

Expressions of Interest to acquire a Building or 2-4 acres of land Hilo, Hawaii

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Contracting Office Address

Maina Gakure, DBA, Contracting Officer, United States Department of Veterans Affairs (VA);
Office of Real Property (ORP); Office of Construction & Facilities Management (CFM)
Washington, DC 20420

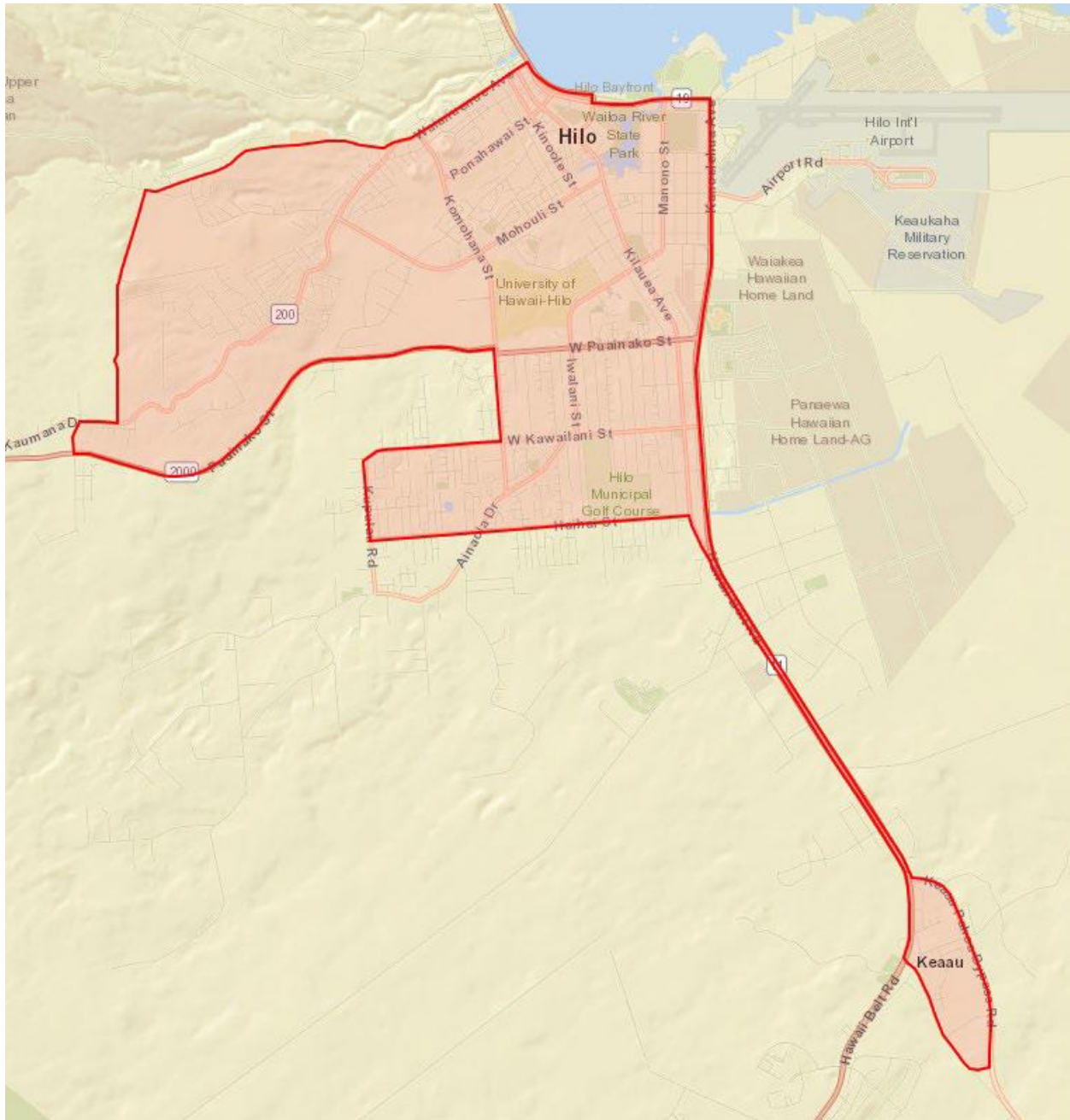
Description

VA seeks to acquire a Building of about 22,500 BGSF or two (2) to Four (4) acres of land to construct an estimated 22,500 BGSF Community Based Outpatient Clinic and Veterans Services "One-Stop Shop" on the island of Hawaii near the town of Hilo with Primary, Mental Health, Specialty, Telemedicine, Home Based Primary Care and Women's Health care services. The building will also include VBA, VA Vet Center, State of Hawaii Office of Veterans Services staff and approximately 60 Veteran and staff parking stalls

