

Solicitation Number: VA101-15-R-0162

Notice Type: Sources Sought

Synopsis: The Department of Veterans Affairs (VA), Office of Construction and Facilities Management, Office of Real Property (ORP), Washington, DC, is conducting market research/seeking capable sources from bondable and experienced firms that are classified and registered in www.vip.vetbiz.gov as either Service-Disabled Veteran-Owned Small Businesses (SDVOSB) or Veteran-Owned Small Businesses (VOSB) that are interested in a forecasted lease project for a Community Base Outpatient Clinic located in San Diego, California, of 99,986 net usable square feet (nurf):

The NAICS Code is 531190 Lessors of Other Real Estate Property, and the small business size standard is \$38.5 million. Responses to this notice will assist ORP in determining if the acquisition should be set-aside for competition restricted to SDVOSB or VOSB concerns in accordance with 38 USC Sec. 8127.

The magnitude of the anticipated construction/buildout for each project is:

- ☐ (a) Less than \$25,000;
- ☐ (b) Between \$25,000 and \$100,000;
- ☐ (c) Between \$100,000 and \$250,000;
- ☐ (d) Between \$250,000 and \$500,000;
- ☐ (e) Between \$500,000 and \$1,000,000;
- ☐ (f) Between \$1,000,000 and \$2,000,000;
- ☐ (g) Between \$2,000,000 and \$5,000,000;
- ☐ (h) Between \$5,000,000 and \$10,000,000;
- ☐ (i) Between \$10,000,000 and \$20,000,000;
- ☐ (j) Between \$20,000,000 and \$50,000,000;
- ☒ (k) Between \$50,000,000 and \$100,000,000;
- ☐ (l) More than \$100,000,000.

VA makes monthly lease rental payments in arrears upon facility acceptance and may elect to make a single lump-sum payment or amortize over the course of the firm term for specified tenant improvements. VA makes no progress payments during the design or construction/build-out phases of the project.

This is not a request for proposals, only a request for information for planning purposes, and does not constitute a solicitation. A solicitation may or may not be issued. This notice is being published in accordance with Federal Acquisition Regulation 19.14 and VA Acquisition Regulation 819.70.

Project Requirements: ORP seeks information from Offerors who are capable of successfully performing a lease contract, including design and construction of the facility described above, on a VA pre-approved site for a term of up to 20 years, inclusive of all options, as well as all maintenance and operation requirements for the duration of the lease term. More information on VA's requirements can be found on its Technical Information Library: <http://www.cfm.va.gov/til/>.

The VA-approved sites for these projects can be found at the following link:
https://www.fbo.gov/index?s=opportunity&mode=form&id=fe49cabcbdb6040dd4489b8aac94f72&tab=core&_cview=1

SDVOSB and VOSB firms are invited to provide information to contribute to the market research for this project. SDVOSB and VOSB firms must be registered in VA's Vendor Information Pages (VIP) site at <https://www.vip.vetbiz.gov/> and have the technical skills and financial capabilities necessary to perform the stated requirements. SDVOSB and VOSB firms are requested to submit a Capabilities Statement to VA for review.

SDVOSB and VOSB firms may provide a Capabilities Statement if they are interested in participating in this project. A submission checklist and information sheet is provided below for firms to fill out and submit, which will serve as the firm's Capabilities Statement.

Capabilities Statement Will Include:

1. Company name, address, point of contact, phone number, Dunn & Bradstreet number, and e-mail address;
2. Evidence of SDVOSB or VOSB status through registration at VIP (<https://www.vip.vetbiz.gov/>);
3. Evidence of ability to offer under NAICS Code 531190 and listing in the System for Award Management (www.SAM.gov), including a copy of the representations and certifications made in that system;
4. A summary describing at least three (3) projects of similar size and scope completed in the past five (5) years that demonstrate your company's experience designing, constructing, and managing Federal leased facilities or health care facilities relevant to the project described above. (3-page limit);
5. Evidence of your company's bonding capacity to meet a bid bond of \$100,000, and evidence from a surety of capability to obtain payment and performance bonds in values based on the project magnitude listed above; and
6. Evidence of capability to obtain financing for a project of this size.
If desired, the company may also submit a narrative describing its capability.

Although this notice focuses on SDVOSB and VOSB, we encourage all small businesses and other interested parties to respond for market research purposes.

All interested parties should respond to this notice no later than 5:00 pm Eastern Time, on September 23, 2016. Please submit your response to LeasingSourcesSought@va.gov. Note that this mailbox will only accept e-mails of 5MB in size or smaller. If your attachments exceed this size, please send multiple emails.

**CAPABILITIES STATEMENT
SUBMISSION CHECKLIST AND INFORMATION SHEET**

San Diego, California, Community Based Outpatient Clinic

***Please send this information sheet and supporting documentation to
LeasingSourcesSought@va.gov by September 23, 2016.***

Company name:

Company address:

Dunn & Bradstreet number:

Point of contact:

Phone number:

Email address:

The following items are attached to this Capabilities Statement:

- ☐ Evidence of SDVOSB or VOSB status through registration at VIP (<https://www.vip.vetbiz.gov/>);
- ☐ Evidence of ability to offer under NAICS Code 531190 and listing in the System for Award Management (www.SAM.gov), with representations and certifications;
- ☐ A summary describing at least three (3) projects of similar size and scope completed in the past five (5) years that demonstrate the company's experience designing, constructing, and managing Federal leased facilities or health care facilities relevant to (input project specific nuse). (3-page limit);
- ☐ Evidence of the company's bonding capacity to meet a bid bond of \$100,000, and payment and performance bonds in the range above from surity; and
- ☐ Evidence of capability to obtain financing for a project of this size.

If desired, the company may also submit a narrative describing its capability, not to exceed two (2) pages.

By: _____
(Signature)

(Print Name)

(Title)