

SOURCES SOUGHT

The Department of Veterans Affairs currently occupies 7699 NUSF in Homestead, Florida under a lease that will be expiring and is performing market research with the intent of aiding with the Cost Benefit Analysis required to decide either if soliciting offers and awarding a new Lease or remaining at the current location. Both currently existing and newly constructed buildings will be considered.

Space must be ready for occupancy no later than July 15, 2018, and must be located outside the 100-year floodplain. A lease for up to ten (10) years will be considered.

Space within or fronting on the following boundaries will be considered:

NORTH: Palm Drive
SOUTH: Biscayne Drive
EAST: 217th Avenue
WEST: 152nd Avenue

A market survey of offered properties will be conducted by VA staff. Interested offerors (owners, brokers, or their legal representatives) should submit site-specific information concerning their properties to Javier Correa-Ochoa by e-mail only no later than 1:00 PM on June 5, 2017 at the following:

Department of Veterans Affairs Miami Healthcare System
Network Contracting Office 8
Attention: Javier Correa-Ochoa, Contracting Officer
E-mail: javier.correaochoa@va.gov

Expressions of interest must contain the following information:

- Building name and/or address and location of the available space within the building
- Number of spaces to be offered 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/lot
- List of services provided (janitorial, pest control, security monitoring, etc.).

The Government is limited by law (40 USC 278a, as Amended 10-1-81) to pay no more than the appraised fair rental value for space.

The Government is considering alternative space if economically advantageous. The Government will use the information it receives in response to this advertisement as a

basis to develop a cost-benefit analysis and to determine whether to compete the lease requirement or to remain at its current location.

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, telecommunications infrastructure, and non-productive agency downtime.

Please note:

This advertisement is not a solicitation for offers, nor is it a request for proposals. A solicitation for offers may be issued by the Department of Veterans Affairs at a later date.