

This is a "Sources Sought Notice" for Market Research Only.
**THIS SOURCES SOUGHT NOTICE IS FOR MARINSHIP MACHINE SHOP HISTORIC REUSE
PROJECT (HRP), SAUSALITO, CA**

- No award will be made from this notice.
- No solicitation, specifications, or drawings are available.
- Do not request a copy of a solicitation.
- Respondents will NOT be notified of the results of this notice.
- No reimbursement will be made for any costs associated with providing information in response to this "Sources Sought Notice" or any follow-up information requested.
- This is not a solicitation but rather a Sources Sought 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 Small Business 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 HRP out lease or exchange 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.

Project Description:

I. Scope and Objectives:

This Sources Sought notice is for the Department of Veterans Affairs (VA) property known as the 'Machine Shop' located at **25 Liberty Ship Way, Sausalito, CA 94965**. The intent of this notice is to determine if there are qualified respondents that are interested in renovating and adapting this historic building for a non-VA use under a lease, or alternatively, to enter into an exchange to receive this property. The eventual developer/lessee would be solely responsible for redeveloping, financing, renovating, constructing, managing, maintaining, and operating the property pursuant to either a long term outlease (up to 99 years) or exchange with VA, including historic preservation covenants. In return for the long-term lease or exchange of the asset, the developer/lessee will provide fair consideration to the VA for the 'Machine Shop'.

The National Historic Preservation Act (NHPA), specifically Title 54 of the United States Code Section 306121-306122, authorizes Federal agencies to outlease or exchange unneeded historic properties and retain the proceeds to fund preservation activities. As VA seeks to actively engage the private sector in strengthening utilization of its real property portfolio, the Department has created a nationwide Historic Reuse Program (HRP) to implement historic outlease and exchanges of underutilized real estate. The HRP is administered by VA's Real Property Strategic Utilization (RPSU) group within the Office of Construction and Facility Management.

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

- To provide an innovative solution within current authority to preserve a VA-owned, historic property;
- To enable a productive use of this property that does not involve VA capital dollars and benefits all stakeholders; and
- To meet VA's obligations under Section 110 of the National Historic Preservation Act (NHPA) to better preserve and protect the property.

To maximize achievement of these objectives VA may execute its authority to lease the Subject Property for cash or historic preservation services, or exchange the Subject Property for other comparable historic real property, or any combination thereof.

II. Building Offered As Part Of This Advertisement:

The Machine Shop is situated in a prime location, on the waterfront in the southeastern portion of the Marinship shipyard. The property's current condition makes it an excellent candidate for redevelopment. The Machine Shop was decommissioned in 1946, and later that year was turned over to the War Assets Administration. The War Assets Administration eventually turned the property over to The U.S. Army Corps of Engineers(USACE). In 1950 the property was converted into the South Pacific Division Laboratory. After closing the lab in 1997 and performing environmental remediation, USACE transferred the Machine Shop to the VA in 2003. Since its last use as a research lab, the property has sat vacant. The property is recognized by the California Office of Historic Preservation (CA SHPO) as a historic property and is listed on the National Register of Historic Places (NRHP) for the following criterion:

- Criterion A: Military Industrial Complex WWII.
- Criterion B: Association with Joseph James; Civil Rights Movement.
- Criterion C: Embodying the distinctive characteristics of WWII, primarily wood construction and industrial design, engineering and architecture.
- Criterion D: Information on wood constructed industrial buildings of WWII and the potential for archeological material.

There is also a Satellite Building (also referred to as a "small chemical storage shed") on the subject property (to the rear non-waterfront side of the warehouse), which was originally developed as a frame basement-less shed consisting of 6,000 square feet. This building, a 1-story building in average condition, was built at the same time as the Machine Shop. There is also an abandoned guard house on the land of the subject property, in between the main building and the waterfront; this structure slightly

obstructs the view of the water. Surface parking to support 60-70 vehicles can also be conveniently found, along with a pedestrian walkway on the waterfront side. The VA-owned Subject Property, comprising the primary warehouse building, outbuildings (Satellite Building/shed and guardhouse), surface parking and pedestrian walkway, occupies approximately 1.719 acres.

III. Sources Sought Response Requirements:

VA is seeking qualified Respondents that have proven track records in the development, and experience in redevelopment, reuse and operation, of historic structures. Respondents may be either be sole entities or under other acceptable teaming arrangements. If a team responds as a VOSB or SDVOSB Joint Venture (JV) and intends to be considered as a VOSB or SDVOSB, it must be verified by the Veterans Information Portal (<https://vip.vba.va.gov/portal/VBAH/Home>), to produce qualified responses.

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 this project in a timely manner. Responses must not exceed the page count for each of the sections, the aggregate of which is limited to 20 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 541611, 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. *Adaptive Reuse Development Experience:* Provide description of at least one (1) similar development project (with a federal agency, state or municipality) of similar scope, size, and complexity that the Respondent or a directly related entity (in which the principals are personally involved) has developed, financed, owned, managed and/or operated. Include

information such as: name, location, description of facilities, facility size and age, the number of years involved with the property, and the extent of your company's participation.

- C. *Historic Rehabilitation Experience*: Provide description of at least three (3) similar historic preservation or reuse project the Respondent or a directly related entity (in which the principals are personally involved) has developed, financed, owned, managed and/or operated and whether historic tax credits were utilized. Also include information related to familiarity with, or use of, Department of Interior construction standards. Include information such as: name, location, description of facilities (before and after preservation/reuse), facility size and age, the number of years involved with the property, and the extent of your company's participation; and,
- D. *Demonstration of Financial Ability*: Provide a high-level summary of the Respondent's financial capacity, capability as well as prior experience financing similar projects, and propose a conceptual plan to obtain financing for the project outlining anticipated sources and uses of funds.
 - a. Financial data should be of sufficient detail to enable VA to understand the viability of Respondent and ability to perform this project.

IV. 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 by June 16th, 2017 before 9:00 a.m. EDT. Any and all questions regarding the contents of this advertisement should be submitted to Shahidat Abbas via email at shahidat.abbas@va.gov with a cc maina.gakure@va.gov by no later than June 12th, 2017 before 9:00 am EST.