

\*Notice: This is a Sources Sought announcement. No proposals are being requested or accepted with this request. This is not a solicitation for proposals and no contract shall be awarded from this synopsis.\*

## Background

- NOTICE: This is not a solicitation but rather a Sources Sought Synopsis to determine potential sources for information and planning purposes only.
- The purpose of this Sources Sought is to conduct market research to determine if responsible sources exist, to assist in determining if this effort can be competitive and/or a total Small Business Set-Aside. The Government will use this information to determine the best acquisition strategy for this procurement. The government requests interested parties respond to this notice if applicable and identify your small business status
- Only Small businesses are encouraged to participate in this Market Research.
- Contractors/Institutions responding to this market research are placed on notice that participation in this survey may not ensure participation in future solicitations or contract awards. The government will not reimburse participants for any expenses associated with their participation in this survey.

## PURPOSE/DESCRIPTION

We are conducting market research to identify potential sources that may possess the expertise, capabilities, and experience to meet the requirements as stated below

### **Post – Transaction Enhanced-Use Lease (EUL) Support Capabilities**

- Provide monitoring and oversight on operational EUL projects – numbering approximately 60 today but expected to grow to over 80 in the next few years – across the US and Internationally (France – need French translation capability) . Oversight includes physical site inspections, design and construction document review, financial analysis, and document collection and review.
- Direct interaction with VA staff, both corporately and at local VA sites, and EUL lessees to address and resolve issues related to compliance with EUL terms and conditions.
- Expert knowledge of various financing mechanisms used in EUL projects, including Owner Trustee and Bond based financing, and proper accounting and treatment of such financing arrangements.
- Ability to effectively monitor many types of EUL projects, including office space, parking, energy facilities, golf courses, visitor centers, warehouses, community

shared space, and supportive housing projects. This includes the ability to develop detailed transaction operational models, such as pro-formas, for these various types of EUL uses.

- Ability to complete due-diligence documents needed for EUL transactions, including items such as appraisals, surveys, title reports, NEPA, Environmental reports, legal descriptions, lenders rights, and Congressional notifications.
- Knowledge and ability to develop models for calculating consideration/value for the EUL portfolio, with specific methodologies for computing value for each of the various types of EUL projects. This includes collection of data, calculations and trending over time of consideration, and publication of consideration reports for public consumption.

## Business Information

Please provide the following business information for your company/institution

- Company/Institute Name:
- Address:
- Point of Contact:
- DUNS Number:
- CAGE Code:
- Phone Number:
- E-mail Address:
- Web Page URL:
- Size of business pursuant to North American Industry Classification System (NAICS) Code:

Based on the above NAICS Code, state whether your company is:

- Small Business (Yes / No)
- Woman Owned Small Business (Yes / No)
- Small Disadvantaged Business (Yes / No)
- 8(a) Certified (Yes / No)
- HUBZone Certified (Yes / No)
- Veteran Owned Small Business (Yes / No)
- Service Disabled Veteran Small Business (Yes / No)

If your company SDVOSB and or VOSB, state if it **VIP** verified

Emails responses to [maina.gakure@va.gov](mailto:maina.gakure@va.gov) no later than close of business by 26 Sep 2016.

Questions relative to this market research should be addressed to [maina.gakure@va.gov](mailto:maina.gakure@va.gov).

General Capability:

Describe briefly the capabilities of your company and the nature of the services you provide. Include a description of your staff composition and management structure.

Describe your company's past experience on previous projects similar in complexity to this requirement. Include contract numbers, a brief description of the work performed, period of performance, agency/organization supported, and individual point of contact (Contracting Officer or Program Manager).