



U.S. Department of Veterans Affairs
Washington, DC

REQUEST FOR QUALIFICATIONS (RFQ) NO. VA101-17-R-0361

Historic Reuse Program (HRP) –
Pilot Project

A Private Sector Development Opportunity

25 Liberty Ship Way
Sausalito, CA 94965

RFQ Issuance Date: August 29, 2017

RFQ Responses Due by September 29, 2017

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I. EXECUTIVE SUMMARY

- A. The United States Department of Veterans Affairs (VA) is pleased to issue this Request for Qualifications (“RFQ”), seeking competitive responses from qualified organizations for an opportunity to redevelop/renovate the VA-owned property known as the Machine Shop located at 25 Liberty Ship Way in Sausalito, California (the “Subject Property”). VA seeks interested developers (“Offerors”) who are interested in renovating and adapting this historic warehouse building and the surrounding site for a non-VA re-use under a long-term lease, or alternatively, to enter into an exchange to receive the Subject Property.
- B. The National Historic Preservation Act (54 U.S.C. §§ 306121-306122) authorizes federal agencies to outlease or exchange unneeded historic properties and retain the proceeds to fund preservation activities. If an outlease is the preferred alternative, VA will lease the Subject Property to the Selected Offeror (“Selected Offeror” or “Lessee(s)”) for a term of up to 99 years. The Selected Offeror/Lessee(s) will, in part, be authorized and responsible for designing, entitling, financing, redeveloping, occupying, operating, and maintaining the Subject Property in accordance with a detailed development plan approved by VA (“Development Plans”) and applicable Federal, state, and local laws, codes, ordinances, and regulations.
- C. This RFQ represents Phase I of a two-phase solicitation process. Based on a review of qualifications in this phase of the solicitation process, VA will select qualified Offerors who will be invited to participate in Phase II of the process, the Request for Proposals (RFP). In Phase II, Offerors deemed qualified in Phase I will be asked to submit more detailed proposals. Participation in both Phases I and II is a mandatory requirement in order to be ultimately considered as the Selected Offeror.
- D. By submitting a response, each Offeror accepts all the terms and conditions set forth in this RFQ, and its Attachments. Any conflict (whether actual or perceived) between the resulting transaction agreement, this RFQ, or provision therein shall be resolved at and in accordance with VA’s sole and absolute discretion, notwithstanding any provisions of the “Disclaimer” indicating otherwise, which is included and made part of this RFQ, or any other document.
- E. VA reserves the right, at any time, without notice, at its sole and absolute discretion, to (a) modify, suspend, or waive any terms and conditions of this RFQ; (b) waive any deficiency or irregularity in any response submitted; (c) reject any or all responses; (d) extend any deadline set forth in this RFQ; (e) terminate the RFQ process, in whole or in part; (f) discuss any submission with the Offeror that submitted it and require the submission of additional information regarding any aspect of the Offeror’s response; and, (g) initiate further discussions and/or negotiations directly with the Selected Offeror following Phase II of the solicitation process.

II. INTRODUCTION

This RFQ is related to VA-owned Subject Property known as the Machine Shop site located at 25 Liberty Ship Way in Sausalito, California, in Marin County. The National Historic Preservation Act (NHPA), specifically (54 U.S.C. §§ 306121-306122), authorizes federal agencies to outlease or exchange unneeded historic properties and retain the proceeds to fund preservation activities. The intent of this RFQ is to determine the most qualified Offerors that are interested in renovating and adapting this historic building and surrounding site for a non-VA reuse under a lease, or alternatively, to enter into an exchange to receive this Subject Property. The eventual developer/lessee would be solely responsible for designing, entitling, financing, redeveloping, occupying, operating, and maintaining the Subject 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 Subject Property. The following figure contains a photo of the historic warehouse building, located on the Machine Shop site, which is described in Section III of this solicitation.

Figure 1. Front View of the Machine Shop



A. VA Historic Reuse Program

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 group within the Office of Construction and Facility Management. The Machine Shop site is VA's pilot HRP project.

B. Project Objectives

VA's objectives for this project include the following:

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

C. Solicitation Process Overview

This RFQ represents Phase I of a two-phase solicitation process. Based on a review of qualifications in this phase of the solicitation process, VA will select qualified Offerors who will be invited to participate in the Phase II, Request for Proposals (RFP). In Phase II of the solicitation process, Offerors deemed qualified in Phase I will be asked to submit more detailed proposals. Participation in both Phases I and II is a mandatory requirement in order to be ultimately considered as the Selected Offeror. The Offeror may not swap out component firms or key personnel in between Phase I and Phase II or thereafter unless they receive VA's express written approval, subject to its sole discretion. VA reserves the right to eliminate an Offeror from the Phase II competition if one or more of its evaluated Phase I team members do not participate in Phase II.

More information on the solicitation and selection process are contained in Sections V and VI of this RFQ. Attachment D of the RFQ contains information on the Pre-Submittal Briefing and Tour to be held prior to the RFQ response due date.

III. PROPERTY DESCRIPTION

This section contains a description of the Subject Property. Offerors must rely on their own independent research and validation for all matters relevant to development, financing, construction and operating costs. A summary of the information contained in this section is provided in Attachment B of this RFQ.

Overview

The prospective redevelopment opportunity at 25 Liberty Ship Way in Sausalito, California is located in the most southerly portion of Marin County, California in the San Francisco Bay Area and is approximately five miles from San Francisco proper. At roughly 1.719 acres in size, the parcel is part of a larger property of 7.93 acres currently controlled by the U.S. Army Corps of Engineer (USACE). In 2007 USACE entered into an agreement whereby the 1.719-acre parcel was transferred to the U.S. Department of Veterans Affairs (VA), who now seeks to activate the site through a public-private partnership with a development entity who has the expertise to reposition the asset.

The site is bound to the west by Marinship Way, to the north by the Bay Model Visitor Center, to the east by Blue Water Yacht Harbor and Richardson Bay, and to the south by Liberty Ship Way. Located north of the retail center of Sausalito, but within the northerly path of redevelopment, immediately adjacent parcels have renovated buildings reminiscent of the areas marine industry past. The predominant user is USACE, whose Bay Model Visitor Center is located north of the Machine Shop site. This center is a one-of-a-kind museum with the only three-dimensional hydraulic model of the San Francisco Bay and Delta areas, simulating tides and currents. To the south and east of the Machine Ship site are privately owned commercial office, light industrial, and marina buildings. Due east of the site is a very small commercial building owned by the adjacent yacht club and Richardson Bay, with a number of occupied boat slips just off the bulkhead. The layout and location of the site can be found in the figure below, the red outline reflects the approximate boundary lines for the site.

Figure 2. Aerial Map of Property Location



Currently the site contains a 37,800-square foot former machine shop that is 2 stories in height and was constructed in 1942 as part of the larger Marinship Shipyard, a complex that built ocean vessels during World War II (WWII). Decommissioned in 1946, the site was turned over to the War Assets Administration and subsequently to USACE, who from 1950 to 1997 used it as their South Pacific Division Laboratory. The site has remained vacant since the laboratory closed in 1997. The machine shop was placed on the National Register of Historic Places in 2016. A metal storage shed of approximately 2,500 square feet is also located on the eastern

portion of the site, this was built later and is not deemed historic. The Subject Property is zoned a Public Institutional (PI) District and subject to the Marinship Overlay District. The goal of the Marinship Overlay District is to preserve the area as one primarily oriented to the use and service of residents of Sausalito and not tourists. Per the City of Sausalito's zoning ordinance, the specific purposes of the Marinship Overlay District are the following:

- 1) To identify the area which is the subject of the Marinship Specific Plan;
- 2) To preserve and enhance maritime history and character of the marinship area;
- 3) To preserve and enhance the industrial character and use of the marinship area;
- 4) To preserve the marinship area's primary orientation to the use and service of Sausalito residents, rather than tourists;
- 5) To discourage the development of non-industrial commercial businesses that would displace industrial and marine businesses, or that would disproportionately contribute to traffic generation;
- 6) To maximize the amount of open water and open shoreline area.

