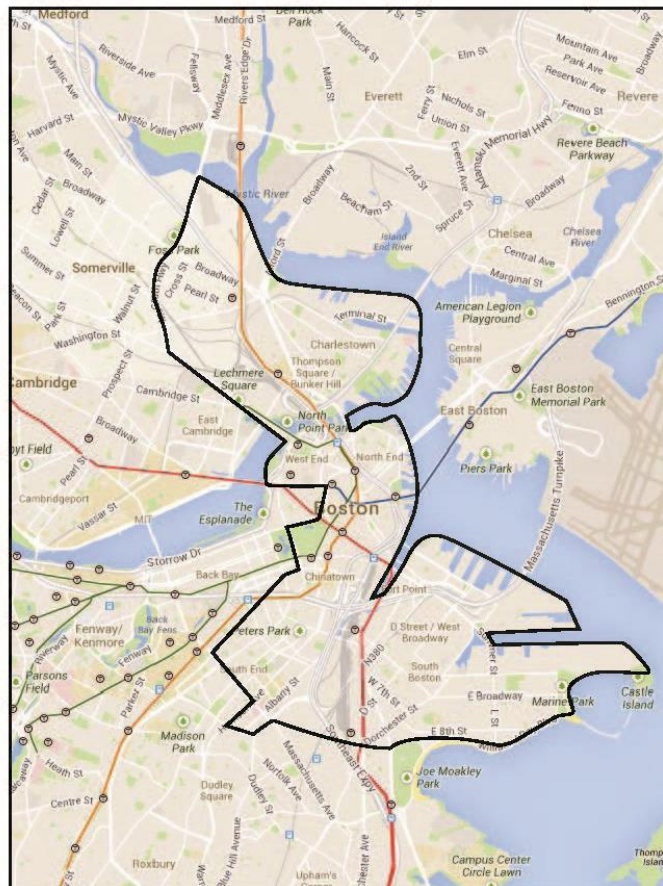
Delineated Area:

To receive consideration, submitted properties must be located within the delineated area as outlined below. Properties with frontage on streets comprised within these boundaries will also be considered.

Properties within the following delineated area will be considered: Start at the intersection of Route 28 and Shore Drive in Charlestown, MA; trace the shore line southeast to North Washington Street; cross the Charlestown Bridge; trace the Boston Coast line east into Fort Point Channel; trace the Fort Point Channel to Fan Pier Plaza and around the coast of the

Seaport District, Dry Dock Park Plaza, Marine Industrial Park, and continue east along the coast to Castle Island; proceed southwest on William J. Day Blvd to Marine Park; proceed southwest on William J. Day Blvd along the Old Harbor of South Boston; continue West on Columbia Road; proceed west onto Preble Street to Southampton Street; proceed northwest up Southampton Street to Massachusetts Ave; proceed west on Melnea Cass Blvd to the intersection of Harrison Blvd; proceed northeast on Harrison Ave to the intersection of Massachusetts Ave; proceed northwest on Massachusetts Ave to Columbus Ave; proceed northeast on Columbus Ave to the intersection of Arlington Street and Stuart Street; continue east onto Stuart Street to Charles Street; proceed north on Charles Street to Beacon Street; proceed east on Beacon Street to Bowdoin Street; proceed north on Bowdoin Street to Cambridge Street; proceed west on Cambridge Street to the Boston coastline; follow the coastline north to Monsignor O'Brien Highway; proceed on Monsignor O'Brien Highway/McGrath Highway/Route 28 over the bridge and back to the original starting point at the intersection of Route 28 and Shore Drive in Charlestown. Properties with frontage on streets comprising these boundaries will also be considered.

The following map of the delineated is provided for further clarification of the boundaries of the delineated area.



Lease Term:

The Lease Term shall be a 20-year firm-term.

Submission Requirements:

Properties must be identified in accordance with the following four categories:

1. Existing Building, or

2. Land (1-step) to be fully developed and space constructed by the submitting party in accordance with VA requirements.
3. Land (2-step) to be optioned by VA for development and construction by a party to be selected by VA through a competitive process, or
4. A clearly stated combination of any of the above.

Please provide as much as possible of the following basic information and descriptions pertaining to the building or site you propose for consideration by VA. VA assessment of your building or land depends on the information you provide. VA reserves the right to eliminate a property that fails to provide sufficient information.

All submissions should include the following information:

1. Name of Owner, and
2. Address or location description of building or land, and
3. Location on map demonstrating the building or land is in the delineated area, and
4. Description of ingress/egress to the building or land, and
5. A statement that the building or land is currently zoned for medical and medical office use, and
6. FEMA map evidencing that the property lies outside the 100-year floodplain, and
7. A narrative and map describing proximity of the building or land to the nearest bus and/or train stop, and major transportation routes, and
8. Property Owners must provide evidence of ownership. Non-Owners (e.g. prospective developers/lessors) submitting a building or land must provide evidence of authority granted by property owner to submit the property to VA for development.
9. Any information related to title issues, easements or restrictions on the use of the building or land, and
10. A description of any planned land development or construction which will affect the site including neighboring projects and road or utility line construction

For Land Sites provide the following additional information:

1. Size of parcel, amount (or range) of developable acreage offered, and an indication of how the site addresses the requirements described above, and
2. Site plan, boundary and topographic surveys and plot map of the site indicating the location of the parcel offered, and
3. Site plan should include location of utilities, easements, adjacent roads, and any information regarding issues that may affect the potential development of the parcel.

For Existing Buildings:

1. Age of building, and
2. Total existing BGSF, and
3. Site plan depicting the building and parking, and
4. Floor plan of proposed space, and
5. Identification of on-site parking to be dedicated for VA's use

Market Survey:

The VA market survey will consider all properties submitted in response to this requirement.

The VA market survey team will evaluate properties as follows:

1. Existing Buildings will be scored as Pass or Fail in accordance with VA site selection criteria.

2. Land (1-step) which is to be fully developed and space constructed by the submitting party will be scored as Pass or Fail in accordance with VA site selection criteria.
3. Land (2-step) which is to be optioned by VA for development and construction by a competitively selected party will be scored and each site ranked in accordance with VA site selection criteria.
4. A combination of any of the above when clearly submitted as such.

All interested parties must respond to this announcement no later than September 10, 2014, 4:00 PM EST. In order to receive a Solicitation For Offers (SFO), and correspondence prior to the submission of offers, please submit your property information to:

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CBRE
33 ARCH STREET, 28TH FLOOR
BOSTON, MA 02110
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RESPONDENTS ARE ADVISED THAT THE VA ASSUMES NO RESPONSIBILITY TO AWARD A LEASE BASED UPON RESPONSES TO THIS ANNOUNCEMENT and THE GOVERNMENT WILL PAY NO MORE THAN THE APPRAISED FAIR MARKET VALUE FOR LAND AND FOR RENTAL SPACE.

This announcement may also be found at www.fbo.gov