

## Chula Vista, California

### **The U.S. Department of Veterans Affairs Seeks Expressions of Interest for 31,000 Net Usable Square Feet (NUSF) of Medical Space in Chula Vista, California**

**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**

Hong Hitchings, Lease Contracting Officer, United States Department of Veterans Affairs (VA), Office of Construction & Facilities Management, Office of Facilities Acquisition, (003C4), 425 "Eye" Street, NW, Washington, DC 20001.

#### **Description:**

VA seeks to lease approximately 31,000 net usable square feet (NUSF) (or approximately 41,000 rentable square feet) of space and 205 on-site parking spaces for use by VA as a Community Based Outpatient Clinic in Chula Vista, CA. VA will consider space located in an existing building as well as land for new construction. Preference will be given to spaces where VA will be the sole tenant. 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:**

Offered space must be located on no more than three (3) floors, although preference will be given to offers for a single floor and a lesser preference for two floors. If offered space is above the ground floor, elevator service must be provided. If space is offered on three (3) floors, a minimum of three (3) elevators (two (2) passenger elevators and one (1) combination (passenger/freight) elevator) must be provided. This combination is also preferred if two (2) floors are offered, but two (2) passenger elevators, one (1) of which is a combination passenger/freight elevator may be acceptable, subject to VA approval. The building must be able to comply with Architectural Barriers Act Accessibility Standards 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 and one-half (2.5) acres of developable land. Complying with all local laws, rules and regulations, the land must be of sufficient size and proportions to accommodate space on no more than three (3) floors, as well as provide sufficient security setbacks. The land must also accommodate the parking requirement on site. Preferences regarding the number of floors offered, single tenant occupancy, and regulations regarding elevator service per above apply. The completed 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>).

**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) a minimum of 205 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:

**North:** Highway 54.

**West:** From the intersection of Highway 54 and Interstate 5, continue south on Interstate 5 to the intersection of F Street and Lagoon Drive; proceed west on Lagoon Drive to the tideline; continue south along the tideline to 13<sup>th</sup> Street; proceed south on 13<sup>th</sup> Street to Palm Avenue; continue east on Palm Avenue to Interstate 5; continue south on Interstate 5 to Highway 905.

**South:** Proceed from the intersection of Interstate 5 and Highway 905, continue east on Highway 905 to a point marking one (1) mile east of Interstate 805.

**East:** From the intersection of Highway 905 and the point marking one (1) mile east of Interstate 805, proceed north, parallel to Interstate 805 at a distance of one (1) mile east of Interstate 80 to Interstate 5.

Properties north of Highway 54, east of the one (1) mile boundary paralleling Interstate 805, and south of Highway 905 will not be considered. The attached map of the delineated is provided for further clarification of the boundaries of the delineated area.

**Lease Term:**

Up to a 20-year firm term.

**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's 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 of the buildings or land being submitted;
- (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 to include medical and medical office use;
- (6) Regarding other properties abutting the offered property, describe the zoning and the current dominant uses of said properties (i.e. church, retail, business, school).
- (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. Non-Owners must also be able to demonstrate unconditional control at a time to be specified in the solicitation or request for proposals;
- (10) Any information related to title issues, easements, or restrictions on the use of the building or land. A preliminary title report will be required with initial offer submission;
- (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) documentation 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 **Friday, January 23, 2015, 4:00 p.m. EST**. This advertisement shall remain posted for a minimum of twenty (20) days. In order to receive a Solicitation for Offers and correspondence prior to the submission of offers, please submit your property information to:

Shamm Kelly  
Carpenter/Robbins Commercial Real Estate, Inc.  
3160 Crow Canyon Road, Suite 200  
San Ramon, CA 94583-1380  
Phone: 415-225-7171  
[skelly@crcrc.com](mailto:skelly@crcrc.com)

With a copy to:

Hong Hitchings, Lease Contracting Officer  
**c/o**  
Radonya Pinkney, Realty Specialist  
United States Department of Veterans Affairs  
425 Eye Street, NW  
Room# 6W214D  
Washington, DC 20001

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.