Offerors should refer to Sausalito Municipal Code: Title 10, Zoning for the full set of area and use regulations, available on the City Clerk's Office website: <http://www.ci.sausalito.ca.us/Index.aspx?page=265>. All potential Offeror's are encouraged to complete their own zoning due diligence when determining their proposed highest and best use for the redevelopment of the Machine Shop site.

A. History of Subject Property

Construction of the Machine Shop site began on June 20, 1942, with completion of the timber foundation piles for the historic machine shop occurring on June 30, 1942. The concrete foundation was poured on June 24, 1942 and June 30, 1942 respectively. The machine shop was officially completed on August 8, 1942, and it was placed into service that year. The materials used to construct the original building, which was constructed with a wooden frame and paneling, reflected the importance of using wood as a main building material of the time so that metal could be preserved for the war effort. The interior of the machine shop consists of both a combination of numerous partition walls and large open spaces. A photograph of the interior of the machine shop can be found in the figure below.

Figure 3. Sample Interior of Machine Shop



Marinship was one of several yards in the San Francisco Bay Area. Along with the Kaiser Shipyard in Richmond, Marinship was classified as an "emergency yard" 8, which was part of the Federal Emergency Shipbuilding Program. These yards were charged with building cargo ships and/or tankers quickly, to facilitate the transport of cargo, troops, and fuel to foreign theaters. Marinship was initially expected to be one of four yards which were to exclusively

produce T2 type tankers. However, the T2 type tanker was still in the design stage at the time Marinship became operational. Therefore, the initial 5 months of operations were devoted exclusively to the construction of cargo ships. These cargo ships were commonly referred to as Liberty ships. They were designed so that they could be built fast and cheap. Little effort was put into comfort or durability. Their designed lifespan was a mere five years. A total of 15 Liberty ships were launched from Marinship, the last one being delivered on August 14, 1943. On December 7, 1942, a retooled Marinship yard began making T2-SE-A2 type tankers. This type of tanker was built nowhere else. This tanker (along with the T2-SE-A1 and T2-SE-A3 type) came to dominate construction at the shipyard after April, 1943. Marinship set a world speed record on June 16, 1945 by delivering the T2-SE-A1 tanker, "Huntington Hills", just 33 days after its keel was laid on May 14, 1945. At that time, this was nearly twice as fast as any comparable tanker produced anywhere else. Marinship was active from June 27, 1942 until September 25, 1945. In that time, it delivered 15 Liberty ships, 16 fleet oilers, and 62 tankers, with a new vessel produced, on average, every 13 days. Marinship's flagship, the USS Tamalpais was among eight Marinship tankers present in Tokyo Harbor to witness Japan's surrender on August 14, 1945.

The Subject Property was decommissioned in 1946 and turned over to the War Assets Administration. The War Assets Administration further turned the property over to the U.S. Army Corps of Engineers, who in 1950, converted the property into the South Pacific Division Laboratory. The primary purpose of the laboratory was to conduct geotechnical testing. The U.S. Army Corps of Engineers closed the laboratory in 1997. After closing the laboratory, the site was treated for remediation for polychlorinated biphenyls (PCB) contamination. The U.S. Army Corps of Engineers transferred the Machine Shop to the General Services Administration, who, after a short period of time, further transferred the property to the Department of Veterans Affairs, SF Veterans Affairs Healthcare System (SF VAHCS). Since its last use as a research lab, the Subject Property has sat vacant.

B. Mothballing

To protect the Subject Property, the machine shop is currently being "mothballed" (at VA's expense), which involves replacing the roof with Thermoplastic Polyolefin (TPO), replacing the wood siding with Fiber Cement Board to match the existing pattern, and replacing broken windows. These efforts will be completed before the potential transaction, and are considered as part of existing site conditions. The exterior condition of the property, prior to VA undertaking their mothballing effort, is generally represented in the figure below.

Figure 4. Current Exterior Condition of Subject Property



C. Foundation and Seismic Conditions

The Subject Property is not seismically compliant and remains vacant and gated in its current state. The Subject Property is located in a seismic liquefaction zone.

The foundation was constructed using pylons which, over time, have shifted and caused the foundation to crack. VA anticipates that a developer will need to correct foundation issues for the Subject Property to be safe and usable.

D. Property Conveyance

The subject building will be conveyed “AS-IS” and “WHERE-IS” without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size, or kind, or that the same is in proper condition or fit to be used for the Selected Offeror’s intended purpose. Pursuant to 54 U.S. Code § 306121, any federal agency may lease historic property owned by the agency to any person or organization, or exchange any property owned by the agency with comparable historic property, if the agency head determines that the lease or exchange will adequately ensure the preservation of the historic property.

E. Historic Status

The machine shop located on the Subject Property is recognized by the California’s State Historic Preservation Office as a historic property and is listed on the National Register of Historic Places, under the following criteria:

- Criterion A: The machine shop is a rare property type associated with one of the most important events in the history of the United States: World War II, and in particular, the American Home Front, or the activities of the American civilian population while its armed forces were engaged abroad. The building played a critical role in the outfitting of the Liberty Ships, T-2 tankers, and oilers built by the yard—vessels that were critical to the Allied war effort and examples of American industrial prowess that helped to assure eventual victory over the Axis powers. There appear to be no other extant World War II era shipyard machine shops in the San Francisco Bay Area.
- Criterion C: The machine shop is also an example of World War II era wartime construction that made use of what were then advanced building materials and technologies, including 4 x 8 sheets of plywood, glulam trusses, and mass-produced ribbon windows. With time being of the essence, Marinship’s main production buildings were designed to be erected very quickly using inexpensive, lightweight, and modular materials that required little skilled labor. Aside from the overhead traveling cranes, the building used very few war-rationed materials, especially steel or concrete. Though the machine shop and the other Marinship buildings that superficially resemble it were not specifically designed in any particular style, the modular features used to build it resulted in it embodying characteristics of the Streamline Moderne style. Features that embody the style include the sinuously curved, barrel-vaulted roof, the horizontal wood ribbon windows, the simple bezel moldings around the windows and doors, and the flat canopies sheltering the entrances.

Additionally, a future Marinship Historic District may be eligible under Criterion B for its association with Joseph James. To date, the machine shop has no documented association with James, whose work as a “flying squad” welder would most likely have been performed in the shipways. The machine shop would likely be eligible for listing as a contributing property for any future Marinship Historic District.

All proposed development and rehabilitation work (as well as future upkeep and maintenance) must be carried out in accordance with the U.S. Secretary of Interior’s Standards, if the applicant seeks Historic Tax Credits and/or if the Subject Property remains under federal

ownership. Further, any future renovation/reuse of the building must include mitigation associated with resolving adverse effects, if any, under National Historic Preservation Act Section 106 compliance.

