

Charleston, SC

The U.S. Department of Veterans Affairs Seeks Expressions of Interest for 91,807 Net Usable Square Feet of Industrial/Warehouse Space in Charleston, SC

Notice: This advertisement is a notice of a potential opportunity. This advertisement is not a solicitation for offers, nor is it a request for proposals. The purpose of this advertisement is to identify potential sources and suitable locations, and is not intended to pre-qualify or disqualify any potential offers. The Government will not pay for any costs incurred as a result of this advertisement. The Government cannot provide any warranty, expressed or implied, as to the accuracy, reliability or completeness of contents of the furnished information found within this advertisement; Government is under no responsibility to respond to and is unable to answer any inquiries regarding this advertisement. **Respondents are advised that the Government assumes no responsibility to award a lease based upon responses to this advertisement.**

Contracting Office Address

Eric Roberts, Contracting Officer, United States Department of Veterans Affairs (VA), Office of Construction & Facilities Management, Office of Facilities Acquisition, (003C4), 425 "Eye" Street, NW, Room 6E505L, Washington, DC 20001, (202) 632-5941, Eric.Roberts@va.gov.

Description:

VA seeks to lease 91,807 net usable square feet (NUSF) (or approximately (105,578 gross square feet) of space and 192 parking spaces for use by VA as a Consolidated Mail Outpatient Pharmacy (CMOP), a highly automated mail order pharmacy facility in Charleston, SC. VA will consider space located in an existing building. NUSF is generally defined as the space remaining once common areas, lessor areas, and areas required by code are deducted from the rentable square feet of the facility. NUSF does not include areas such as stairs, elevators, mechanical and utility rooms, ducts, shafts, vestibules, public corridors and public toilets required by local code.

Of note, the to-be-issued Solicitation/requirements will be for a facility that is not classified as a "major medical facility lease"; and, therefore does not have prospectus approval. Public Law 105-368, section 704, amended 38 U.S.C., section 8104(a)(3)(B), currently defines a "major medical facility lease" as those where the annual rent exceeds \$1,000,000. The threshold amount sets the minimum net annual rent for which a prospectus is required.

A detailed definition will be provided by VA, should a solicitation for offers or request for proposals be issued for this project.

Existing Space:

Only existing space that currently meets or can be made to meet VA's requirements will be considered.

Space in an existing building must be located on no more than two (2) contiguous floors. All CMOP production equipment must be located on a single ground level (first) floor to ensure efficient production flow in and out of the building, but administrative space could potentially be located on the second floor. The building interior must have acceptable floor space to accommodate CMOP production equipment and supply inventory. The ceiling height shall be a minimum of twenty-five (25) feet and the column spacing a minimum of forty (40) feet. The building must be able to comply with all requirements of Architectural Barriers Act Accessibility Standards (ABAAS) (available at <http://www.gsa.gov>).

Parking Requirements:

On-site parking must 1) be secure and dedicated for the exclusive use of VA; 2) be fully compliant with local laws, rules and regulations; and 3) provide 192 spaces. Parking spaces shall be handicapped designated in accordance with local code. All spaces shall be sized in accordance with and meet all requirements of, the Architectural Barriers Act Accessibility Standards (ABAAS) (available at <http://www.gsa.gov>).

Delineated Area:

To receive consideration, submitted properties must be located within the delineated area, which is bound by the following roads or must front on any of the following roads:

North: Rt 58 (East) to Rt 16 (East)

East: to Rt 176 (South) to Redbank Rd. (South) to Luken Rd. (South) to Henry E Brown Blvd (South) to N Rhett Ave. (South) to Remount Road (East) to Cooper River (North) to Beech Hill Road (East) to Hwy 41

South: Route 17

West: Bees Ferry Rd to Glenn McConnell Pkwy to 526 (North) to Dorchester Rd North

The attached map of the delineated is provided for further clarification of the boundaries of the delineated area.

Lease Term: Up to 20 years

Submission Requirements:

Properties **must be identified** in accordance with the following:

- 1) Existing Building;
- 2) Offered space cannot be within the FEMA 100-year flood plain;
- 3) Offered space must be zoned for VA's intended use;
- 4) Offered space will not be considered if located in close proximity to property with incompatible uses, including but not limited to the following uses: smoke/vapor shops,

controlled substance dispensaries, liquor establishments, treatment centers, correctional facilities, where firearms are sold/discharged, or railroad tracks.

- 5) Space will not be considered where apartment space or other living quarters are located within the same building.
- 6) Offered space must be easily accessible to multiple thoroughfares which provide multiple routes of travel.
- 7) Loading dock and freight elevator required if an elevated floor is offered. Parking lot must be able to accommodate deliveries by trucks with trailers.
- 8) Structured parking under the space is not permissible.
- 9) Offered space must meet Federal and Local Government requirements for fire safety, physical security, accessibility, seismic, and sustainability standards per the terms of the solicitation for offers or request for proposals.
- 10) Offered space must be compatible for VA's intended use.

Please provide the following basic information and descriptions pertaining to the building you propose for consideration by VA. VA assessment of your building or land depends on the information you provide. VA reserves the right to eliminate a property that fails to comply with the requirements herein.

