

**Expressions of Interest and Sources Sought
Strategic Acquisition Center (SAC), Frederick, MD**

Date: Wednesday, May 31st, 2017

Requirement: 11,794 NUSF of existing office space and 150 parking spaces

Requirement Location: Frederick, MD (delineated area attached)

START NOTICE OF EXPRESSIONS OF INTEREST

FREDERICK, MARYLAND

The U.S. Department of Veterans Affairs seeks Expressions of Interest for 11,794 Net Usable Square Feet (NUSF) of existing office space and 150 parking spaces in Frederick, MD.

Notice:

This is not a solicitation for offers, nor is it a request for proposals. The Government will not pay for any costs incurred as a result of this advertisement. **Respondents are advised that the Government assumes no responsibility to award a lease based upon responses to this advertisement.**

Description:

City, State	Frederick, MD
Delineated Area	<p>North Boundary: Starting point where S. East Street intersects with MD-144, head west on MD-144 (West Patrick Street) and cross over U.S. Route 15 at exit 13B and continue west on MD-144 until it intersects with Hillcrest Drive.</p> <p>West Boundary: Starting point where Hillcrest Drive intersects MD-144, head south along Hillcrest Drive until it intersects with Seneca Lane. Continue south on Seneca Lane until it intersects with Himes Avenue. Go southwest on Himes Avenue until it intersects with Butterfly Lane. Go southeast on Butterfly Lane until it intersects with Jefferson Pike. Head southwest on Jefferson Pike until it intersects with Interstate 70. Continue southeast on I-70 East until it intersects with U.S. Route 15. Go South on U.S. Route 15 until Exit 9.</p> <p>South Boundary: If Ranier Drive were to extend westerly and intersect U.S. Route 15, this is the starting point. Go east on Ranier Drive until it intersects with Alysheba Way. Continue south on Alysheba Way until it intersects with Kirkland Drive. Continue east on Kirkland Drive until it intersects with Hanover Drive. Continue east on Hanover Drive until it intersects with Ballenger Creek Pike. Continue south on Ballenger Creek Drive until it intersects with Corporate Drive. Continue east on Corporate Drive until it intersects with Crestwood Blvd. Head north on Crestwood Blvd until it intersects with Bank Court. If Bank Court were to be extended easterly it would intersect I-</p>

	<p>270 at exit 31B, and this is the ending point.</p> <p>East Boundary: Starting point where I-270 intersects with Route 85 (at exit 31B on I-270), head north and cross over I-70 at exit 54. Continue north on Route 85 which becomes S East Street. Continue on S East Street until it intersects with Route 144 (West Patrick Street).</p> <p>Map (Attached Below)</p>
Not to Exceed NUSF	11,794
Maximum Rentable Square Feet (RSF)	15,282
Space Type	Existing Office Space
Parking Requirement	150 local code surface parking spaces
Firm Term	20 years
Full Term	20 years
Additional Requirements	<ul style="list-style-type: none"> - Offered building must be within 2,640 walkable linear feet of a bus stop. - Building must have a loading dock and service elevator. - Offered space must be contiguous and located on no more than one floor. - Offered space must meet Government requirements for fire safety, accessibility, seismic and sustainability standards per the terms of the Lease. Offered space shall not be in the 100-year floodplain. - Offered building must have the ability to accommodate ISC Level II Security.

Owners, brokers or agents may offer space for consideration. Any properties submitted by brokers or agents must be accompanied by written evidence that they are authorized by the owner(s) of the property(ies) to exclusively represent the properties offered.

Veterans Affairs (VA) has engaged a tenant broker with Chartwell Enterprises to represent the Government in this transaction. In no event shall a potential offeror enter into negotiations or discussions concerning a space to be leased with representatives of any federal agency other than the authorized officers and employees of VA or its authorized representative, Chartwell Enterprises.

