

Notice Type:

**SOURCES SOUGHT NOTICE FOR GREATER LOS ANGELES HEALTHCARE SYSTEM CAMPUS – LOS ANGELES, CA**

- 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 all 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.
- Respondents are advised that the Government assumes no responsibility to award an Enhanced-Use Lease based upon responses to this advertisement.
- The Government cannot provide any warranty, expressed or implied, as to the accuracy, reliability or completeness of the information contained in this Notice; and will not be responding to any inquiries regarding this advertisement.

I. Scope and Objectives:

The United States Department of Veterans Affairs (VA), under its Enhanced-Use Leasing (EUL) authority (38 U.S.C. §§ 8161- 8169; in conjunction with the “West Los Angeles Leasing Act of 2016,” contained in Public Law 114-226), has an opportunity to redevelop/renovate several Buildings at the VA Greater Los Angeles (GLA) Healthcare System Campus, in Los Angeles, California. The EUL project would involve Selected Developer/s entering into an EUL with VA, for the Selected Developer/s to then finance, renovate, operate, and maintain, permanent supportive housing units and onsite community based support services, for Veterans and their families. Such redevelopment and reuse opportunities would need to comport with VA’s ongoing master planning effort for the GLA Campus, which is further discussed at the following weblink:

[http://www.losangeles.va.gov/features/VAGLAHS\\_Announces\\_Draft\\_Master\\_Plan.asp](http://www.losangeles.va.gov/features/VAGLAHS_Announces_Draft_Master_Plan.asp).

VA is issuing this advertisement as market research; to solicit responses and to determine if there are interested SDVOSB, VOSB or other Small Business developers for the GLA EUL projects.

The EUL authority allows VA to outlease land and improvements to Selected Developers (i.e., Lessees), to provide supportive housing and on-site community-based support services for Veterans and their families. Such leases can have a term of up to

75 years. VA's Office of Asset Enterprise Management (OAEM) administers the EUL Program.

The objective of this development opportunity includes but is not limited to:

- Reuse underutilized VA property to create safe, affordable, permanent housing for Veterans and their families, who are homeless or at risk of homelessness
- Provide the target population with housing and on-site supportive/resident services
- Develop a housing model geared towards enabling Veterans to achieve self-sufficiency and live independently
- Avoid ongoing VA operating costs associated with the upkeep of vacant and/or underutilized assets

Additional information on the VA's EUL program may be obtained at:

<http://www.va.gov/assetmanagement/>.

## II. Buildings Offered As Part Of This Advertisement:

For the purpose of responding to this Sources Sought Notice, focus on the GLA campus' Buildings 205 and 208. The intent of this notice is to determine if there are experienced Small Businesses (preferably SDVOSB or VOSB) developers that can transform both of these buildings into facilities that will serve Veterans in accordance with VA's EUL authority (the response to this sources sought notice will conclude the market research for all EUL developments related to the VA Greater Los Angeles (GLA) Healthcare System Campus, in Los Angeles, California; and no other Sources Sought Notice will be posted)

### Building 205 (in Gross Square Feet)

53,047 sf, 3 floors

Built in 1937

Prior function: Mental Outpatient Psychiatry (Hospital Building)

Contributing Historic Resource

### Building 208 (in Gross Square Feet)

47,265 sf, 3 floors

Built in 1945

Prior function: Health/Vocational Rehabilitation Medicine (Hospital Building)

Contributing Historic Resource

Additional Building Information: Buildings 205 and 208 will require extensive renovations, to include hazardous materials abatements (asbestos and potential lead paint) and seismic correction work to meet the proposed use. The finishes, mechanical, and electrical systems are deteriorated and beyond their useful life.

Please see Attachment A for a building location map and preliminary proposed EUL parcel outline. Please note the parcel outline shown in Attachment A is subject to change.

