



X--Copy of New City CBOC - Succeeding Lease Acquisition

Solicitation Number: VA24217R0616

Agency: Department of Veterans Affairs

Office: Bronx VAMC (NAL)

Location: Department of Veterans Affairs

Notice Type:

Sources Sought

Posted Date:

May 4, 2017

Response Date:

-

Archiving Policy:

Automatic, on specified date

Archive Date:

August 2, 2017

Original Set Aside:

N/A

Set Aside:

N/A

Classification Code:

X -- Lease or rental of facilities

NAICS Code:

531 -- Real Estate/531120 -- Lessors of Nonresidential Buildings (except Miniwarehouses)

Synopsis:

Added: May 04, 2017 4:12 pm

U.S. DEPARTMENT OF VETERANS AFFAIRS DESIRES TO LEASE SPACE

The Department of Veterans Affairs currently occupies clinical space for use as a Community Based Outpatient Clinic in a building under lease in New City, NY that will be expiring. VA is seeking to lease sufficient rentable square footage to yield approximately 9,023 Net Usable square feet (NUSF) within the 17th Congressional District, geographical area encompassing the New City, NY 10956.

VA's purpose for this notice is to conduct market research and identify capable resources from Service-Disabled Veteran-Owned Small Businesses (SDVOSB), Veteran-Owned Small Businesses (VOSB) and/or capable Open Market sources. The NAICS Codes for use is 531120 Lessors of non-residential buildings (except mini-warehouses), and the small business size standard for 531120 is \$27.5 million.

Responses to this notice will assist VA in determining whether this acquisition should be set-aside for competition restricted to SDVOSB or VOSB concerns in accordance with 38 USC Sec. 8127 or proceed with Full and Open competition from capable sources.

PLEASE NOTE: Although this notice contains detailed information for interested SDVOSB and VOSB parties, VA encourages all small businesses and other interested open market sources to respond for market research purposes.

The delineated area is as follows:

North: S. Mountain Road Rd to intersection of Haverstraw Rd and Ridge Road

East: Ridge Rd turning into Strawtown Rd to Brewery Rd

South: Brewery Rd turning into Parrot Rd, Parrot Rd turning into Germonds Rd out to S. Little Tor Rd and Burda Ave, then S. Little Tor Rd to W. Clarkston Rd.

West: W. Clarkston Rd to New Hempstead Rd, New Hempstead Rd to Buena Vista Rd, Buena Vista Rd to Saw Mill Rd, Saw Mill Rd to S. Little Tor Rd, S. Little Tor Rd to S. Mountain Road

The space must be handicapped accessible, ADA compliant, and can be provided by new construction or modification to an existing space. If not a new building, the space offered shall be in a building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the space with modern conveniences.

The space must be contiguous, on no more than one floor (ground floor preferable) and must meet or be able to meet the Department of Veterans Affairs Life Safety codes and other applicable regulations. A 10 year lease (5 years firm) will be considered. The VA seeks a modified gross lease that includes, but not limited to the following:

Heating system maintenance and repair Electrical system maintenance and repair

Plumbing maintenance and repair All Utilities: Electricity, Heat, Sewer, Water

Real Estate Taxes Landscaping

Window cleaning Common area maintenance and supplies

Garbage removal Snow removal

Common area maintenance Sight lighting

Insurance Lawn sprinkler

HVAC Overtime Charges Grounds Maintenance

Parking Pest control

VA will pay for its own janitorial/housekeeping services for the internal space it occupies

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 Should Include:

Company name, address, point of contact, phone number, Dunn & Bradstreet number, and e-mail address;

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), including a copy of the representations and certifications made in that system

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/or managing Federal leased facilities or health care facilities relevant to the project described above. (3-page limit)

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

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.

Required Information for Submission of Capabilities Statements

Company name:

Company address:

Dunn & Bradstreet number:

Point of contact:

Phone number:

Email address:

SUBMISSION REQUIREMENTS:

Net usable square feet does not include such areas as stairs, elevators, mechanical and utility rooms, ducts, shafts, vestibules and public corridors, and public toilets required by local code. The Government is limited by law (41 C.F.R. 102-73.55) to pay NO MORE THAN the appraised fair market rental value for space.

Expressions of interest shall include the following:

Building name, address and age

Location of the available space within the building

Rentable Square Feet (RSF) available and expected rental rate per RSF

Net Usable Square Feet (NUSF) to be offered and expected rental rate per NUSF

Building ownership information

Amount of parking available on-site; include its cost and indicate whether the expected rental rate includes such required for Government parking (if applicable).

Date of space availability

Energy efficiency and renewable feature existing within the building

Contact information of authorized representative

Only space that is identified as economically advantageous to the Government will be considered relative to relocation, potential build out and/or rent. 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 non-productive agency downtime. A cost comparison will be performed in relation to the expenses incurred at the current location.

A market survey of the properties offered for lease will be conducted by the Department of Veterans Affairs. All interested offerors (owners, brokers, or their legal representatives) must provide written acknowledgement NO LATER THAN Wednesday, May 24, 2017 4:30pm EST.

Expressed interested may be sent electronically to the following e-mail address: Jemeek.Morris@va.gov

Expressions of Interest may also be sent by mail to:

ATTN: Jemeek Morris

VA Hudson Valley HCS - FDR CAMPUS

2094 Albany Post Road,

VISN 2 - Network Contracting Office

Bldg 29, Rm 338, Box 29-2

Montrose, NY 10548

Phone: 914-737-4400; Ext. 4124

PLEASE BE ADVISED: This is an inquiry only and must not be construed as a guarantee on the part of the Department of Veterans Affairs to enter into a lease agreement with any interested party. Only properties that can provide the requested space requirement and those that meet applicable government standards will be considered.

Jemeek Morris

Contract Specialist / Lease Acquisition Coordinator

VISN 2 - Network Contracting Office

SAO East

Posted: Thursday, May 4, 2017

Attachment

Type: Other (Draft RFPs/RFIs, Responses to Questions, etc..)

Posted Date: May 4, 2017

<https://www.vendorportal.ecms.va.gov/FBODocumentServer/DocumentServer.aspx?DocumentId=3472089&FileName=VA242-17-R-0616-000.docx>

Description: VA242-17-R-0616 VA242-17-R-0616.docx

Additional Info:

[Veterans Affairs](#)

Contracting Office Address:

Department of Veterans Affairs;Network Contracting Office 2;James J. Peters VA Medical Center;130 West Kingsbridge Road;Bronx NY 10468-3904

Place of Performance:

New City, NY;New York

10956

United States

Point of Contact(s):

Jemeek Morris

Department of Veterans Affairs

VA Hudson Valley Health Care System

Network Contracting Office 2

2094 Albany Post Road, Bldg. 29, Rm. 338

Montrose, NY 10548

[Network Contracting Office 2](#)

ALL FILES

[Attachment](#) 

May 04, 2017

[VA242-17-R-0616 VA24](#)

Opportunity History

- **Original Synopsis**

May 04, 2017

4:12 pm