F. Environmental Conditions

A Phase 1 Environmental Site Assessment (ESA) and subsequent Subsurface Investigation of Soil and Groundwater Quality report was conducted in 2004. The below provides a preliminary environmental characterization from both reports and prior studies; however, it is incumbent upon Offerors to undertake appropriate investigation in preparation of submitting a response and developing a mitigation plan:

- Historical Site Usage – A Northwestern Pacific Railroad yard and an associated electrical building were on Subject Property from 1909 through the 1950's. Remnants of the previous railroad spur can currently be seen on the Subject Property (east border of site); however, they are no longer in use. The previous existence of the railroad tracks and electrical building represent a potential recognized environmental concern due to the nature of their operations.
- Historical adjacent properties – an oil house, an oil tank, the Marin Shipyards, a gas house, and Plaster Works company. Due to the nature of their operations and their relative locations to the Site, these facilities may have had an environmental impact to the Site.
- South Adjacent Property - The Schoonmaker Building is involved with various oil-based wastes. It is cross-gradient; however, it may have impacted the subsurface conditions at the Subject Property. In addition, this facility is on the LUST database and is listed as having completed remediation. This leak was discovered in 1994 and remediation was not completed until 2007. Due to the environmental impact and the relative distance from the Subject Property, this facility may impact the subsurface conditions at the site.
- Soil and groundwater samples were collected from the Site in 1999 and detected PCBs and arsenic in the Subject Property soils and Tetrachloroethene (PCE) in the groundwater.
- MLTS - The Subject Property address (25 Liberty Ship Way) was listed in the MLTS database. This listing was for the storage of XRF equipment used in the previous on-site testing laboratory; however, this radioactive source is no longer at the Subject Property and its previous presence should not represent a recognized environmental concern.
- The site is known to contain residual PCB contamination in the soil near underground utility lines. Accordingly, the site is subject to a deed restriction issued under the authority of the California Department of Toxic Substances Control (CDTSC). The deed restriction explicitly prohibits the Subject Property from being developed for any use other than commercial and/or industrial uses (residential homes, schools, child day cares, elderly and senior living and hospitals are restricted).
- Site has documented history of contamination of polycyclic aromatic hydrocarbons (PAHs) in soil and groundwater.
- Site is constructed over fill material, which is assumed to include soils impacted by historic operations of the Northwest Pacific Railroad (circa 1860 through early 1940s), as well as imported soils of unknown origin and quality. Therefore, residual environmental contamination is likely present at the site at unknown locations and unknown concentrations.
- Existing engineering controls, e.g., asphalt parking lot and concrete building foundation, are in place (and the VA anticipates should be considered for retention and/or upgrading) to ensure there is no potential pathway for human exposure to onsite soil and

groundwater contamination. The asphalt parking lot located on the northern portion of the site serves as an engineering control, preventing human exposure to underlying soils known to contain environmental contamination;

- The building is constructed with materials identified as asbestos containing material (ACM) or presumed asbestos containing material (PACM). The building is painted with paints identified as Lead Based Paint (LBP). At a minimum, the VA anticipates that any future development of the site will include the abatement of all asbestos and LBP. All ACM and LBP identified in past surveys will require abatement by licensed contractors, as specified in the Asbestos Hazard Emergency Response Act (AHERA) and the Lead Renovation, Repair and Painting Rule. All waste asbestos containing material and LBP must be disposed of according to Federal Resource Conservation and Recovery Act (RCRA) and Toxic Substances Control Act (TSCA) regulations, as well as state and local requirements;
- The building contains multiple transformers of unknown manufacture date and should therefore be assumed to contain PCBs.

Prior to transferring the site to VA, USACE undertook a soil removal action to remove PCB contamination detected above levels considered safe for future commercial or industrial uses. Low level residual PCB contamination remains in the subsurface north of the machine shop. Completed in 2006, approximately 240 cubic yards of PCB contaminated soil was removed from the site for disposal. Excavations were returned to grade with clean compacted fill and resurfaced with asphalt. The area of removal was in the alleyway in between the machine shop and the adjacent USACE controlled Bay Model Visitor Center.

G. Area Amenities

The Subject Property's physical location within Sausalito benefits from both the waterfront and Marinship district, as well as the City of Sausalito's broader alignment as one of the faster growing and developing cities within Marin County. The Marin County and San Francisco Bay areas offer attractions and amenities which contribute to the diversity of potential adaptive re-uses of this Subject Property. There is a significant amount of beach access in the surrounding area, and a convenient ferry access point approximately one mile away from the Subject Property. Tourists take advantage of the many boat tours available in the area. Additional tourist attractions include nearby Muir woods with giant redwoods trees, famous Marin Country hiking trails, and multiple National Parks for outdoor recreation. San Francisco proper is just a short drive away, including Fisherman's Wharf, the city's most popular destination among tourists.

H. Zoning, Entitlements and Taxation

The Subject Property is federally-owned and therefore under federal sovereignty and not currently subject to local code or zoning requirements. However, it is zoned a Public Institutional (PI) District and subject to the Marinship Overlay District. VA will require that a future use of the Subject Property by a non-federal entity satisfy local zoning code requirements or the equivalent. Interested parties should also research potential taxation of private use in this locality.

- The Waterfront and Marinship Committee and City have suggested they may be open to alternative mixed uses for this Subject Property. A zoning change may be possible through collaborative work with the City of Sausalito, which has been notified of, and engaged with, this effort.
- The Subject Property may be subject to code, zoning, and entitlement requirements promulgated by the local government if reused pursuant to a historic outlease, and will

be subject to these requirements if the Subject Property leaves federal ownership as part of an exchange.

- VA makes no representation with regard to the zoning information included in this RFQ. Offerors should verify the present zoning and determine the permitted uses for any proposed future development by contacting the City of Sausalito's Planning Division for zoning information and questions or visit the following website:
<http://www.ci.sausalito.ca.us/Index.aspx?page=265>

IV. DEVELOPMENT CONSIDERATIONS

In considering whether to submit a response to this RFQ, Offeror should consider certain factors. For additional information on the project, please visit <https://www.cfm.va.gov/realProperty/HRP/MachineShop/index.asp>.

A. National Historic Preservation Act (NHPA)

Prior to entering into a transaction with VA, the VA and the Selected Offeror must fulfill the requirements of the National Historic Preservation Act, 54 U.S.C. §§ 300101, et seq. ("**NHPA**") in conjunction with the development and finalization of the proposed development plans. NHPA requires the consideration of the effects of the redevelopment project on historic properties listed or eligible for listing in the National Historic Register and provides representatives of the local government and other interested consulting parties sufficient opportunity to comment on the development plan prior to execution of the transaction. Section 106 of the NHPA also requires the seeking of ways to avoid, minimize, or mitigate adverse effects (e.g., demolition) that the development plan might have on any historic properties. Consummation of this effort will be accomplished by VA. Further, VA will act in concert with the Selected Offeror when necessary in the accomplishment of historical compliance. For guidelines related to historic preservation at VA, visit <http://www.cfm.va.gov/historic/>.

