

This is a "Sources Sought Notice" for Market Research Only.
**THIS SOURCES SOUGHT NOTICE IS FOR Mid-Atlantic Cluster #1 lodges HISTORIC
REUSE PROJECT (HRP)
RFI VA101-17-N-0424**

- 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. The Government will use this information to determine the best acquisition strategy for this procurement. The government requests all interested Business respond to this notice if applicable and identify their business status.
- All Businesses are encouraged to participate in this Market Research.
- 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) NCA Mid Atlantic Cluster #1 Historic Reuse Program (HRP) pilot projects. The HRP projects are to be a longterm historic outlease or exchange. The historic reuse authority is derived from Title 54 United States Code Sections 306121-306122 (formerly Section 111) that allows the U.S. Department of Veterans Affairs (VA) to manage, outlease, or exchange historic facilities (available land, buildings, and other resources) to in a manner consistent with VA's obligation to maintain historic assets. VA's implementation of this authority is known as the Historic Reuse Program or HRP. An HRP agreement can be either a long-term outlease (up to 99 years) of facilities under VA's jurisdiction of control to the public or private sector or an exchange of historic properties. This program is administrated by the Real Property Strategic Utilization service (RPSU) within the Office of Construction and Facilities Management's Office of Real Property (ORP).

The HRP projects are to occur at ten vacant historic NCA lodges ranging in age from 80 to 142 years old located on VA cemeteries in New Jersey, Maryland and Virginia. Collectively this group of lodges is known as the Mid-Atlantic Cluster #1. The lodges are located at the following addresses:

1. **Baltimore, Maryland (Main Lodge): 5501 Frederick Ave, Catonsville, MD 21228.** This two story building is about 80 years old. It was last occupied, as the Cemetery Director's home on February 2017, and it is in good condition.



2. **Assistant Supervisor Lodge at the Baltimore National Cemetery: 5501 Frederick Ave, Catonsville, MD 21228.** This two-story Tudor revival style lodge was built circa 1895 and is one of the only remaining outbuildings from the earlier development of the site, before it was developed into a cemetery to be reused. The house features a rough-cut irregularly coursed stone foundation and first floor exterior walls of the main block along with wood framed second floor exterior walls with a faux half-timbering cross gable roof; a centrally located brick chimney; double hung wood windows on both floors. In 2013, repairs to the lodge were conducted in preparation for mothballing the lodge for long-term vacancy. All work was performed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. *This building is currently on the National Register of Historic places (NHRP).* The structure is currently in a "mothballed" state.



3. **Loudon Park National Cemetery: 3445 Frederick Ave, Baltimore, MD 21229.** This lodge is located on a cemetery that is one of seven national cemeteries established between World War I and World War II specifically in 1934-1939. This two story Victorian cottage detail superintendent lodge was constructed sometime between 1876 and 1880. It features a two-story kitchen added after 1907 and an enclosed kitchen porch built in 1936. The property was revitalized in mid-2013 - The interior and exterior of the lodge was repaired and had elements replaced to prepare the lodge for long-term vacancy. These treatments were designed to ensure a structurally sound and stabilized building in good repair with its charter defining features preserved and protected. *This building is currently on the National Register of Historic places.* The structure is currently in a "mothballed" state.



4. **800 West St. Annapolis, MD 21401:** This two-story lodge is 75 years old and is on the campus of the Annapolis National Cemetery, one of fourteen cemeteries established by President Lincoln in 1862. It has not had any major renovations since it was initially built, but it is in good condition. Some of the Close-by Activity includes: Housing, Gas Station, Coffee Shops, Car Dealership, Hotel (The Westin), Bank, Annapolis Police Department



5. **Finns Point 454 Fort Mott Rd, Pennsville, NJ 08070:** This 2,084 SF two story lodge was built in 1877. It is a registered historic property.



6. **6038 Cold Harbor Road Mechanicsville, VA 23111:** This 2,222 SF two story lodge was built in 1871 with kitchen and garage additions added in 1907 and 1936 respectively. Repairs were done on the building in 2009. It is a Registered historic property, that is significant due to its importance as a Civil War Era National Cemetery. It is characterized with a history of hasty battlefield burials. Soldiers from the Civil War battles in the surrounding areas under direction of Grant and Jackson were buried in this Cemetery.



7. **901 Richmond, Avenue Staunton, VA 24401:** The Staunton National Cemetery lodge represents a distinctive prototypical design by Quartermaster General Montgomery C. Meigs, master architect of civil works projects for the Quartermaster Corps. The cemetery itself is of cultural significance due to the historical events related to Stonewall Jackson's campaign. The two-story lodge built in 1871 has a considerable amount of unabated lead paint. *This building is currently on the National Register of Historic places* The structure is currently in a “mothballed” state.



8. **Seven Pines, VA: 400 E Williamsburg Rd., Sandston, VA 23150:** This two story plus basement 1,501 SF lodge was built in 1874 and is on the grounds that where a portion of the Battle of Fair Oaks, better known as the Battle of Seven Pines was waged. Additions to the building include a one story kitchen and an enclosed kitchen porch added in 1908 and 1936 respectively.



9. **Winchester, VA: 401 National Ave #A Winchester, VA 22601:** This original lodge was originally constructed in 1871 and consisted of a one-story building of three rooms in the design by Quartermaster General Montgomery C. Meigs. It was a smaller version of the standard lodge design by Meigs for national cemeteries during that era. A second floor addition was built in 1914. *This building is currently on the National Register of Historic places.* The Winchester National Cemetery itself is of important historical significance as a component of the Civil War Era National Cemeteries with many historically significant battles held in area. The structure is currently in a “mothballed” state.



10. **City Point National Cemetery, Lodge, 10th Avenue & Davis Street, Hopewell, Hopewell, VA:** City Point National Cemetery is located in the historical district of Hopewell, Virginia. The cemetery is enclosed by a 19th century uncoursed fieldstone wall and wrought-iron gates. City Point National Cemetery was listed on the National Register of Historic Places in 1995



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 these properties that do 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:

Some of the lodges are located at prime location, and some are in good conditions. The lodges' current condition makes them an excellent candidate for redevelopment and may be are eligible for Historic Tax Credit. These buildings are all recognized as historic properties and some are listed on the National Register of Historic Places (NRHP).

III. Sources Sought Response Requirements:

VA is seeking qualified Respondents that have interest in any or all of the lodges. Respondents may either be sole entities or under other acceptable teaming arrangements.

If your organization is interested IN ANY or all OF THE LODGES and is capable of executing all aspects of the project, please EMAIL Maina Gakure at maina.gakure@va.gov before October 31, 2017. Any and all questions regarding the contents of this advertisement should be submitted to Maina Gakure at maina.gakure@va.gov