### III. Medical Center Background:

The GLA Medical Center is part of the larger VA GLA Healthcare System that serves over 90,000 unique Veterans in Kern, Los Angeles, San Luis Obispo, Santa Barbara, and Ventura counties. The GLA campus is located at the major intersection of Sepulveda Boulevard, Interstate 405 (also known as the San Diego Freeway) and Wilshire Boulevard in Los Angeles, California. The campus is located in the densely urbanized Brentwood neighborhood, and encompasses approximately 388 acres. The GLA campus is one of largest medical center campus in the VA system. It provides a full range of medical services to eligible Veterans, including state-of-the-art hospital and outpatient care, rehabilitation, residential care, and long-term care services. It also serves as a center for medical research and education. The GLA Medical Center serves as a major training site for medical residence in partnership with the David Geffen School of Medicine the University of California, Los Angeles (UCLA) and University of Southern California (USC) School of Medicine as well as more than 45 colleges, universities and vocational schools in 17 different medical, nursing, and other healthcare and administrative programs.

The Draft Master Plan for the GLA Campus is a framework that will assist VA in determining and implementing the most effective use of the campus for Veterans, particularly for homeless Veterans, including underserved populations such as female Veterans, aging Veterans, and those who are severely physically or mentally disabled. The primary considerations include: (a) the provision of appropriate levels of supportive housing on the campus, in renovated existing buildings or newly constructed facilities, while taking into account the parties' assessment of available housing units available in the greater Los Angeles community; (b) respect for individual Veteran choices on whether to seek housing at the GLA campus or in the local community; (c) parameters of applicable law, including but not limited to the appropriate integration of persons with disabilities into the community, and applicable environmental and historic preservation laws, regulations, and consultation requirements. (d) need for appropriate levels of bridge and emergency/housing along with short-term treatment services on campus, to provide state-of-the-art primary care, mental health, and addiction services to Veterans, particularly those that are chronically homeless.

### IV. Sources Sought Response Requirements:

VA will be seeking qualified developers that have proven track records in the development and operation of supportive housing and experience in the redevelopment, reuse and operation of building structures.

Responses should be submitted on official letterhead, must include a point of contact and the signature of at least one organization officer. Responses must address the following elements in sufficient detail to highlight the Respondent's ability to effectively execute an EUL in a timely manner. Responses must not exceed the page count for each of the sections, the aggregate of which is limited to 12 pages, single spaced with a minimum 12 point font.

#### 1. Business Information:

- A. Please provide the following for your company/institution where available:
- Company/Institute Name:

- Address:
- Point of Contact:
- Phone Number:
- E-mail Address:
- Web Page URL:

B. Based on NAICS Code 531390, 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 is SDVOSB and/or VOSB, state if it is VIP verified.

2. Qualifications to Undertake this Development Opportunity

- A. *Corporate Overview*: Provide overview of Respondent's organization; indicate type of organization (for-profit, non-profit, etc.) and core business activities; specify age of organization; identify leadership.
- B. *Supportive Housing Development Experience*: Provide descriptions of three similar supportive housing development projects that the Respondent or a directly related entity (in which the principals are personally involved) have developed, owned, managed and/or operated. Include information such as: name, location, description of facilities (including supportive services), age, the number of years involved with the property, and the extent of your company's participation.
- C. *Historic Rehabilitation Experience*: Provide a summary of your experience developing, managing and operating similar historic rehabilitation projects.
- D. *Affordable Housing Financing Experience*: Summary of your experience obtaining capital and operating subsidies for affordable housing projects in California, including any supportive housing specific experience. Specify funding sources used in the past if possible.
- E. *Supportive Services Experience*: Summary of your experience providing supportive services to Veterans who are homeless and/or at risk of homelessness.

V. Response Deadline to Submit Responses, Questions Regarding This Advertisement, and Designated VA Point of Contact:

If your organization is interested and capable of executing all aspects of the project, please EMAIL your response as an attachment to Maina Gakure at [maina.gakure@va.gov](mailto:maina.gakure@va.gov) by February 14, 2017 before 9:00 am EST. Any and all questions regarding the contents of this advertisement should be submitted via to Kelli Emery via email at [kelli.emery@va.gov](mailto:kelli.emery@va.gov) with a cc [maina.gakure@va.gov](mailto:maina.gakure@va.gov) by no later than February 9<sup>th</sup>, 2017 before 9:00 am EST. Questions will be answered as an amendment to the advertisement.