

DEPARTMENT OF VETERANS AFFAIRS (VA) IS SEEKING EXPRESSIONS OF INTEREST TO SELL LAND TO VA FOR CONSTRUCTION OF A FISHER HOUSE

The Department of Veterans (VA) is interested in acquiring land in North Chicago, Illinois on which it may construct a Fisher House to support the James A. Lovell Federal Medical Center. VA will also consider a donation of land.

A Fisher House is a comfort homes where military and veterans' families can stay free of charge, while a loved one is in the hospital. These homes are located at military and VA medical centers around the world. Since inception, the program has saved military and veterans' families an estimated \$407 million in out of pocket costs for lodging and transportation.

If you would like to offer a site for VA's consideration, the land must be between **one and a half (1.5) and two and a half (2.5) contiguous acres** and be located within the following boundaries:

East – Starting at the point where 14th Street would intersect Lake Michigan, if 14th extended to the water, head south along the shoreline until the point where Rockland Road intersects Sheridan Road, if Rockland Road extended to the water after intersecting Sheridan Road.

South – Starting at the point where Rockland Road intersects Sheridan Road, if Rockland Road extended to the water after intersecting Sheridan Road, head west along Rockland Road, until it intersects with Waukegan Road/IL 43.

West – Starting at point where Waukegan Road/IL 43 intersects with Rockland Road, head north along Waukegan Road/IL 43 until it intersects with Casimer Pulaski Drive.

North – Starting at the point where Waukegan Road/IL 43 until it intersects with Casimer Pulaski Drive, head east along Casimer Pulaski Drive, continue along 14th Street, until the point where 14th Street would intersect with Lake Michigan, if 14th Street extended to the water.

Special consideration will be given to sites that are located within close proximity to both public transportation and major roadways.

Expressions of interest should include the following information, as known or available. Please note that time is of the essence for this project, and respondents should include as much information as possible in their initial submissions.

1. Site location, address, block and lot, zoning and legal description.
2. Size of parcel and amount (or range) of usable acreage offered.
3. Site plan, survey and/or plat map of the site indicating the location of the parcel offered. Site plan should include location of utilities, any easements (above and below ground), adjacent roads, and/or other encumbrances affecting the potential development of the parcel. Include any grading, drainage or sewer plans that have been or will be completed in the future.
4. Map showing site location, proximity to major roadways and public transportation, future developments in close proximity to the site, including neighboring construction or public works projects.
5. Site aerials/renderings photos and graphics.
6. Description of any known title issues, defects, deed restrictions and encumbrances.

PLEASE PROVIDE BRIEF EXPLANATION/CLARIFICATIONS TO THE FOLLOWING ISSUES:

1. The availability of utilities to the site including water, sewer, gas, electric and fiber optics.
2. Any known environmental issues and any remediation efforts taken or to be taken. Provide copies of environmental or related studies.
3. Provide evidence that the site offered is outside the 100-year flood plain. Clarify if the site contains any wetlands (as defined and may be certified by FEMA).
4. Identify the parties who currently own and/or control the site. Identify whether the site is under contract, whether any options to purchase exist, etc. Offeror and/or firm submitting Expressions of Interest should state its relationship to the site (for example, owner, broker, legal representative, etc.). If Offeror is not legal owner of the site, please provide documentation from owner that clearly demonstrates authorization to offer the site.

VA staff will conduct a site selection of offered sites that meet the government's specific evaluation criteria.

Please submit an expression of interest to the Point of Contact listed below. **VA ASSUMES NO RESPONSIBILITY TO SELECT OR PURCHASE PROPERTY BASED UPON RESPONSES TO THIS ADVERTISEMENT. VA RESERVES THE RIGHT TO AMEND THIS ADVERTISEMENT AS NEEDED.**

Interested offerors (owners, brokers, or their legal representatives) should submit one (1) electronic copy of information concerning the property no later than **11:00 a.m. CDT on May 21, 2018**. Submissions should be e-mailed. If you have any question, contact Maina Gakure at 202 461 6849. Electronic submissions should be emailed to maina.gakure@va.gov with a cc to northchicago@rileymcguirepartners.com

