

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 is not a solicitation for offers, nor is it a request for proposals. The Government will not pay for any costs incurred as a result of this advertisement. **Respondents are advised that the Government assumes no responsibility to award a lease based upon responses to this advertisement.**

Description:

City, State:	Charleston, SC
Delineated Area:	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 Map (Attached)
Not to Exceed Net Useable Square Feet:	91,807
Maximum Rentable Square Feet:	105,578
Space Type:	Warehouse/Industrial
Parking Spaces (total):	192 surface parking spaces
Firm Term:	20 years
Full Term:	20 years
Additional Requirements:	Existing Space - only existing space that currently meets or can be made to meet VA's requirements will be considered. 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.

	<p>Space will not be considered where apartment space or other living quarters are located within the same building.</p> <p>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.</p> <p>The building interior must have acceptable floor space to accommodate CMOP production equipment and supply inventory.</p> <p>The ceiling height shall be a minimum of twenty-five (25) feet and the column spacing a minimum of forty (40) feet.</p> <p>Building must have a loading dock and freight elevator required if an elevated floor is offered. Parking lot must be able to accommodate deliveries by trucks with trailers.</p> <p>Offered space must meet Government requirements for fire safety, accessibility, seismic and sustainability standards per the terms of the Lease.</p> <p>Offered space shall not be the 100-year floodplain.</p> <p>Offered building must have the ability to accommodate ISC Level II Security.</p>
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Owners, brokers or agents may offer space for consideration. Any properties submitted by brokers or agents must be accompanied by written evidence that they are authorized by the ownership to exclusively represent the building offered.

The VA is using a tenant broker to represent the Government in this transaction. In no event shall a potential offeror enter into negotiations or discussions concerning a space to be leased with representatives of any federal agency other than the authorized officers and employees of VA or their authorized representative, ISI Professional Services (ISI).

Expressions of Interest should include the following information at a minimum:

- (1) Building name, address, and age;
- (2) Location of space in the building and date of availability;
- (3) Rentable square feet (RSF) offered and rate per RSF;
- (4) ANSI/BOMA office area/net useable square feet (NUSF) and rental rate per NUSF, meeting the GSA's standard building shell requirements;
- (5) Name, address, telephone number, and email address of authorized contact;

- (6) Scaled floor plans (as-built) identifying offered space;
- (7) Information on project and building ownership.
- (8) If you have already responded to the previous VA advertisement issued October 17, 2017, please resubmit your Expression of Interest and provide rental rates in accordance with numbers 3 and 4 above.

Projected Dates:

Expressions of Interest Due:	November 28, 2017 by 4:00 pm.
Market Survey (Estimated):	December 7-8, 2017
Offers Due:	TBD
Occupancy:	TBD

All interested parties must respond to this announcement no later than 11/28/2017, 4:00 p.m. EST (Electronic submissions should not exceed 5MB) to:

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

Government Contact:

VA Project Manager	Michael Moore (202) 382-2764
Contracting Officer	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 6W208D, Washington, DC 20001, (202) 632-5723, eric.roberts@va.gov
Broker	Mr. Stephen Schantz, Broker ISI Professional Services 1201 15th Street, NW, Suite 200 Washington, DC 20005 Phone: 202-263-0871 sschantz@isiwdc.com

RESPONDENTS ARE ADVISED THAT VA ASSUMES NO RESPONSIBILITY TO
AWARD A LEASE BASED UPON RESPONSES TO THIS ANNOUNCEMENT and THE
GOVERNMENT WILL PAY NO MORE THAN THE APPRAISED FAIR MARKET VALUE
FOR LAND AND FOR RENTAL SPACE.