All submissions should include the following information:

- 1) Name of Offeror
- 2) Name of owner;
- 3) Address or described location of building;
- 4) Location on map, demonstrating where the building lies within the delineated area;
- 5) Description of ingress/egress to the building or land;
- 6) Evidence of current zoning that meets VA's intended use of light industrial/warehouse use. ;
- 7) Floor plan and existing NUSF and rentable square footage of proposed space;
- 8) Site plan depicting the property boundaries, building, and parking;
- 9) Whether hazardous materials exist, like asbestos and lead. If so, include a description of their current condition and estimated quantity;
- 10) Current availability;
- 11) Description of the uses of adjacent property(ies);
- 12) FEMA map, with the proposed parcel clearly outlined, evidencing that the property lies outside the 100-year floodplain;
- 13) A narrative and map describing proximity of the building to the nearest bus and/or train stop, and major transportation routes;
- 14) Evidence of ownership, if building; submitted by owner. Non-Owners (e.g. prospective developers/lessors) submitting a building; must provide evidence of authority granted by property owner to submit the property to VA for development;
- 15) Any information related to title issues, easements, or restrictions on the use of the building;
- 16) A description of any planned land development or construction which will affect the site, including neighboring projects and road or utility line construction;
- 17) A statement indicating the current availability of utilities serving the proposed space or property; and,
- 18) If you are qualified as a small business, Veteran Owned Small Business (VOSB), or Service Disabled Veteran Owned Small Business (SDVOSB) under NAICS Code 531120 Lessors of Nonresidential Buildings with a small business size standard of \$38.5 million, please read the attachment, entitled, "Small Business, VOSB, or SDVOSB Status". You are invited, but not required to submit a Capabilities Statement.;

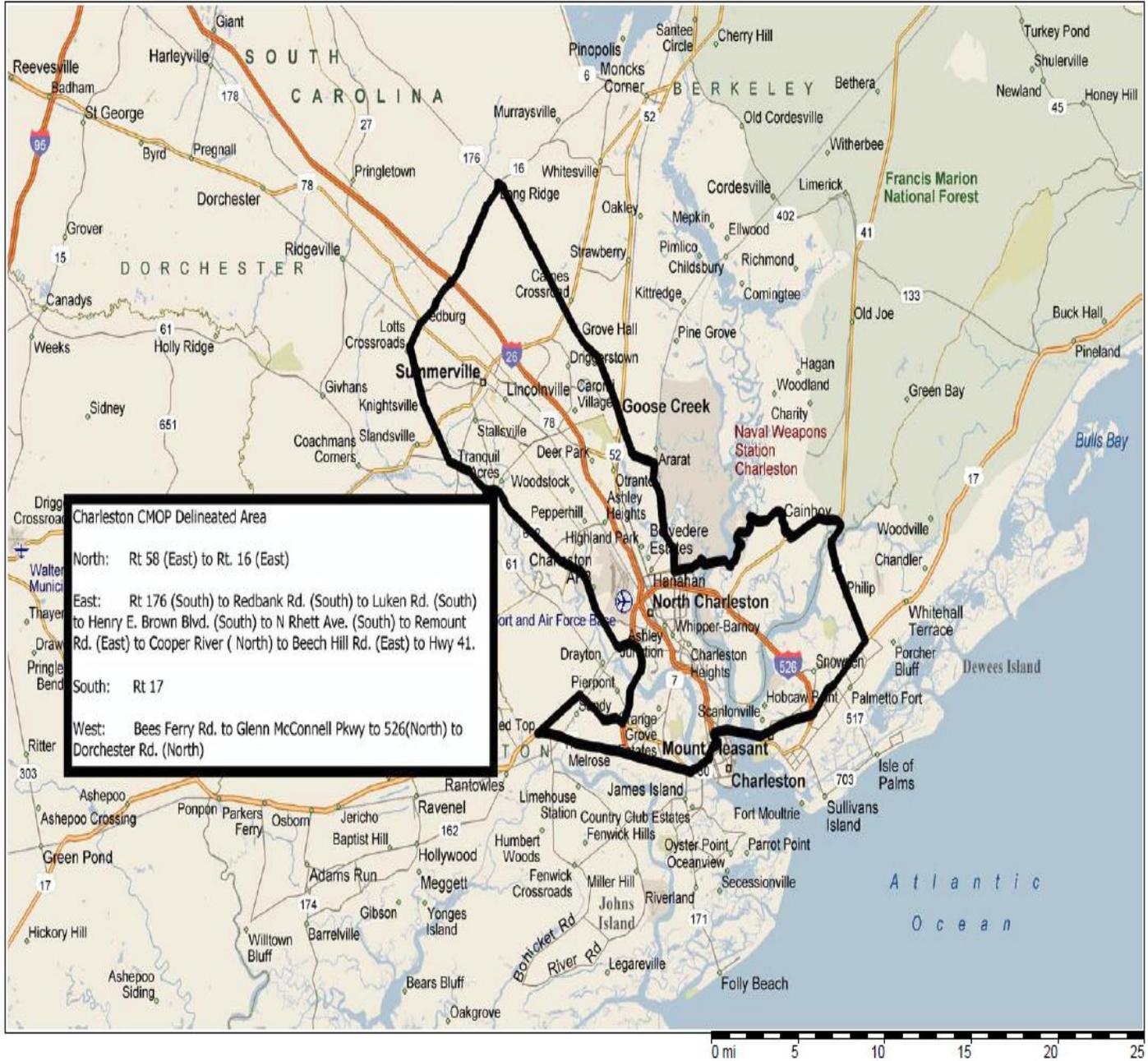
All interested parties must respond to this announcement no later than 11/15/2017 at 4:00 p.m. EST (**Electronic submissions should not exceed 5MB**) to:

