

The Department of Veterans Affairs Seeks Expressions of Interest for 75,000 Net Usable Square Feet of Clinic Space in Charleston, SC

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

Contracting Office Address

United States Department of Veterans Affairs (VA), Office of Construction & Facilities Management (003C4A), 425 I. Street, NW, Room 6E406B, Washington, DC 20001

Description:

VA seeks to lease approximately 75,000 net usable square feet (NUSF) of space (or approximately 95,000/100,000 gross square feet) and 600 parking spaces or required by code, whichever is more for by VA as an Outpatient Health Annex in Charleston, SC. **VA will consider existing building space and 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 requests 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 all space on each floor must be contiguous. If space offered is on two floors, a minimum of three passenger elevators and one combination (passenger/freight) elevator must be provided. The building must be able to comply with the Americans with Disabilities Act and meet certain 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 9.5 acres of land. Complying with all local laws, rules and regulations, the land must be sufficient size and proportions to accommodate the required space on two floors 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; and 2) be fully compliant with local laws, rules and regulations and: 3) total 600 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 following delineated area:

Starting at the intersection of Johnnie Dodds Boulevard (Route 17) and Interstate 526 proceed southwest on Route 17 to intersection with Folly Road; turn south at Folly Road (Route 171) and proceed to intersection with Maybank Highway (700); turn west at Maybank Highway (700) and proceed to intersection with Main Road; turn north/northwest on Main Road and proceed to intersection with Bees Ferry Road; turn northeast on Bees Ferry Road and proceed to intersection with Ashley River Road; turn southeast on Ashley Ferry Road to intersection with Interstate 526; proceed north on Interstate 526 to the intersection with the Ashley River; follow the Ashley River northwest to Cardinal Crest Bluff/Park Forest Road; proceed north the intersection with Ashley Phosphate Road and remain straight on Ashley Phosphate Road; proceed north/northeast on Ashley Phosphate Road to intersection with Rivers Avenue (Route 78); turn south on Rivers Avenue (Route 78) and proceed to intersection with Interstate 526; turn east on Interstate 526 and proceed east/southeast to intersection with Johnnie Dodds Boulevard (Route 17).

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



Lease Term: VA requires a lease term of up to 20 years. Offerors will be required to provide three lease options; 1) a 20-year firm term 2) a 15-year firm term with one 5-year renewal option and 3) a 15-year firm term. VA reserves the right to request other lease structures.

Submission Requirements:

Properties must be identified in accordance with the following four (4) 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.

To the extent possible, please submit the following basic information and descriptions pertaining to the building or land you propose for consideration by VA. VA’s assessment of your building or land will be solely dependent 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.
- (2) Address or location description of building or land.
- (3) Location on map demonstrating the building or land is in the delineated area.
- (4) Description of ingress/egress to the building or land.
- (5) A statement that the building or land is currently zoned for medical and medical office use.
- (6) Description 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.
- (9) Property Owners must provide evidence of ownership. Non-Owners (e.g. prospective developers/lessors) submitting a building or land must provide evidence of permission or authority granted by property owner to submit the property to VA for development.
- (10) Any information related to title issues, easements and restrictions on the use of the building or land.
- (11) A description of any planned land development or construction which will affect the site including neighboring projects and road/ 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.

- (2) Site plan, boundary and topographic surveys and/or plat map of the site indicating the location of the parcel offered.
- (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.
- (2) Total existing gross square feet.
- (3) Site plan depicting the building and parking.
- (4) Floor plan of proposed space.
- (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 building/site meets VA's criteria as listed within this advertisement. If the building/site meets VA's criteria, the VA 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.

Interested Offerors (owners, brokers, or their legal representatives) should submit Expressions of Interest **electronically** no later than 4:00 p.m. EST on August 10, 2015 to VA's real estate representative's below:

Public Properties
3210 Grace Street, NW
Suite 100
Washington, DC 20007

Attention:

Brad Seifert
bseifert@ppwashdc.com
202-652-4192

Ed Brennan
ebrennan@ppwashdc.com
202-652-4194

With a copy to:

Mr. Patrick Tivnan
Realty Specialist
United States Department of Veterans Affairs (VA)

Office of Construction & Facilities Management (003C4A)
425 I Street, NW, Room 6W210F
Washington, DC 20001
202-632-5607
patrick.tivnan@va.gov

Pre-Solicitation Announcement:

Should VA elect to follow a one-step procurement, prior to issuing a Solicitation for Offers VA will publish a list of sites that it has determined to be acceptable as a result of the Market Survey. VA will also publish the contact information of each acceptable site's owner or owner's agent. Making this information available is intended to increase competition amongst developer-offerors and sites. VA will not publish a pre-solicitation announcement for a procurement of existing buildings.

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 RENTAL SPACE.