

## CHARLOTTE HALL, MARYLAND

### **The U.S. Department of Veterans Affairs Seeks Expressions of Interest for 17,741 Net Usable Square Feet of Community-Based Outpatient Clinic Space in Charlotte Hall, Maryland**

**Notice:** This is not a solicitation for offers, nor is it a request for proposals. The Government will not pay for any costs incurred as a result of this advertisement. **Respondents are advised that the Government assumes no responsibility to award a lease based upon responses to this advertisement.**

#### **Contracting Office Address**

Tammiko (Miko) Newell, 202-632-5111 or Tammiko.Newell@va.gov, United States Department of Veterans Affairs (VA), Office of Construction & Facilities Management , Office of Facilities Acquisition, (003C4), 425 "I" Street, NW, Washington, DC 20001

#### **Description:**

VA seeks to lease approximately 17,741 net usable square feet (NUSF) (or approximately 23,950 rentable square feet) of space and 100 parking spaces for use by VA as a Community-Based Outpatient Clinic in Charlotte Hall, MD. VA will consider space located in an existing building as well as land for new construction. NUSF is generally defined as the space remaining once common areas, lessor areas, and areas required by code are deducted from the rentable square feet of the facility. 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. A detailed definition will be provided by VA, should a solicitation for offers or request for proposals be issued for this project.

#### Existing Space:

Space in an existing building must be located on no more than two (2) contiguous floors and be contiguous on each floor. If space offered is on more than one floor, a minimum of one (1) combination (passenger/freight) elevator must be provided. The building must be able to comply with Americans with Disabilities Act and meet security requirements as set forth in the Interagency Security Committee Standards and Best Practices (<http://www.dhs.gov/interagency-security-committee-standards-and-best-practices>) and be able to comply with recommendations established for Federal facilities by the Department of Justice, Vulnerability Assessment, dated June 28, 1995 (<https://www.ncjrs.gov/pdffiles1/Digitization/156412NCJRS.pdf>).

#### Land:

New construction requires a minimum of two to five (2-7) acres of developable land. Complying with all local laws, rules and regulations, the land must be sufficient size and proportions to accommodate the required space on a single floor as well as provide sufficient security setbacks. The land must also accommodate the parking requirement as surface parking.

**Parking Requirements:**

On-site parking must 1) be dedicated for the exclusive use of VA; 2) be fully compliant with local laws, rules and regulations; and 3) total no less than 100 spaces. Parking spaces shall be handicapped designated in accordance with local code. All spaces shall be sized in accordance with design standards as described in the VA Lease Based Outpatient Clinic Design Guide (available at <http://www.cfm.va.gov/til/dGuide.asp>). The parking area must meet all requirements of Architectural Barriers Act Accessibility Standards (ABAAS) (available at <http://www.gsa.gov>).

**Delineated Area:**

To receive consideration, submitted properties must be located within the delineated area, which is bound by the following roads or must front on any of the following roads:

- Located within the city limits of Charlotte Hall, Maryland, and within one half mile of State Route 5 (Three Notch Road)

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

**Lease Term:** Up to twenty year (20) firm term un-serviced.

**Submission Requirements:**

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

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

Please provide 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 comply with the requirements herein.

**All submissions should include the following information:**

- (1) Name of owner;
- (2) Address or described location of building or land;
- (3) Location on map, demonstrating the building or land lies within the delineated area;
- (4) Description of ingress/egress to the building or land;
- (5) A statement as to whether the building or land is currently zoned for medical and medical office use;

- (6) Description of the uses of adjacent property;
- (7) FEMA map evidencing that the property lies outside the 100-year floodplain;
- (8) A narrative and map describing proximity of the building or land to the nearest bus and/or train stop, and major transportation routes, and
- (9) Evidence of ownership, if building/site submitted by owner. 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.
- (10) Any information related to title issues, easements, or restrictions on the use of the building or land; and
- (11) 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, 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 in this advertisement;
- (2) Site plan, boundary and topographic surveys, and plot map of the site indicating the location of the parcel offered; and
- (3) Map or site plan showing location of utilities, easements, adjacent roads, and any information regarding issues that may affect the potential development of the parcel.

For existing buildings, provide the following information:

- (1) Age of building;
- (2) Total existing gross square feet, and gross square feet per floor;
- (3) Site plan depicting the building and parking;
- (4) Floor plan and gross square footage of proposed space; and
- (5) Identification of on-site parking to be dedicated for VA's use.

**Market Survey:**

VA will conduct a market survey to evaluate all properties submitted in response to this requirement that meet VA's minimum criteria. The Contracting Officer will make an initial evaluation to determine if the offered buildings/sites meet VA's criteria as listed within this advertisement. If the site meets VA's criteria, the market survey team will evaluate properties as follows:

1. Existing Buildings will be scored as Pass or Fail in accordance with VA market survey criteria.
2. One-step land will be scored as Pass or Fail in accordance with VA market survey criteria.
3. Two-step land will be scored and each site ranked in accordance with VA market survey criteria.

All interested parties must respond to this announcement no later than November 18, 2014 4:00 p.m. EST. In order to receive a Solicitation for Offers, and correspondence prior to the submission of offers, please submit your property information to:

Ms. Jennifer Shaw  
ISI Professional Services  
1201 15<sup>th</sup> Street, NW, Suite 200  
Washington, DC 20005  
Phone: 202-263-0872  
Fax: 202-393-0630  
[jshaw@isiwdc.com](mailto:jshaw@isiwdc.com)

With a copy to:

Sam Perminter, COR  
Department of Veteran Affairs  
425 I Street, NW (003C1E)  
Washington, DC 20001  
Phone, 202-632-5440  
[Samuel.Perminter@va.gov](mailto:Samuel.Perminter@va.gov)

RESPONDENTS ARE ADVISED THAT 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.