Mr. Stephen Schantz
ISI Professional Services
1201 15th Street, NW, Suite 200
Washington, DC 20005
Phone: 202-263-0871
sschantz@isiwdc.com

With a copy to:

Eric Roberts, Contracting Officer
Department of Veteran Affairs
425 I Street, NW (003C1E)
Washington, DC 20001
Eric.Roberts@va.gov
[Market Survey \(Estimated\): Winter 2017](#)

Charleston CMAP Delineated Area



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Attachment - Small Business, VOSB or SDVOSB Status

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

The magnitude of the anticipated buildout for this project is: Between \$1,000,000 and \$10,000,000.

VA makes monthly lease rental payments in arrears upon facility acceptance and may elect to make a single lump-sum payment or amortize over the course of the firm term for specified tenant improvements. VA makes no progress payments during the design or construction/build-out phases of the project.

This is not a request for proposals, only a request for information for planning purposes, and does not constitute a solicitation. A solicitation may or may not be issued. This notice is being published in accordance with Federal Acquisition Regulation 19.14 and VA Acquisition Regulation 819.70.

Project Requirements: ORP seeks information from Potential Offerors who are capable of successfully performing a lease contract, including design and construction of the facility described above, for a term of up to 20 years, inclusive of all options, as well as all maintenance and operation requirements for the duration of the lease term. More information on VA's requirements can be found on its Technical Information Library: <http://www.cfm.va.gov/til/>.

SDVOSB, VOSB, and Small Business firms are invited to provide information to contribute to the market research for this project. SDVOSB and VOSB firms must be registered in VA's Vendor Information Pages (VIP) site at <https://www.vip.vetbiz.gov/>. All business concerns must have the technical skills and financial capabilities necessary to perform the stated requirements. All business concerns are requested to submit a Capabilities Statement if they are interested in participating in this project. A submission checklist and information sheet is provided below for firms to fill out and submit, which will serve as the firm's Capabilities Statement.

Capabilities Statement Will Include:

1. Company name, address, point of contact, phone number, Dunn & Bradstreet number, and e-mail address;
2. Evidence of SDVOSB or VOSB status through registration at VIP (<https://www.vip.vetbiz.gov/>). Please provide a copy of the Center for Veterans Enterprises (CVE) Verification letter;
3. Evidence of ability to offer as a small business under NAICS Code 531120. If you are registered in the System for Award Management (www.SAM.gov), please include a copy of your FAR 52.219-1 Small Business Program Representations and certifications made in that system;
4. A summary describing at least three (3) projects of similar size and scope completed in the past five (5) years that demonstrate your company's experience designing, constructing, and managing Federal leased facilities or health care facilities relevant to the project described above. (3-page limit);
5. Evidence of your company's bonding capacity to meet a bid bond of \$100,000, and evidence from a surety of capability to obtain payment and performance bonds in values based on the project magnitude listed above; and
6. Evidence of capability to obtain financing for a project of this size.

If desired, the company may also submit a narrative describing its capability.

This notice encourages all SDVOSB, VOSB, **and** Small Businesses and other interested parties to respond for market research purposes.

**CAPABILITIES STATEMENT
SUBMISSION CHECKLIST AND INFORMATION SHEET**

Company name:

Company address:

Dunn & Bradstreet (DUNS) number:

Point of contact:

Phone number:

Email address:

The following items are attached to this Capabilities Statement:

- Evidence of SDVOSB or VOSB status through registration at VIP (<https://www.vip.vetbiz.gov/>). Please provide a copy of the Center for Veterans Enterprises (CVE) Verification letter;
- Evidence of ability to offer as a small business under NAICS Code 531120. If you are registered in the System for Award Management (www.SAM.gov), please include a copy of your FAR 52.219-1 Small Business Program Representations and certifications made in that system;
- A summary describing at least three (3) projects of similar size and scope completed in the past five (5) years that demonstrate the company's experience designing, constructing, and managing Federal leased facilities or health care facilities relevant to (input project specific nuse). (3-page limit);
- Evidence of the company's bonding capacity to meet a bid bond of \$100,000, and payment and performance bonds in the range above from surety; and
- Evidence of capability to obtain financing for a project of this size.

If desired, the company may also submit a narrative describing its capability, not to exceed two (2) pages.

By: _____
(Signature)

(Print Name, Title)