B. National Environmental Policy Act and Other Environmental Considerations (NEPA)

The Project will be subject to all applicable federal, state, and local environmental laws, codes, ordinances, and regulations, including but not limited to, the Comprehensive Environmental Response, Compensation, and Liability Act ("**CERCLA**"), 42 U.S.C. §§ 9601-9675; the Resource Conservation and Recovery Act ("**RCRA**"), the California Environmental Quality Act ("**CEQA**"), 42 U.S.C. §§ 6901, et seq; and the National Environmental Policy Act ("**NEPA**"), 42 U.S.C. §§ 4321-4347. NEPA requires that federal agencies, including VA, identify and evaluate the potential environmental impacts of a major federal action (e.g., an outlease or exchange) on the human environment. The NEPA analysis will be initiated upon VA's selection of the Offeror in Phase II of the solicitation process. The Selected Offeror will be required to provide development-specific information to support the analysis and historic compliance. The NEPA analysis must be completed by VA prior to execution of the transaction. The Selected Offeror will be responsible for complying with any mitigation requirements of the NEPA analysis, if required. In addition, the Selected Offeror will be responsible for complying with regulatory requirements for the removal of any asbestos and/or lead-containing material, if required. Site required environmental studies, reports, site assessments, and any required or appropriate remediation or abatement, as well as compliance with all applicable environmental laws, will be the responsibility of the Selected Offeror, unless and to the extent that VA otherwise agrees at its sole and absolute discretion. Consummation of this effort will be accomplished by VA. VA will act in concert with the Selected Offeror when necessary in the accomplishment of historical compliance.

C. Infrastructure

Any available information about infrastructure at the Subject Property is addressed in Section III and/or Attachment B. The Selected Offeror will be solely responsible for any and all costs (i.e., direct or indirect costs, insurance, taxes, assessments, etc.) associated with establishing/constructing the infrastructure, distribution lines and systems, and connections (including any connections or reconnections to local utility provider services, meters, taps, etc.), required for the provision of gas, electricity, water, sewer, oil, fiber optics, telephone, fire alarm service, or any other form of utility; communications; power; or fuel to the Subject Property. The Selected Offeror shall obtain utilities from municipal and/or private sources as appropriate.

D. Legal

The Offeror will be responsible for conducting its own due diligence regarding the Subject Property including, without limitation, whether (a) the development of the Subject Property, as contemplated by the response, can be accomplished in compliance with applicable federal, state, and local requirements (including fire, life safety, accessibility, zoning, state and local building codes, and other local land use restrictions); (b) the condition of the Subject Property is suitable for the Offeror's contemplated use; (c) the necessary permits, variances, special exceptions and other governmental actions or approvals required for the contemplated developments can be reasonably obtained (at no cost or expense to VA); and (d) the contemplated use(s) is otherwise practical and economically feasible.

E. Taxes

The Selected Offeror during the outlease term will be subject to any and all applicable state and local taxes, fees, assessments, and special assessments legally chargeable to the project, the Offeror's leasehold interest, and the Offeror's underlying improvements. However, neither VA's interest in the outlease nor the United States' fee interest in the underlying properties shall be subject, directly or indirectly, to any state or local laws relative to taxation, fees, assessments or special assessments.

F. Other Considerations

When preparing responses to this RFQ, Offerors should be cognizant of the following:

1. VA will not participate in, or allow its or the United States' interest in the Subject Property to be used as security for financing for the project or otherwise, including without limitation, providing any kind of guaranty or act in any way as a beneficiary for a financing vehicle.
2. The Offeror must secure all required capital and operating funding for redevelopment of the Subject Property prior to transaction execution.
3. The Selected Offeror must establish and maintain positive relations and communications with state and local governmental authorities.

V. SELECTION PROCESS AND EVALUATION CRITERIA

This is an RFQ for Offerors interested in entering into an outlease or exchange agreement with VA to redevelop the Subject Property. For this solicitation, “Offeror” refers to a public or private organization or company, association, joint venture partnership, or other entity that, if selected pursuant to a subsequently issued Phase II RFP, will enter into an outlease or exchange agreement with VA.

The following persons (including entities) are ineligible to be an Offeror or a team member of an Offeror or otherwise participate in the project (including as a contractor, subcontractor, or professional): (a) any person that has been debarred or suspended from doing business with VA; (b) any person that is listed on the most current “System for Award Management” published by the U.S. General Services Administration at <https://www.sam.gov/portal/public/SAM/>, as updated from time to time; (c) any person who poses a security or safety risk, as determined by the Secretary of State, including but not limited to any person who either represents a country, or is a member of or provides political, financial, or military support to a group, that is listed in the most current “Country Reports on Terrorism” report, issued by the Secretary of State in compliance with 22 U.S.C. § 2656f(a), available from the Superintendent of Documents, U.S. Government Printing Office, Washington D.C. 20402 and also available at: <http://www.state.gov/j/ct/rls/crt/>; and (d) any person who is subject to a criminal indictment or information for a felony in any U.S. court. VA reserves the right to require any participant in the Project to confirm that it is not ineligible under the foregoing criteria.

This RFQ represents Phase I of a two-phase solicitation process. Based on a review of qualifications in this phase of the solicitation process, VA will select qualified Offerors who will be invited to participate in the Phase II, Request for Proposals (RFP). In Phase II of the solicitation process, Offerors deemed qualified in Phase I will be asked to submit more detailed proposals. Participation in both Phases I and II is a mandatory requirement to be ultimately considered as the Selected Offeror. Offeror team members (including both firms and key personnel) evaluated in Phase I may only be replaced in Phase II or thereafter with VA’s express written approval, subject to its sole discretion. VA reserves the right to eliminate an Offeror from the Phase II competition if one or more of its evaluated Phase I team members do not participate in Phase II.

Phase I Offerors are required to meet a number of initial mandatory requirements; those who meet these requirements will then be evaluated based upon the below three (3) evaluation factors. Consideration of the evaluation factors will be solely on a “go”, “no-go” basis. Only those Offerors who both meet the initial mandatory requirements and who receive a “go” rating on all evaluation factors under Phase I will be invited to participate in the Phase II RFP process.

Throughout this solicitation process, VA will not reimburse respondents for travel, or costs associated with the development and submission of any items required under this solicitation.

A. Phase I RFQ – Evaluation Factors

Under Phase I, factors will be evaluated on a “Go,” “No-Go” basis only. Participation in the Phase I RFQ is a prerequisite for participation in the Phase II RFP. Only those Offerors who receive a “Go” rating on all evaluation factors listed below under Phase I will be invited to participate in the Phase II RFP process.

The evaluation factors and sub-factors are as follows:

Factor 1: Development Team Qualifications

- A. Corporate Qualifications
- B. Past Performance

Factor 2: Financial Qualifications

- A. Financial Capacity
- B. Experience Obtaining Financing

Factor 3: Project Concept

- A. Understanding of Project Complexities
- B. Development Concept and Transaction Structure

1. Phase I RFQ, Evaluation Factor 1: Development Team Qualifications

Factor 1 focuses on whether the Offeror's corporate qualifications and past performance, demonstrate sufficient capability and capacity to successfully undertake the redevelopment of the Subject Property. These sub-factors are described in greater detail below.

a. Sub-Factor 1-a: Corporate Qualifications

This sub-factor considers the extent of the Offeror's corporate qualifications to redevelop the Subject Property, including the Offeror's proposed organizational and management structure. VA will also evaluate the Offeror's experience working in the local region to develop real estate and their strategy for involving the City of Sausalito in this project. If the Offeror and none of its team members have worked in this region previously, other relevant experience may be considered.

