

## **LaCrosse, WI**

### **The Department of Veterans Affairs Seeks Expressions of Interest for 15,997 Net Usable Square Feet of Clinic Space in LaCrosse, WI**

**Contracting Office Address: Hong Hinchings, CO**

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 15,997 net usable square feet (NUSF) of space and 44 parking spaces for use by VA as an Outpatient Clinic in LaCrosse, Wisconsin. VA will consider existing building space and land for new construction.

Existing Space:

Space in an existing building must be located on no more than one (1) floor and all space must be contiguous. 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 as set forth in the Interagency Security Committee Standards and the Department of Justice Security Standards.

Land:

New construction requires 4 acres of land. The developable land must be sufficient to accommodate the required space on one-floor as well as security setback and parking requirements; while complying with all local laws, rules and regulations.

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 forty four (44) spaces. Five (5) of parking spaces shall be handicapped designated of which two (2) shall be van accessible spaces. 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 which is bound by the following roads or must front on any of the following roads:

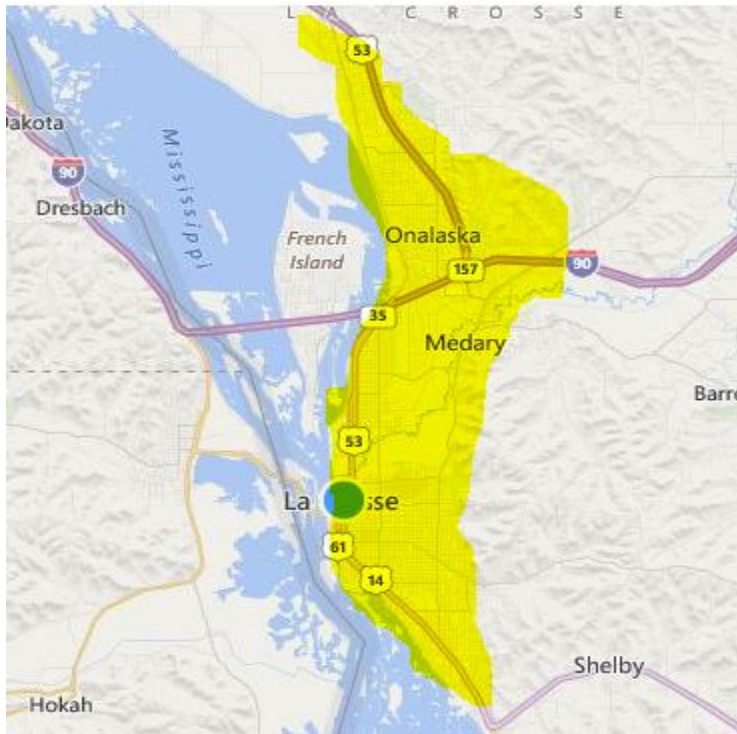
North boundary – Highway 53 @ OT

South boundary – Highway 35 @ Calvert Road

East boundary – Highway 16 @ Emerald Drive (E)

West boundary – Front Street (S) / Cross Street

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



**Lease Term: Up to a 20-year 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 gross square feet, 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 follow:

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 clearly stated combination of any of the above

All interested parties must respond to this announcement no later than **January 26, 2015 4:00 PM EST**. In order to receive a Solicitation For Offers, and correspondence prior to the submission of offers, please submit your property information to:

Ernest Kiser  
Newmark Grubb Knight Frank  
3424 Peachtree Road Suite 800  
Atlanta, GA 30326  
T 404.926.1136  
[ekiser@ngkf.com](mailto:ekiser@ngkf.com)

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](http://www.fbo.gov)