

SOURCES SOUGHT NOTICE

The VA is currently seeking 1441 net usable square feet (NUSF/ABOA) of office/counseling space within the Grand Forks area. This listing is for sources sought post to establish potential lessors. We welcome all service disabled Veteran Owned Small Businesses (SDVOSB) and Veteran Owned Small Businesses (VOSB) who can meet the proposed space requirements to respond. The lease will be fully serviced. This lease is to provide counseling services for Veterans. Any proposals would need to include moving costs to relocate from the current location of 300 Cherry Street, Grand Forks. Award will be made to an SDVOSB/VOSB if two or more are deemed responsible lessors. We do not anticipate a build to suit requirement, however if you are interested you may respond to the sources sought notice.

The following minimum standards apply:

1. The leased space must be welcoming to the Veterans who seek services. The entry must have a reception lobby not less than 200 square feet. The therapeutic counseling environment must consist of four larger counseling rooms not less than 120 square feet, and two smaller offices not less than 80 square feet for an Outreach Specialist and an Office Manager. The space must provide a conference room or group room of at least 120 square feet.
2. The leased space must provide an IT closet not less than 65 square feet and not more than 100 square feet. The IT room must have a cyber-lock, a solid door, a solid partition ceiling, and a minimum of two 20 amp circuits to power a server rack. The room will require a direct fiber optic cable running from the demarcation point of the building to the leased IT room. All offices will require 3 data drops and one telephone drop. All data cable in the leased space will be CAT6E. The Conference/Group Room and the Reception area will have a coax cable drop for a flat screen television. The IT room will have air conditioning.
3. The leased space will have a minimum of two entry and exit doors. The doors will have panic bars. All interior doors will be a solid, with a cyber-lock. The leased space will have a minimum of 2 fire extinguishers, one defibrillator, lighted exit signs and emergency backup lighting. The leased space will have an alarm system with motion sensors.
4. The leased space will have two handicap bathrooms, or access to handicap bathrooms in a common area which is shared by other building tenants. Handicap bathrooms will be required to have baby changing tables.
5. The leased space must be on the ground floor if it is located within a larger multi-story complex. The space must have sufficient handicap parking (4 spaces); staff parking (4 spaces); and Veteran parking (12 spaces). The Vet Center location needs to be located along an established bus line or public transportation stop, (within ½ mile walking distance along established sidewalks). The Vet Center needs to be located within the City of Grand Forks, in a delineated area south of Gateway Boulevard (Hwy 2), west of the Red River of the North, North of 62nd Avenue South, and East of Interstate Hwy 29.

6. Lessor must be able to provide maintenance support within the leased space within 24 hours. Lessor must provide all outside building services.

Any interested parties may respond to the posting through FBO.

My contact information is

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