Sub-Factor 1-a Evaluation Standard: This sub-factor will be evaluated based on the Offeror's ability to execute the redevelopment of the Subject Property, based on their firm's background, portfolio of past experience, team organization and management approach, experience in the local submarket or greater San Francisco Bay market, and plan to engage the City of Sausalito on this project (specifically for securing entitlements).

b. Sub-Factor 1-b: Past Performance

This sub-factor considers the quality of the Offeror's past performance developing comparable projects within the last ten (10) years. Offerors should demonstrate expertise in adaptive reuse of historic property where possible. To determine the extent of the Offeror's development experience and track record of successful project execution, VA will evaluate two (2) completed projects of a similar size, scope and complexity to the Subject Property development (at least one past performance example should be a historic preservation/reuse project).

Sub-Factor 1-b Evaluation Standard: This sub-factor will be evaluated based on the Offeror's ability to clearly demonstrate successful past experience completing projects of a similar size, scope and complexity to the Subject Property development.

2. Phase I RFQ, Evaluation Factor 2: Financial Qualifications

The objective of this factor is to determine whether the Offeror's financial capacity and experience obtaining financing are sufficient to successfully execute this project. Offerors must also demonstrate their past experience operating in the capital markets and obtaining financing for projects of similar size and scope.

a. Sub-Factor 2-a: Financial Wherewithal

The Offeror must demonstrate their financial capacity and ability to undertake this project as evidenced by audited financial statements, confirmation of credit facilities from lenders, or other documentation acceptable to VA at its sole discretion. To the extent that a prospective Offeror does not have audited financial statements, statements that are certified by a principal of the Offeror will suffice. Offerors will be evaluated based on the breadth of their financial resources.

Sub-Factor 2-a Evaluation Standard: This sub-factor will be evaluated based on the Offeror's ability to clearly demonstrate the financial capacity to successfully complete this project.

b. Sub-Factor 2-b: Experience Obtaining Financing

This sub-factor considers the experience of the Offeror in securing financing (including experience obtaining Historic Tax Credit and other historic reuse project financing) for **a minimum** of two (2) comparable projects within the last 10 years.

Sub-Factor 2-b Evaluation Standard: This sub-factor will be evaluated based on the Offeror's ability to clearly demonstrate successful past experience obtaining capital for projects of a similar size, scope and complexity to the Subject Property development within the last 10 years.

3. Phase I RFQ, Evaluation Factor 3: Project Concept

The objective of this factor is to determine whether the Offeror's understanding of the project complexities is realistic and whether both the proposed development concept and transaction structure are feasible. Offerors must demonstrate that they understand the unique physical and regulatory aspects specific to redevelopment of the Subject Property and that their proposed reuse of the Subject Property is feasible.

a. Sub-Factor 3-a: Understanding of Project Complexities

This sub-factor considers the Offeror's familiarity with and understanding of the complexities of this unique project, such as environmental, historic, and entitlement considerations, and whether the Offeror has strategies in place to address some of the potential challenges.

Sub-Factor 3-a Evaluation Standard: This sub-factor will be evaluated based on the Offeror's ability to clearly articulate their understanding of the redevelopment process for the Subject Property and the complexities associated with it. In addition, the Offeror's proposed strategies to address project challenges will also be considered.

b. Sub-Factor 3-b: Development Concept and Transaction Structure

This sub-factor considers the feasibility of the Offeror's proposed development concept for the Subject Property given existing conditions and associated regulatory requirements. The Offeror's proposed transaction structure (outlease vs. exchange) will also be reviewed for feasibility purposes.

Sub-Factor 3-b Evaluation Standard: This sub-factor will be evaluated based on the feasibility of the overall proposed development concept and transaction structure for redevelopment of the Subject Property.

B. Notification of Phase I Qualification and Selection

Upon completion of the Phase I evaluation and selection process, those Offerors whose qualifications meet all mandatory requirements and were rated "Go" on all evaluation factors will be notified that they will receive the Phase II RFP. Unsuccessful Offerors will also be notified. Only those Offerors selected to participate in Phase II will be sent a Phase II RFP. Phase II proposals will not be accepted from Offerors that are not invited to submit a proposal.

VI. CONTENT AND SUBMISSION OF RESPONSES

Offerors interested in the Subject Property should submit their response in accordance with and meeting the following requirements.

A. Time and Date of Submission

Responses must be received by September 29, 2017 at 12:00 noon ET (the “**Closing Time**”). Responses received after the Closing Time will not be considered and will be returned to the Offeror. All responses will be irrevocable after the Closing Time until the date that is 45 calendar days after the Closing Time.

B. RFQ Inquiries and Additional Information

Questions regarding this RFQ must be submitted by September 12, 2017 by email to the following email address: Shahidat.Abbas@va.gov with copy to Matthew.Troy@craddockgroup.com.

Written questions must include the requestor’s name, e-mail address, and the Offeror represented. Offerors also may ask questions during the Pre-Submittal Briefing and Tour. Regarding questions not received in a timely manner, VA will decide, based on the amount of research needed to answer the question, whether an answer can be provided before the RFQ due date. A copy of the finalized questions and answers will be available at www.fbo.gov.

Project Manager Point of Contact

Ms. Shahidat A. Abbas, Realty Specialist
Office of Real Property (003C1E)
Real Property Strategic Utilization Service (RPSUS)
U.S. Department of Veterans Affairs
425 I Street, NW
Washington, DC 20001
Email: Shahidat.abbas@va.gov
Office: 202-632-6626
Mobile: 202-815-9662

C. Place and Manner of Submission

Responses must be delivered to the above-noted Project Manager Point of Contact. Responses must be delivered by mail, courier, or hand delivery. Responses will not be accepted if delivered by electronic means (including facsimile).

D. Packaging and Copies

Responses must be in a sealed envelope or package with the following information conspicuously and legibly written or typed on the outside:

- (1) Offeror’s name;
- (2) Offeror’s complete mailing address;
- (3) Name and contact information for Offeror’s contact person (e.g., telephone, email and facsimile);
- (4) The following statement above Offeror’s name: “Procurement Sensitive Information”;
- (5) The following statement (to be completed upon delivery to VA):
“Response Received by VA as of _____(time) on _____
(date)”;
- (6) The following sentence must appear in the lower left-hand corner of the envelope or package: “Sealed Response for the Historic Reuse Project in Sausalito, CA”; and,

- (7) In addition, on each page that contains information the Offeror believes contains proprietary information: "This page contains procurement sensitive information that is proprietary in nature"

To be considered, Offerors must submit one (1) original and two (2) hard copies of its response plus one (1) electronic working copy of the response on a CD ROM, in PDF format, to VA. Each hard copy of the response must be submitted in a three-ring binder (to allow VA to easily remove parts for copying and/or circulation). Submissions must be formatted as described in this Section.

E. Response Content

Each response must contain the following sections in the following order, with each section clearly labeled, beginning on a new page and not exceeding the applicable section page limit.

Section	Description	Page Limit
1.	Cover Letter	1 page
2.	Offeror's Background and Administrative Information (for informational purposes only – not evaluated)	None
3.	Development Team Qualifications (Factor 1)	15 pages
4.	Financial Qualifications (Factor 2)	15 pages
5.	Project Concept (Factor 3)	5 pages

Pages submitted that are in excess of any page limit (including a section page limit) will, at VA's sole discretion, be discarded and not reviewed or evaluated by VA. Supporting data, explanations of any legal issues, and financial statements will not count against the page limits. Responses must be typewritten in Arial 11-point font size or greater. All Phase I RFQ preparation costs shall be borne by the Offerors without reimbursement from VA.

