

This is a "Sources Sought Notice" for Market Research Only.
**THIS SOURCE SOUGHT NOTICE IS FOR WASHINGTON CROSSING NATIONAL
CEMETERY, PA HISTORIC REUSE PROJECT (HRP)**

- 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) outlease of five structures located at Washington Crossing National Cemetery under Historic Reuse Program (HRP). The HRP projects are to be a long-term 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 project is to occur at Washington Crossing National Cemetery, the Residential properties of the Village of Dolington are located south of the property. Among the structure is a Merrick Log House that was constructed between 1795 and 1800 by Samuel Merrick, a shoemaker. Merrick conveyed the property, consisting of approximately 12 acres, to John Cadwallader on April 1, 1807. The property transferred a number of times during the first half of the 19th century. Alonzo Balderston retained the property from 1917 until his death in 1940. The property remained in the Balderston family until 2007, when Ann P. and Janet U. Balterston conveyed it to Dolington Land, L.P. The U.S Department of Veterans Affairs acquired the property in 2008.

The property was determined eligible for listing in the National Register of Historic Places in December 2008 under Criterion D for its potential to yield information about materials, usage, construction practices and dwelling forms of early cultural groups of Bucks County. The period of significance corresponds to the dwelling's date of construction, ca. 1800.

In 1990, the house was identified as one of only two log houses in Upper Makefield Township as part of a countywide historic resources survey. At that time the Samuel Merrick Log House was described as having the better integrity of the two buildings. The current configuration of the structure developed over the period of 1800 to 1940. In 1870, a wagon shed was added. In the 1920s a four bay, one room deep, frame shed addition was added to the west elevation. In the 1930s, a three bay, one room deep frame shed addition was added to the south (rear) elevation. And in the 1940s a hip roof addition was added to the southwest corner, connecting the two shed additions.

Log House Picture



The other three buildings includes two barn and a stone building – see pictures below.



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:

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

III. Sources Sought Response Requirements:

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

If your organization is interested IN ANY or all OF THE buildings and is capable of executing all aspects of the project, please EMAIL Maina Gakure at maina.gakure@va.gov before July 15, 2018. Any and all questions regarding the contents of this advertisement should be submitted to Maina Gakure at maina.gakure@va.gov.