

SOURCES SOUGHT NOTICE

Interested Offerors are advised that the U.S. Department of Veterans Affairs (VA) assumes no responsibility to award a lease based upon responses to this advertisement. This advertisement is not a solicitation for offer, nor is it a request for lease proposal. A solicitation for offer or lease proposal may be issued by the VA at a later date and only properties that can provide the requested space requirement and those that meet applicable government standards will be considered.

The VA Caribbean Healthcare System (VACHS) desires to lease a space, in Vieques, for approximately 1,683 net usable square feet (NUSF), occupancy in accordance with (IAW) authority outlined in GSAR 570.4. The net usable square feet do not include such areas as stairs, elevators, mechanical and utility rooms, ducts, shafts, vestibules and public corridors, and public toilets required by local code.

On-site reserved parking for approximately 10 designated parking spaces and 2 Architectural Barriers Act Accessibility Standard (ABAAS) compliant handicapped designated parking spaces are required.

The offered space must be contiguous, on no more than one floor, street level and offer convenient pedestrian, public transportation and privately-owned vehicle access from main thoroughfares. The space must meet or be able to meet the Department of Veterans Affairs Life Safety codes and other applicable regulations. A ten (10) year lease with a firm-term of five (5) years will be considered.

The space will be used for a Rural Clinic and will require a T-1 line, designated air conditioned and lockable space to serve as a communications closet. The space should have the capability to install a water reserve tank with 1,000 gallons capacity and a power generator with, at least, 30 KW at 208V, automatic ATS and with a fuel tank sufficient for a continuous 7 days operation. Maintenance for both, water tank and power generator, to be provided by lessor. The building must earn Energy Star Label and be Asbestos free.

Estimated occupancy is required by June 5, 2020. Proposed property shall not be located within the 100-year flood plain and outside of the tsunami zone areas.

To be considered, the space must be located within the developed or developable urban land (Suelo Urbano, Suelo Urbanizable or Suelo Rustico Comun) as defined by Puerto Rico Planning Board for the Municipality of Vieques.

To be considered, interested offerors shall address all the following when responding to this advertisement.

1. Documentation evidencing that proposed property is outside the 100-year flood plain and tsunami zone.

2. Proposed Property address, age of property with map showing property within the delineated area.
3. Name, phone number and email address of Property Owner. Note, if responding and you are not the property owner, i.e. broker, provide written statement from property owner (owner letterhead) authorizing you to represent the owner.
4. Amount of space offered in RSF and NUSF. Note, the space requirement is 1,683 NUSF, the minimum and maximum acceptable space may range by 5%.
5. Cost amount per NUSF and RSF.
6. Number of on-site parking spaces. Note, the above figures are minimums, there is no maximum. Provide additional cost if applicable.
7. Date space is available.
8. Documentation of compliance with zone requirement, payment of taxes and insurance of property.

Only the information listed above should be provided in response.

Interested offerors (owners or their legal representatives, i.e. brokers) shall electronically submit no later than November 30th, 2018 at 3:00 p.m. (EST) to Mayra.Rosa@va.gov

Important: The Government is limited by law (41 C.F.R. § 102-73.55) to pay no more than the appraised fair market rental value for space.