1. Section 1: Cover Letter

A cover letter (on the Offeror's letterhead) must state that the Offeror has read and agrees to comply with all of the terms, conditions, and instructions provided in this RFQ. Any requests for waivers or exceptions must be clearly identified in the cover letter, and shall be subject to VA's review and approval. Responses must be signed by the representative who is authorized to bind the Offeror. The name, address, email address and telephone number of the individual who may be contacted during the RFQ response evaluation process must also be included.

2. Section 2: Offeror's Background and Administrative Information

This section must contain the following general information about the Offeror. In the case of an Offeror that is a special purpose entity (i.e., an entity that does not have or is not expected to have an ongoing business other than the development and operation of the project), include information on each partner, member, or shareholder of the Offeror.

A. Offeror Identification

1. Offeror's name and address;
2. Name, address, telephone, e-mail, and fax numbers of each principal, partner, and/or co-venture of the Offeror;
3. Full contact information for the representative authorized to act on behalf of the Offeror who will serve as the main point-of-contact for all communications relating to the RFQ;
4. If the Offeror is 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://www.vip.vetbiz.gov/>);
5. System for Award Management (SAM.gov) Registration Number

6. Tax Identification Number (TIN);
7. DUNS; and
8. Identification of any affiliation or other relationship between the Offeror and any development company, parent company, subsidiary or other affiliate.

B. Offeror's Legal Structure

1. Name and type of the Offeror's legal organizational structure;
2. Describe the ownership structure (and percentage ownership) and organizational authority of the Offeror legal entity;
3. If the Offeror is made up of more than one entity, provide an organizational chart of the Offeror and identify of the lead entity, as well as other key team members that will control the entity;
4. Description of proposed contractual relationships for advisors, contractors, land use consultants/attorneys and any other key members of the Offeror's team; and,
5. Description of proposed relationships for management, agreements, etc., where applicable.

C. Investigations and Legal Proceedings

1. Description of any completed or pending criminal or civil investigations or proceedings against the Offeror or any of its principals, partners, co-ventures or affiliates, and of any action or proceeding alleging fraud or other operating irregularities by the Offeror or any of its principals, partners, co-ventures or affiliates.
2. A statement for the Offeror (and all key development team members) regarding any debarments, suspensions, bankruptcy or loan defaults on real estate development projects and/or government contracts within the past ten (10) years.

3. Section 3: Development Team Qualifications (Factor 1) (15-page limit)

The Selected Offeror will be contractually responsible for all aspects of the transaction.

A. Sub-Factor 1-a: Corporate Qualifications

The Offeror shall submit the following:

1. An introduction briefly describing the firm and its location, firm background, organizational makeup, and noteworthy accomplishments;
2. Portfolio of past experience and services provided as well as technical resources and capacity to undertake a project of this magnitude.
3. Detailed organizational chart identifying core competencies of each team member and Offeror's relationship to those team members, advisors, and other stakeholders; and,
4. Offeror's experience developing real estate in the local market (Note: If none of the Offeror team members have any local experience, please describe similar experience in either the greater San Francisco Bay Area market or other comparable U.S. Cities).

B. Sub-Factor 1-b: Past Performance

The Offeror shall submit descriptions of a minimum of two (2) projects completed over the last ten (10) years. Projects offered should be of a similar size scope and complexity to the Subject Property. At least one past performance example should be a historic preservation/reuse project (Note: If applicable, please include information related to use of Department of Interior construction standards).

Project summaries should be a maximum of three (3) pages per project, including any photos/illustrations, and include the following information:

1. Title, location, context (urban/suburban/rural)
2. Role of the Offeror
3. Project summary, including development mix broken out by square footage by use
4. Project timing and phasing from selection (if applicable) or site control to receiving Certificate of Occupancy
5. Financing structure (e.g., structure of capital stack, sponsor equity committed, third party equity sources and amounts, tax credit equity types and amounts, debt sources and amounts, contingent liabilities, etc.)
6. Any historic elements
7. Any environmental conditions addressed
8. Total development cost, budgeted and actual
9. Awards or peer recognition

4. Section 4: Financial Qualifications (Factor 2) (15-Page Limit, Excludes Financial Statements and other Bank/Financial Firm Documentation)

A. Sub-Factor 2-a: Financial Wherewithal

Information should be provided that will enable VA to determine whether the Offeror has sufficient financial capacity to redevelop the Subject Property, as evidenced by financial statements (audited or certified), confirmation of existing credit facilities from lenders, or other documentation acceptable to VA at its sole discretion.

Offerors must provide the following:

1. Offeror's financial statements (audited or certified) from the previous three (3) years, including all statements of changes in financial position and identifying any projects with negative cash flows, amount of the any non-recourse debt, and any non-performing loans. For Joint Ventures, each entity must submit their own financial statements. The financial statements may also include any additional information that will be useful in evaluating the Offeror's financial reliability and past ability to finance projects. All statements, audited or certified, must be prepared in accordance with Generally Accepted Accounting Principles.

B. Sub-Factor 2-b: Experience Obtaining Financing

The Offeror shall submit descriptions of a minimum of two (2) completed projects of a similar size and scope to the Subject Property for which capital financing (including any Historic Tax Credits) was obtained for each project within the last ten (10) years.

Financial project summaries should be a maximum of two (2) pages per project and include the following information:

1. Role of Offeror;
2. Square footage;
3. Product type;
4. Location of project;
5. Dollar amount and percentage of total project cost funded;
6. Financing sources and structure;
7. Funding mechanism (debt or equity and details of structure); and
8. Significant financial challenges that were overcome.

Also identify any failed projects within the last ten (10) years.

5. Section 5: Project Concept (Factor 3) (5-Page Limit)

A. Sub-Factor 3-a: Understanding of Project Complexities

Offerors should describe their understanding of the overall project and associated complexities, including but not limited to relevant economic, historic, environmental, infrastructure, construction, community engagement, and/or other issues. Offerors should describe any proposed strategies that will be used to address these project challenges.

B. Sub-Factor 3-b: Development Concept and Transaction Structure

Offerors should provide a description of their proposed development/reuse concept for the Subject Property, including but not limited to the intended end use, number of improvements, square footage of improvements, anticipated tenants, etc. as applicable. Offerors should support this concept with relevant market or other data.

Offerors should also indicate whether they intend to enter into a long-term lease with VA for the Subject Property or if an exchange transaction is proposed. If an exchange transaction is proposed, the asset to be exchanged should be described.

