

DUBLIN, GA

The U.S. Department of Veterans Affairs Seeks Expressions of Interest for 16,701 Net Usable Square Feet of Office Space in Dublin, GA

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:	Dublin, GA
Delineated Area:	<p>Beginning at the intersection of Highway 338 and Interstate 16, proceed North on 338 to the intersection of Highway 29 & 441. Turn right on Highway 441, proceed left on Highway 444, then right on 437 to 455, then left on 732. Turn right on Highway 520 to Highway 12 to Ben Hall Lake Drive. Turn right on Highway 20 to North Peachtree Road to Mamie Graham Road. Turn left on Highway 80. Turn right on Vernon Woodard Road, to Chester Wilkes Road, to Minter Tweed Road. Turn right on Interstate 16. Turn left on Highway 19. Turn right on Holliday Road. Turn right on Scotland Road. Turn left on Springhaven Road to Highway 257. Turn right on Highway 338, and conclude at Interstate 16.</p> <p>Delineated Are Map Attached - provided for further clarification of the boundaries)</p>
Not to Exceed Net Useable Square Feet:	16,701
Maximum Rentable Square Feet:	22,546
Space Type:	Office
Parking Spaces (total):	74 surface parking spaces
Firm Term:	10 years
Full Term:	15 - 20 years
Additional Requirements:	<p>The VA will consider space located in an existing building as well as land for new construction. 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. A detailed definition will be provided by VA, should a solicitation for offers or request for proposals be issued for this project.</p>

	<p>Existing Space: Space in an existing building must be located on no more than one (1) contiguous floor. The building interior must have acceptable floor space to accommodate an office/administrative function. The building must be able to comply with all requirements of Architectural Barriers Act Accessibility Standards (ABAAS) (available at http://www.gsa.gov), and meet security requirements as set forth in the Interagency Security Committee Standards and Physical Security Design Manual for Life-Safety Protected Facilities (http://www.cfm.va.gov/til/PhysicalSecurity/dmPhySecLS.pdf).</p> <p>Land: New construction requires a minimum of 1 – 3 acres of developable land. Complying with all local laws, rules and regulations, the land must be sufficient size and proportions to accommodate the required space on no more than one (1) contiguous floor as well as provide sufficient security setbacks. The land must also accommodate the parking requirement as surface parking.</p> <p>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) total no less than 74 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).</p>
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Building Ownership:

BUILDING OWNERS/BROKERS MUST IDENTIFY IF THE OWNERSHIP ENTITY IS A REGISTERED VETERAN OWNED SMALL BUSINESS (VOSB) OR A SERVICE DISABLED VETERAN OWNED SMALL BUSINESS (SDVOSB). DOCUMENTATION OF THE FIRM'S REGISTRATION SHALL BE SUBMITTED WITH THE EXPRESSION OF INTEREST.

Submission Requirements:

Properties must be identified per the format on the attached example.

Pre-Solicitation Announcement:

Should VA elect to follow a One-step procurement, prior to issuing a Solicitation for Offers, VA will publish a list of sites that it has determined to be acceptable as a result of the Market Survey. VA will also publish the contact information of each acceptable site's owner or owner's agent. Making this information available is intended to increase competition amongst developer-offerors and sites. VA will not publish a pre-solicitation announcement for a procurement of existing buildings or a Two-step procurement.

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.

Projected Dates:

Expressions of Interest Due:	OCTOBER 25, 2018 by 3:00 pm.
Market Survey (Estimated):	TBD
Offers Due:	TBD
Occupancy:	TBD

All interested parties must respond to this announcement no later than 10/25/2018, 3:00 p.m. EST (Electronic submissions should not exceed 5MB) to:

Name/Title:	Ms. Joetta Eagle - or - Mr. Ralph Crum
Address:	3450 S. St. Trafficway Leavenworth, KS 66048
Phone:	Phone: 913-684-0133 - or - 913-684-0138
Email Address:	Joetta.Eagle@va.gov - or - Ralph.Crum@va.gov