Expressions of Interest should include the following information at a minimum:

- 1) Building name, address and age;
- 2) Location of space in the building and date of availability;
- 3) ANSI/BOMA office area/net useable square feet (NUSF) and rental rate per NUSF, full service inclusive of a Tenant Improvement Allowance of \$46.74/USF and a Building Specific Amortized Capital (BSAC) allowance of \$25/NUSF;
- 4) Confirmation of 150 parking spaces available with a lease of ~11,794 NUSF;
- 5) Confirmation the property is located in the Delineated Area;
- 6) Name, address, telephone number and email address of authorized contact;
- 7) Scaled floor plans (as-built) identifying offered space; and,
- 8) Information on project and building ownership.

Send Expressions of Interest to:

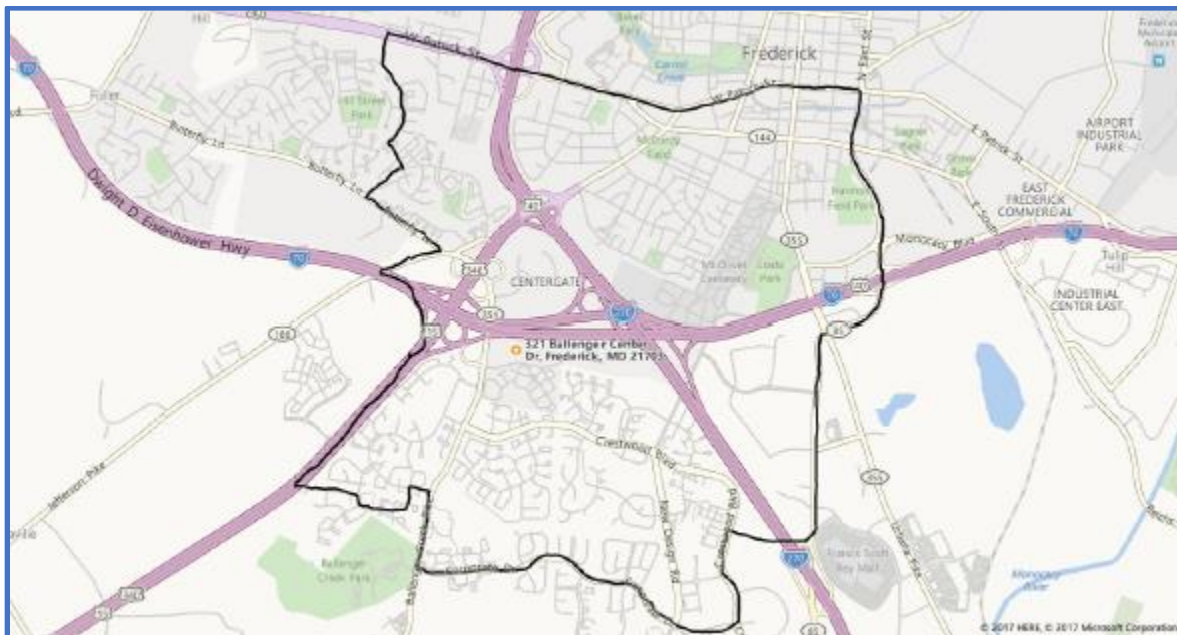
Name/Title: Ms. Patricia Restrepo
Chartwell Enterprises
Address: 8955 Edmonston Road, Suite I
Greenbelt, MD 20770
Phone: (202) 997-7025
Email: patricia.restrepo@chartwellenterprises.com

Government Contacts:

VA Project Manager (PM): Mr. Eric Roberts
Phone: (202) 632-5723
Contracting Officer (CO): Mr. Zebulon Fox, Contracting Officer
United State Department of Veterans Affairs (VA), Office of Construction
& Facilities Management, Office of Facilities Acquisition
425 I Street, NW RM 003C4A
Washington, DC 20001
(202) 632-5941

Respondents are advised that VA assumes no responsibility to award a lease based upon responses to this announcement and the government will pay no more than the appraised fair market value for rental space and associated parking.

