

Contract Opportunity Presolicitation Notice

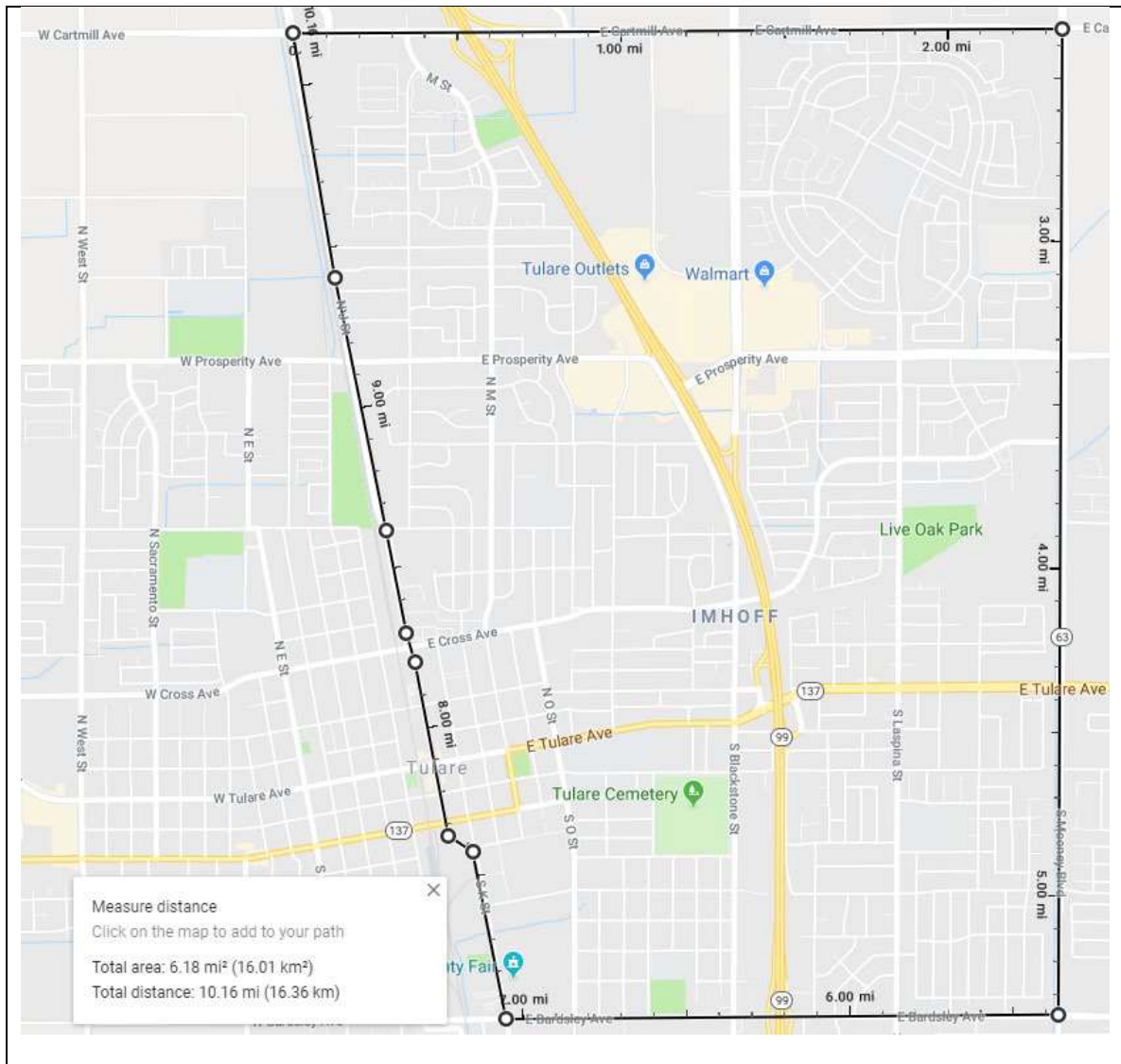
PRODUCT SERVICE CODE *	X1DB
SUBJECT *	Tulare CBOC Replacement Procurement 2
GENERAL INFORMATION	
CONTRACTING OFFICE'S * ZIP-CODE	93721
SOLICITATION NUMBER *	36C26121R0059
RESPONSE DATE/TIME/ZONE	05-24-2021 14:00 PACIFIC TIME, LOS ANGELES, USA
ARCHIVE	30 DAYS AFTER THE RESPONSE DATE
RECOVERY ACT FUNDS	N
SET-ASIDE	
NAICS CODE *	531120
CONTRACTING OFFICE ADDRESS	Department of Veterans Affairs VA Sierra Pacific Network (VISN 21) VA Central California Health Care System 855 M Street, Suite 1020 Fresno CA 93721
DESCRIPTION *	See Attachment
POINT OF CONTACT * <small>(POC Information Automatically Filled from User Profile Unless Entered)</small>	Richard Kern Lease Contracting Officer richard.kern@va.gov 303-712-5756
PLACE OF PERFORMANCE	
ADDRESS	see following pages for Tulare and Visalia CA
POSTAL CODE	
COUNTRY	USA
ADDITIONAL INFORMATION	
AGENCY'S URL	
URL DESCRIPTION	
AGENCY CONTACT'S EMAIL ADDRESS	richard.kern@va.gov
EMAIL DESCRIPTION	LCO's email

* = Required Field

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United States Department of Veterans Affairs (VA) seeks to lease the following space:

State:	CA
City:	Tulare or Visalia
Delineated Area:	<p>Tulare Boundaries:</p> <p>North: Beginning at N J St. and E Cartmill. East on E Cartmill and ending at N Mooney Blvd.</p> <p>South: Beginning at S Mooney Blvd. and E Beardsley Ave. West on E Beardsley Ave. and ending at S K St.</p> <p>East: Beginning at E Cartmill and N Mooney Blvd. South on N. Mooney Blvd and ending at E Beardsley Ave.</p> <p>West: Beginning at E Beardsley Ave and S K St. North on S. K St. merging left on to S J St. onto N J St and ending at E Cartmill.</p>



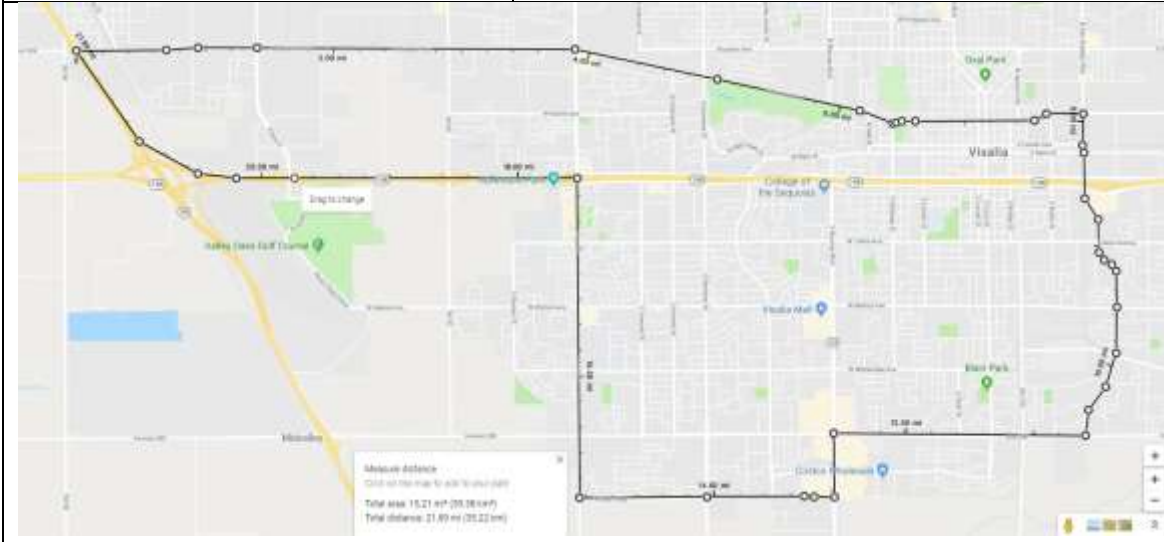
Delineated Area: Visalia Boundaries:

North: Beginning at State Route (SR) 99 and W. Goshen Ave. East on W. Goshen Ave onto W. Murray Ave onto E. Goshen Ave and ending at N. Ben Maddox Way

South: Beginning at Ben Maddox Way and Ave 280/E. Caldwell. West on Ave 280/ E. Caldwell Ave to S Mooney Blvd. South on S Mooney Blvd. to Visalia Parkway. West on Visalia Parkway to Akers St. North on Akers St. to SR 198. West on SR 198 and ending at SR 99.

East: Beginning at E. Goshen Ave and N Ben Maddox Way. South on N Ben Maddox Way onto S Ben Maddox Way onto Ben Maddox Way and ending at Ave 280/E Caldwell.

West: Beginning at Ave 280/E Caldwell and SR 99. North on SR 99 and ending at W. Goshen Ave.



Minimum Sq. Ft. Rentable Square Feet (RSF)	20,000
Maximum Sq. Ft. (RSF):	25,000
Space Type:	Medical Facility
Parking Spaces (Total):	85
Parking Spaces (Surface):	85
Parking Spaces (Reserved):	4 (includes 1 stall to be reserved for 3 rd party patient transportation with loading zone near main entrance)
Full Term:	15
Firm Term:	10
Non-Firm Term:	5

ADDITIONAL TECHNICAL REQUIREMENTS ARE DETAILED IN THE RLP AND INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING. THE FOLLOWING MUST BE ADDRESSED IN THE RLP RESPONSE (OFFER):

- Name, address, and location of available space
- Offeror must show current leasehold interest in the property
- Offeror must include evidence of signatory authority for the property.
- Date of space availability
- Site plan depicting the building
- Block or floor plan of space proposed for offer
- Identification of an on-site plan demonstrating location of parking to be dedicated for VA's use and street access
- Personnel ingress/egress to street(s)
- Evidence of proper zoning for medical use
- Total net usable square feet (NUSF) and rentable square feet (RSF)
- Rental rate, NNN per RSF and NUSF
- Operating expenses by year
- Evidence that the property lies outside the 100-year floodplain

All interested offerors may receive a copy of the RLP on request and not withstanding any property qualifications.

A market survey of properties meeting the above criteria and offered for lease will be conducted by the VA. Interested offerors should contact Richard Kern by e-mail no later than 2 P.M. (PST), 24 May 2021 at the following address:

Email: Richard.kern@va.gov

Expressions of Interest Due:	May 24, 2021 by 2:00 PM PT
Market Survey (Estimated):	May 31. 2021
Award (Estimated):	July 22, 2021

Send Expressions of Interest to:

Name/Title:	Richard Kern – LCO Alexander Ortiz - CS
Email Address:	Richard.Kern@va.gov Alexander.Ortiz@va.gov

Government Contact Information

Lease Contracting Officer	Richard Kern
Leasing Specialist	Alexander Ortiz

A market survey site-visit of all properties will be conducted by VA personnel.

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

Please note: The VA assumes no responsibility to award a lease based upon responses to this Sources Sought announcement. The VA will not reimburse any incurred costs associated with responding to this Notice.