Delineated Area: To receive consideration, submitted properties must be located within the following area described below, which is bound by the following roads; properties fronting any of the following boundary lines will also be considered:

- Turn right on E Palai and follow until it intersects with Kilauea Ave.
- Turn left on Kilauea Ave. and proceed south until it intersects with Haihai St.
- Turn right on Haihai St. and proceed west until it intersects with Kupulau Rd.
- Turn right on Kupulau Rd. and proceed north until it transitions into Kupulau Pl.
- Follow Kupulau Pl. until it transitions into W Kawaihewa St. and intersects with Komohana St.
- Turn left onto Komohana St. and proceed north until it intersects with Puainako St.
- Turn left onto Puainako St. and proceed west until it intersects with S Wilder Rd.
- Turn right onto S Wilder Rd. and proceed north until intersects with Kaumana Dr.
- Turn right onto Kaumana Dr. and proceed east until it intersects with Akolea Rd.
- Turn left onto Akolea Rd. and proceed north until it intersects with Waianuenue Ave.

- Turn right onto Waianuenue Ave. and proceed east until it intersects with Kamehameha Ave.
- Turn right onto Kamehameha Ave. and proceed east until it intersects with Mamalahoa Hwy.
- Proceed south on Mamalahoa Hwy. until it intersects with Keaau Pahoia Rd.
- Turn left on Keaau Pahoia Rd. and proceed until it intersects with Keaau-Pahoia Bypass Rd.
- Turn left on Keaau-Pahoia Bypass Rd. and continue north until it intersects with Mamalahoa Hwy.



Instructions:

If you would like to offer a building or a site for VA's consideration, please submit an expression of interest by email to maina.gakure@va.gov. In order to be considered, your expression of interest must include, at minimum, the following required items. VA reserves the right to eliminate a site if these items are not submitted.

Required Items:

1. Site/building location and current zoning and use
2. Approximate size of land or building
3. Proof of ownership/control of site. If you are not the owner, you must state your relationship to the owner and provide documentation (a signed letter or corporate resolution) that clearly demonstrates that you are an authorized representative of the owner and may offer the site for sale on the owner's behalf. State whether you have title to property, the site is under contract, whether you have retained an option to purchase, or have any other type of interest in the property.

You are encouraged to submit additional information on the offered site, including, but not limited to, the following items.

Optional Items:

1. Legal description of site and maps, surveys, site plan, photographs, or renderings.
2. Map showing access to site from major transportation routes, public transportation, and distance from the existing VA clinic and other health care providers or amenities.
3. Availability of utilities, including water, sewer, gas, and electric. Provide a site plan that includes 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. Previously identified environmental, historic, or cultural resources issues known to exist on the site and any remediation efforts taken or to be taken. Provide copies of any environmental studies or assessments that have been conducted.
5. Information on any ongoing or planned development affecting the site, including neighboring projects and road/public utility line construction.
6. Any known title issues, defects, deed restrictions and encumbrances. Provide a copy of the deed of conveyance. If applicable, please provide copies of any recorded or unrecorded deed restrictions, development restrictions, encumbrances and/or title defects.
7. Previously identified or know lead or asbestos to the site and any remediation efforts taken or required to be taken.

VA staff will conduct a site selection tour of offered sites that meet the Government's needs for this project.

Interested offerors (owners, brokers, or their legal representatives) should submit one (1) electronic copy of information by e-mail to the Point of Contact by 5:00 p.m. EST on Monday, October 21, 2019. Please note that VA can only accept email attachments that are 5 MB or smaller. VA will accept multiple emails that include relevant attachments.