Delineated Area Map and Boundaries: SAC Lease Procurement in Frederick, MD



Delineated Area (located in the area outlined in black in the map above):

Boundaries:

North Boundary: Starting point where S. East Street intersects with MD-144, head west on MD-144 (West Patrick Street) and cross over U.S. Route 15 at exit 13B and continue west on MD-144 until it intersects with Hillcrest Drive.

West Boundary: Starting point where Hillcrest Drive intersects MD-144, head south along Hillcrest Drive until it intersects with Seneca Lane. Continue south on Seneca Lane until it intersects with Himes Avenue. Go southwest on Himes Avenue until it intersects with Butterfly Lane. Go southeast on Butterfly Lane until it intersects with Jefferson Pike. Head southwest on Jefferson Pike until it intersects with Interstate 70. Continue southeast on I-70 East until it intersects with U.S. Route 15. Go South on U.S. Route 15 until Exit 9.

South Boundary: If Ranier Drive were to extend westerly and intersect U.S. Route 15, this is the starting point. Go east on Ranier Drive until it intersects with Alysheba Way. Continue south on Alysheba Way until it intersects with Kirkland Drive. Continue east on Kirkland Drive until it intersects with Hanover Drive. Continue east on Hanover Drive until it intersects with Ballenger Creek Pike. Continue south on Ballenger Creek Drive until it intersects with Corporate Drive. Continue east on Corporate Drive until it intersects with Crestwood Blvd. Head north on Crestwood Blvd until it intersects with Bank Court. If Bank Court were to be extended easterly it would intersect I-270 at exit 31B, and this is the ending point.

East Boundary: Starting point where I-270 intersects with Route 85 (at exit 31B on I-270), head north and cross over I-70 at exit 54. Continue north on Route 85 which becomes S East Street. Continue on S East Street until it intersects with Route 144 (West Patrick Street).

Small Business, VOSB or SDVOSB Status

The NAICS Code for this procurement is 531120 Lessors of Nonresidential Buildings, and the small business size standard is \$38.5 million. Responses to this notice will assist VA's Office of Real Property (ORP) in determining if the lease acquisition should be set-aside for competition and restricted to SDVOSB or VOSB concerns in accordance with 38 USC Sec. 8127.

The magnitude of the anticipated build-out for this project is:

 X (h) Between \$1,000,000 and \$2,000,000;

VA makes monthly lease rental payments in arrears upon space acceptance and will amortize over the course of the firm term for specified tenant improvements. VA makes no progress payments during the design or 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 Potential Offerors who are capable of successfully performing a lease contract, including design and build-out of the tenant improvements in the space described above, for a term of up to 20 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, VOSB, and Small Business 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/>. All business concerns must have the technical skills and financial capabilities necessary to perform the stated requirements. All business concerns are requested to submit 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 Will Include:

1. Company name, address, point of contact, phone number, Dunn & Bradstreet number, and e-mail address;
2. Evidence of SDVOSB or VOSB status through registration at VIP (<https://www.vip.vetbiz.gov/>);
3. Evidence of ability to offer as a small business 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;
4. Evidence of your company's bonding capacity to meet a bid bond of \$100,000.
5. Evidence of capability to obtain financing for a project of this size.

If desired, the company may also submit a narrative describing its capability (2-page limit).

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

**CAPABILITIES STATEMENT
SUBMISSION CHECKLIST AND INFORMATION SHEET**

**Frederick, MD –
Existing Office Space**

Company name:

Company address:

Dunn & Bradstreet 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 as a small business under NAICS Code 531120 and listing in the System for Award Management (www.SAM.gov), with representations and certifications;
- ☐ Evidence of the company's bonding capacity to meet a bid bond of \$100,000; and,
- ☐ 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.

By: _____
(Signature)

(Print Name, Title)