



Presolicitation Notice/Advertisement RLP Procurement Summary GSA Public Buildings Service

U.S. GOVERNMENT

General Services Administration (GSA) seeks to lease the following space:

State:	New Jersey
City:	Somerset
Delineated Area:	North Boundary: Rt 78/Rt 31 intersection to rt 22, rt 22 corridor to rt 287, rt 287 corridor to rt 440/rt 9 intersection West Boundary: Rt 78/ Rt 31 intersection, south rt 31 to rt 31/rt 202 intersection East Boundary: Rt 440/rt 9 intersection, South rt 9 to Raritan River where it meets Interstate 95 South Boundary: Rt 31/Rt 202 intersection, rt 202 to Chubb Way, Chubb Way to Studdiford Drive to River Drive. River Road to Beekman Lane, Beekman Lane south to Amwell Road. Amwell Road east and turns into Hamilton St. Hamilton Street to rt 18 south to Interstate 95 to where it meets with the Raritan River.
Minimum Sq. Ft. (ABOA):	10,795 ABOA SF total of mixed space, see the below breakdown Office – 1,556 ABOA SF Warehouse – 9,239 ABOA SF
Maximum Sq. Ft. (ABOA):	13,195 ABOA SF total of mixed space, see the below breakdown Office – 1,902 ABOA SF Warehouse – 11,293 ABOA SF
Space Type:	Office and Warehouse
Parking Spaces (Total):	8 Spaces
Parking Spaces (Surface):	8 Surface Spaces

Parking Spaces (Structured):	0
Parking Spaces (Reserved):	8
Full Term:	15 years
Firm Term:	10 years
Additional Requirements:	<p>Offered buildings / properties are subject to risk/vulnerability assessment by the Tenant's Physical Security Unit (PSU) for security reasons, and, if deemed unacceptable as a result, the building will be deemed as not acceptable.</p> <p>The proposed facility shall not be located in the immediate vicinity (within 400 ft.) of a low-risk facility. Examples: day care centers, senior centers, schools, hospitals, and religious/rehabilitation/social service centers.</p> <p>The proposed facility shall not be located near Public Defenders, Immigration and Customs Enforcement, Probation Offices or other businesses or facilities deemed unacceptable by the Tenant's Physical Security Unit (PSU) for security purposes.</p> <p>The proposed facility shall not be in the immediate vicinity (400 ft.) of any facilities identified by the Interagency Security Committee (ISC) as "hazardous materials transportation/storage facilities". Examples: facilities with potential environmental threats, such as fuel storage areas, gas stations, chemical manufacturing facilities, etc.</p> <p>The proposed facility shall not be in close proximity or adjacent to facilities associated with foreign powers identified in the Tenant's National Security Threat List.</p> <p>The proposed facility shall have a minimum setback of at least 20 feet, where the setback will be measured from the interior perimeter wall of occupied Tenant space to any point where an unscreened or otherwise unauthorized vehicle can travel or park.</p>

	<p>Building must be able to accommodate a minimum of two 10' x 14' electronically controlled roll-up doors at grade level to allow vehicles to drive in and out of the facility.</p> <p>The entire space will be climate controlled and protected with an automatic fire suppression system throughout.</p>
--	---

Offered space must meet Government requirements for fire safety, accessibility, seismic, and sustainability standards per the terms of the Lease. A fully serviced lease is required. Offered space shall not be in the 1% annual chance floodplain (formerly referred to as the 100-year flood plain).

Entities are advised to familiarize themselves with the telecommunications prohibitions outlined under Section 889 of the FY19 National Defense Authorization Act (NDAA), as implemented by the Federal Acquisition Regulation (FAR). For more information, visit: [https://acquisition.gov/FAR-Case-2019-009/889 Part B](https://acquisition.gov/FAR-Case-2019-009/889_Part_B).

Expressions of Interest Due:	2/22/2023 (4:59 PM EST)
Market Survey (Estimated):	3/15/2023
Occupancy (Estimated):	11/15/2024

Send Expressions of Interest to:

Name/Title:	Julia Rivera, Realty Specialist
Address:	100 S Independence Mall West, Philadelphia PA 19106-2320
Office Number:	215-554-4100
Email Address:	julia.c.rivera@gsa.gov

Government Contact Information

Lease Contracting Officer	Elizabeth McCullough
Leasing Specialist	Julia Rivera

Note: Entities not currently registered in the System for Award Management (SAM.gov) are advised to start the registration process as soon as possible.

Electronic Offer Submission:

Offers must be submitted electronically through the Requirement Specific Acquisition Platform (RSAP), located at <https://lop.gsa.gov/rsap/>.

Interested parties must go to the RSAP website, select the “Registration” link, and follow the instructions to register. Instructional guides and video tutorials are offered on the RSAP homepage and in the “HELP” tab on the RSAP website.

Solicitation Number:

Solicitation (RLP) Number	1NJ2167
---------------------------	----------------