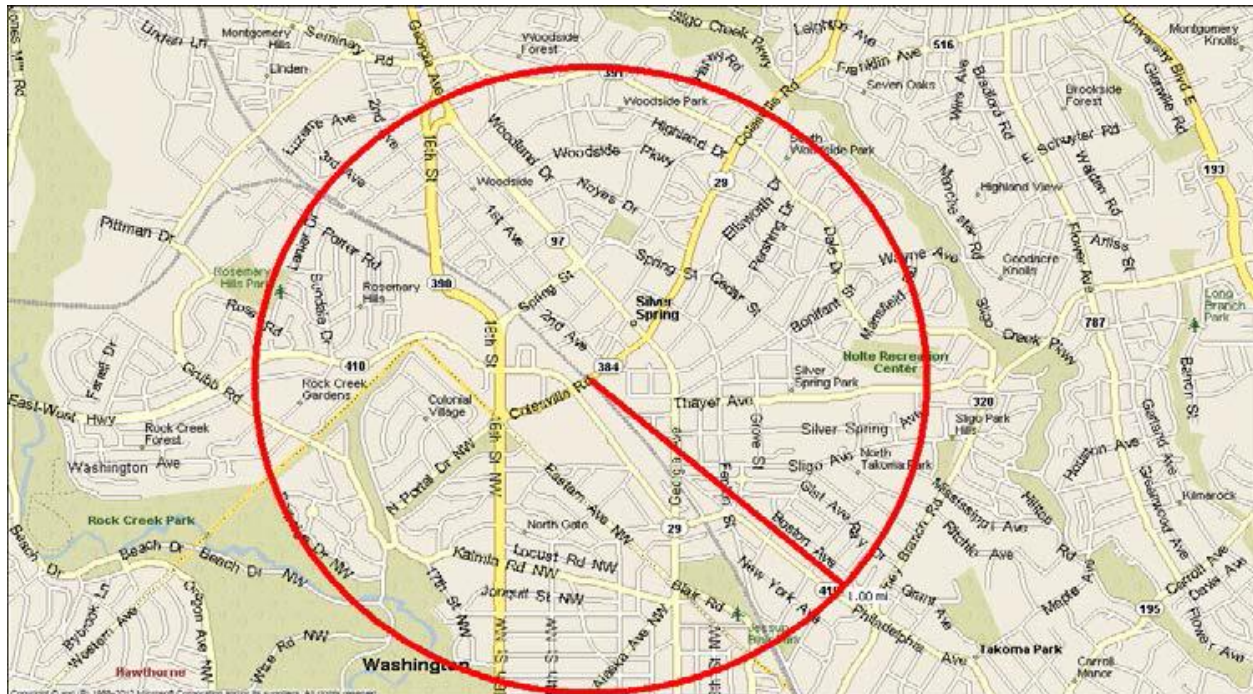


## Synopsis:

U.S. Department of Veterans Affairs (VA), Office of Construction and Facilities Management, Office of Real Property (ORP), Washington, DC, existing lease is expiring. VA is seeking sources for an office lease located in Silver Spring, MD, of 8,554 Net Usable Square Feet (NUSF) and not to exceed 9,840 Rentable Square Feet. The Government is considering alternative space if economically advantageous; otherwise, the Government intends to pursue a sole source acquisition. In making this determination, the Government will consider, among other things, the availability of alternate space that potentially can satisfy the Government's requirements, as well as costs likely to be incurred through relocating, such as physical move costs, replication of tenant improvements and telecommunications infrastructure, and etc.

The lease term requirement is for 10 years. The space must be available for occupancy date October 1, 2017. The delineated area is ½ Mile Radius of the downtown Silver Spring, MD Metro and MARC Station.



Interested parties should send expressions of interest to Point of Contact:

Public Properties, Inc.  
EDWARD G. BRENNAN II, Director  
1010 Wisconsin Avenue, NW  
Suite 650  
Washington, DC 20007  
Phone: 202.652.4194  
Cell: 202.253.4100  
Email: [ebrennan@ppwashdc.com](mailto:ebrennan@ppwashdc.com)

The Government's decision regarding whether to relocate will be based, in part, on information received in response to this notice.

Additionally, VA is seeking sources from experienced firms that are classified and registered in [www.vip.vetbiz.gov](http://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 an Office lease located in Silver Spring, MD, of 8,554 NUSF:

The NAICS Code is 531120 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.

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 interested parties who are capable of successfully performing a lease contract, including tenant improvements of existing office space described above for a term of up to 10 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/>.

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.

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

#### Submission Instructions:

Submit two parts consisting of Part A: Expressions of interest and Part B: Capabilities Statement by 4:00 PM Eastern on April 26, 2017 to the Points of Contact described above and copy Contracting Officer Eric Roberts in email [Eric.roberts@va.gov](mailto:Eric.roberts@va.gov)

**Part A: Expressions of Interest** must include:

- Building name and address and location of the available space within the building
- NUSF available, and expected rental rate per NUSF, fully serviced
- Indicate whether the quoted rental rate includes an amount for tenant improvements and state the amount, if any
- Date of space availability
- Building ownership information
- Energy efficiency and renewable energy features existing within the building
- List of building services provided

**Part B: Capabilities Statement Must Include:**

1. Company name, address, point of contact, phone number, Dunn & Bradstreet number, and e-mail address;
2. . Evidence of ability to offer under NAICS Code 531120 and listing in the System for Award Management ([www.SAM.gov](http://www.SAM.gov)), including a copy of the representations and certifications made in that system;
3. SDVOSB or VOSB firms provide evidence of socioeconomic status through a copy of registration at VIP (<https://www.vip.vetbiz.gov/>);
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, conducting, and managing Federal leased facilities relevant to the project described above. (3-page limit);

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.

Note that VA employee email boxes will only accept e-mails of 5MB in size or smaller. If your attachments exceed this size, please send multiple emails and number appropriately.

**CAPABILITIES STATEMENT  
SUBMISSION CHECKLIST AND INFORMATION SHEET**

**Silver Spring, MD Office Space Lease - VA101-17-R-0380**

Company name:

Company address:

DUNS 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 531120 and listing in the System for Award Management ([www.SAM.gov](http://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 relevant to 8,554 NUSF and not to exceed 9,840 Rentable Square Feet. (3-page limit);

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

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)