VII. STATEMENT OF LIMITATIONS

- A. VA represents that this RFQ, submissions from Offerors to this RFQ and any relationship between the Government and Offerors arising from, connected, or related to this RFQ, are subject to the specific limitations and representations expressed below, as well as the terms and conditions contained elsewhere in this RFQ. By submitting a response to this RFQ and without the need for any further documentation, the Offerors acknowledge and agree to the Government's rights and all other terms and conditions as set forth in this RFQ, including the Statement of Limitations.
- B. VA reserves the right, in its sole discretion, without liability, to accept or reject any or all of the RFQ responses, and to develop and operate the Subject Property, in whole or in part, outside this selection process. This RFQ shall not be construed in any manner to create an obligation on the part of VA to enter into any agreement, nor to implement any of the actions contemplated herein, nor to serve as the basis for any claim whatsoever for reimbursement of costs for efforts expended in preparing a response to the RFQ or participating in the selection process.
- C. In selecting qualified Offerors to proceed to Phase II of the solicitation process (RFP), VA will exercise its best professional and business judgment and ensure the integrity of the selection process. VA reserves the right to exercise fully its discretion in interpreting and applying the selection criteria and in making its selection.
- D. This RFQ does not create an obligation on the part of VA to enter in any agreement, nor to implement any of the actions contemplated herein, nor to serve as the basis for any claim whatsoever for reimbursement of any costs associated with the preparation of responses submitted to the RFQ.
- E. VA reserves the right in its sole discretion to hold discussions with, to obtain information from, to request presentations from, and to conduct negotiations with, any or all Offerors that VA deems appropriate in its sole discretion. VA reserves the right, as it deems its interests may require in its sole discretion, to accept or reject any or all submissions, to waive any informality, informalities or nonconformity in the submissions received, and to accept or reject any or all items in a submission.
- F. Failure to respond to any of the items required by this RFQ could result in an Offeror's RFQ response being rejected. In any and all events, VA shall not be liable for any costs associated with the preparation, clarification, or negotiation of responses to this RFQ.
- G. VA, nor any of its contractors, subcontractors, officers, employees, counsel, advisors, or agents, makes no representations or warranties whatsoever with respect to this RFQ or the Subject Property including, without limitation, representations and warranties as to the accuracy of any information or assumptions contained in this RFQ or otherwise furnished to Offerors by VA; the use or progress of the development of the site, or any portion thereof; site and environmental conditions on the Subject Property; or the suitability of the Subject Property or any portion thereof for any specific uses or development. Offerors shall make their own analysis and evaluation of all aspects of the Subject Property, including without limitation, the income potential, profit potential, expenses and costs of development of the Subject Property. Offerors shall not rely upon any statement or information given the Offerors by VA including, without limitation, any information contained in or supplied in connection with this RFQ including information available at www.fbo.gov. Offerors should review this website prior to submitting a response to ensure they have reviewed all information for revisions, modifications and additions. VA does not make and hereby disclaims any representation, warranty or other statement regarding the accuracy, sufficiency, or correctness of any such

information, including illustrations provided in attachments, acreage and square footage, references and due diligence information provided and hereby advises all prospective Offerors to obtain, examine, and independently verify all such information to the extent that they deem necessary or desirable for their purposes. VA does not accept, and hereby disclaims, any liability to any person or entity as a result of the information provided by VA, whether or not such person or entity does or does not submit a response to this RFQ.

- H. Except as expressly provided in the transaction agreements to be executed by VA and the selected Offeror following Phase II of the solicitation process, no additional representation or warranty, whether express, implied, or created by operation of law, will be made by VA. No person has been authorized to make or give on behalf of VA any other written or oral representation, warranty or assurance with respect to the Project or the accuracy or completeness of the information provided in this RFQ or otherwise and, if any such representation, warranty, or assurance is made or given, it may not be relied upon by any Offeror as having been made by or on behalf of VA, and VA shall not have any liability for or with respect to such statements.
- I. VA disclaims any liability for any damage to reputation or interference with ongoing negotiations or contracts, or any other liability whatsoever, based on the selection process pursuant to this RFQ, VA's investigation of the experience and qualifications of any Offeror, and VA's discussions, dealings, or negotiations with one or more of the Offerors, or the termination of any such discussions or negotiations. By submitting responses to the RFQ, each Offeror hereby irrevocably acknowledges, accepts and agrees to the disclaimers of liability set forth above.
- J. Compliance with VA's requirements for the Subject Property should not be construed to mean compliance with requirements of other governmental authorities. Any project resulting from this selection process must be in compliance with all applicable federal, state and local laws, statutes, ordinances, and regulations, including environmental and historic preservation requirements.
- K. VA makes no representations regarding the character or extent of soil or other subsurface conditions, utilities or hidden conditions that may be encountered during the course of construction. Each Offeror must make its own conclusions concerning subsurface and other hidden or latent conditions that may affect the methods or costs of construction and redevelopment. VA makes no representation or warranty concerning the truth, accuracy or completeness of environmental information provided about the Subject Property.
- L. VA reserves the right to retain all the materials and information, and the ideas, suggestions therein, submitted in response to this RFQ. By submitting a response to this RFQ, the Offeror acknowledges, accepts, and agrees that all such materials, information, ideas and suggestions retained shall become the property of VA.
- M. VA reserves the right to: (a) modify, and/or suspend any and all aspects of this RFQ; (b) request additional information; and (c) waive any defects as to form or content of this RFQ or any responses submitted thereto.
- N. No claims for broker's fees will be paid by VA. Each Offeror shall indemnify, defend and hold VA harmless from and against all claims, liabilities, and costs arising from any claim for brokerage commissions, finder's fees, or other remuneration based in whole, or in part, on the submission of a response to this RFQ, any negotiations in connection with or

related to this RFQ, or the execution of a lease, agreement, or other contract arising out of or in connection with this RFQ.

- O.** Offerors submitting business information pursuant to this selection process should consult 41 C.F.R. Part 105-60 and other implementing regulations concerning the release of such information to third parties pursuant to the Freedom of Information Act ("FOIA"). All information submitted by Offerors that they consider confidential and not releasable to third parties outside of VA, and its employees, agents, consultants and representatives must be clearly and conspicuously so marked.
- P.** VA may disclose submissions received in response to the RFQ to non-governmental evaluators. Each non-governmental evaluator will sign and provide appropriate conflict of interest and non-disclosure forms to VA.

Attachment A – Subject Property Parcel Boundary

GENERAL SITE BOUNDARIES FOR 25 LIBERTY SHIP WAY, SAUSALITO, CA

The site is bound to the west by Marinship Way, to the north by the Bay Model Visitor Center, to the east by Blue Water Yacht Harbor and Richardson Bay, and to the south by Liberty Ship Way. An approximate outline of the boundary of the Subject Property is outlined in red in the figure below.

Figure 5. Approximate Boundary of Subject Property



Additionally a legal description of the Subject Property, which is described as the aggregate of three separate parcels (Parcel A, Parcel B, and Parcel C), can be found below.

Parcel A

A PARCEL OF LAND SITUATED IN A PORTION OF THE 47.63 ACRE PARCEL SHOWN ON RECORD OF SURVEY RECORDED JUNE 1, 1983 IN VOLUME 18 OF LICENSED SURVEYS AT PAGE 50, COUNTY OF MARIN, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL, THAT LIES S 45°52'12" W, A DISTANCE OF 3.31 FEET FROM THE 3° BRASS CORPS OF ENGINEERS DISC STAMPED "BOUNDARY 1, LS 4700", AT AN EASTERLY CORNER OF THE ABOVE MENTIONED 47.63 ACRE PARCEL AS SHOWN ON SHEET ONE OF SAID RECORD OF SURVEY;

THENCE, CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL S 45°52'12" W, A DISTANCE OF 367.96 FEET;

THENCE, LEAVING SAID SOUTHEASTERLY LINE, N 43°43'02" W, A DISTANCE OF 127.24 FEET;

THENCE, N 43°21'54" W, A DISTANCE OF 66.92 FEET;

THENCE, N 46°33'48" E, A DISTANCE OF 364.53 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID 47.63 ACRE PARCEL;

THENCE, ALONG SAID NORTHEASTERLY LINE S 44°06'54" E, A DISTANCE OF 7.69 FEET (FORMERLY RECITED AS S 44°07'48" E) TO AN ANGLE POINT OF SAID 47.63 ACRE PARCEL;

THENCE, CONTINUING ALONG SAID PARCEL LINE N 45°53'09" E, A DISTANCE OF 1.20 FEET (FORMERLY RECITED AS N 45°52'12" E);

THENCE, LEAVING SAID PARCEL LINE S 44°16'05" E, A DISTANCE OF 182.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 70,425.44 SQUARE FEET OR 1.617 ACRES

Parcel B

A PARCEL OF LAND SITUATED **IN** A PORTION OF THE 47.63 ACRE PARCEL SHOWN ON RECORD OF SURVEY RECORDED JUNE 1, 1983 **IN** VOLUME 18 OF LICENSED SURVEYS AT PAGE 50, COUNTY OF MARIN, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL, AT THE 3" BRASS CORPS OF ENGINEERS DISC STAMPED "BOUNDARY 1, LS 4700", AT AN EASTERLY CORNER OF THE ABOVE MENTIONED 47.63 ACRE PARCEL AS SHOWN ON SHEET ONE OF SAID RECORD OF SURVEY;

THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL, N 44°06'54" W, A DISTANCE 182.05 FEET, (FORMERLY RECITED AS N 44°07'48" WA DISTANCE OF 181.99 FEET) TO AN ANGLE POINT ON SAID PARCEL LINE;

THENCE, CONTINUING ALONG SAID PARCEL LINE, S 45°53'09" W, A DISTANCE OF 3.80 FEET(FORMERLY RECITED ASS 45°52'12" W);

THENCE, LEAVING SAID PARCEL LINE, S 44°16'05" W, A DISTANCE OF 182.05 FEET TO A POINT THE SOUTHEASTERLY LINE OF SAID PARCEL, THAT LIES S 45°52'12" W, A DISTANCE OF 3.31 FEET FROM THE 3" BRASS CORPS OF ENGINEERS DISC STAMPED "BOUNDARY 1, LS 4700", AT AN EASTERLY CORNER OF THE ABOVE MENTIONED 47.63 ACRE PARCEL AS SHOWN ON SHEET ONE OF SAID RECORD OF SURVEY;

THENCE, ALONG SAID SOUTHEASTERLY LINE, N 45°52'12" E, A DISTANCE OF 3.31 FEET TO THE
POINT OF BEGINNING.

CONTAINS 646.74 SQUARE FEET OR 0.015 ACRES

Parcel C

A PARCEL OF LAND SITUATED IN A PORTION OF THE 47.63 ACRE PARCEL SHOWN ON RECORD OF SURVEY RECORDED JUNE 1, 1983 IN VOLUME 18 OF LICENSED SURVEYS AT PAGE 50, COUNTY OF MARIN, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL, THAT LIES S 45°52'12" W, A DISTANCE OF 371.27 FEET FROM THE 3" BRASS CORPS OF ENGINEERS DISC STAMPED "BOUNDARY 1, LS 4700", AT AN EASTERLY CORNER OF THE ABOVE MENTIONED 47.63 ACRE PARCEL AS SHOWN ON SHEET ONE OF SAID RECORD OF SURVEY;

THENCE, LEAVING SAID SOUTHEASTERLY LINE, N 43°43'02" W, A DISTANCE OF 127.24 FEET;

THENCE, S 45°52'56" W, A DISTANCE OF 79.40 FEET;

THENCE, S 78°06'31"W, A DISTANCE OF 36.18 FEET;

THENCE, S 62°46'34" W, A DISTANCE OF 53.13 FEET TO THE 3" BRASS CORPS OF ENGINEERS DISC STAMPED "BOUNDARY 25, LS 4700", AT A WESTERLY CORNER OF THE ABOVE MENTIONED 47.63 ACRE PARCEL AS SHOWN ON SHEET ONE OF SAID RECORD OF SURVEY;

THENCE, ALONG SAID PARCEL LINE S 89°50'27" E, A DISTANCE OF 79.63 FEET (FORMERLY RECITED AS S 89°50'46" E, A DISTANCE OF 79.65 FEET);

THENCE, CONTINUING ALONG SAID PARCEL LINE N 45°51'36" E, A DISTANCE OF 99.95 FEET (FORMERLY RECITED AS N 45°52'12" E, A DISTANCE OF 100.00 FEET);

THENCE, CONTINUING ALONG SAID PARCEL LINE S 44°10'33" E, A DISTANCE OF 106.42 FEET, (FORMERLY RECITED AS S 44°07'48" E, A DISTANCE OF 106.42 FEET); TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL;

THENCE, ALONG SAID PARCEL LINE N 45°52'12" E, A DISTANCE OF 2.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 3,787.08 SQUARE FEET OR 0.087 ACRES

Attachment B – Subject Property Information Summary

Address	25 Liberty Ship Way, Sausalito, CA 94965
County	Marin County
Location	<ul style="list-style-type: none"> • The Subject Property is located in the former Marinship shipyard complex and is part of the Marinship Overlay District. • It is located on the waterfront in most southerly portion of the Marinship shipyard. • Five miles from San Francisco, CA
Parcel Number	063-100-11
Lot Size (approx.)	1.719 acres
Zoning	-M/PI
Improvements	<p>The Subject Property contains three improvements, which have been vacant since 1997:</p> <ul style="list-style-type: none"> • Warehouse Building: 37,800 square feet • Guard House: located between the main building and the waterfront; slightly obstructs view of water • Metal Storage Shed: 2,500 square feet
Parking	<ul style="list-style-type: none"> • Surface parking to support 60-70 vehicles
Access	<ul style="list-style-type: none"> • Ingress and egress to the property is good from both Marinship Way and Liberty Ship Way. The current access for the machine shop is by a commonly used easterly driveway, and northerly via Marinship Way where it changes from an east-west direction to a southeast-northwest direction.
Infrastructure/Utilities	<p>The Subject Property is served by a complete compliment of utilities. Public utilities include sanitary sewer service and public water. Private utilities include natural gas, electricity, telephone, cable television, etc. However, no utilities are actively connected to the machine shop.</p>
Historic Status	<ul style="list-style-type: none"> • Subject Property is one of the first WWII era buildings within the City of Sausalito and Marin County • It is recognized by the California State Historic Preservation Office (CA SHPO) as a historic property • As of December 2016, it is also listed on the National Register of Historic Places (NRHP)

Attachment C – Project Resources

For access to existing Subject Property due diligence resources, please visit https://www.cfm.va.gov/realProperty/HRP/MachineShop/Resources_Sau.asp. The following studies are available for download and review:

Environmental Information	Preliminary Environmental Assessment Final Phase II Remedial Investigation Report Phase I Environmental Site Assessment Asbestos and Lead-Bases Paint Assessment Report Mold, Bacteria, and Bird Feces Study Subsurface Investigation of Soil and Groundwater Quality Removal Action Report Remedial Action Certification
Historic Information	Evaluation of Historic Resources National Register of Historic Places Nomination National Register of Historic Places Registration
Other	Seismic Evaluation

Attachment D – Pre-Submittal Briefing and Tour

VA will host a Pre-Submittal Briefing and Tour, which will provide Offerors with the opportunity to learn more about the proposed project and tour the Subject Property. Information about the Pre-Submittal Briefing and Tour is as follows:

Date: September 13, 2017

Time: 9:00 AM

Location: Bay Model Visitor Center

Please provide the names of each member of your team who will be in attendance to Shahidat Abbas (Shahidat.Abbas@va.gov) and Matthew Troy (Matthew.Troy@craddockgroup.com) by Friday, September 8, 2017.