

## **Iola, KS**

**The U.S. Department of Veterans Affairs (VA) is Requesting Information regarding the availability of 5,220 Net Usable Square Feet (NUSF); of Medical Clinic space in Iola, KS.**

**NOTICE:** This advertisement is not a solicitation for offers nor is it a request for proposals. The purpose of this advertisement is to identify potential sources and suitable locations. The Government will not pay for any costs incurred as a result of this advertisement. The Government cannot provide any warranty, expressed or implied, as to the accuracy, reliability or completeness of contents of the furnished information found within this advertisement. The Government is under no responsibility to respond to and is unable to answer any inquiries regarding this advertisement. **Respondents are advised that the Government assumes no responsibility to award a lease based upon responses to this advertisement.**

**Description:** VA seeks to lease approximately 5,220 net usable square feet (NUSF) of space; and 20 parking spaces. This space is for use by the VA as a primary care, social work, and behavioral health in the delineated area explained below. Existing buildings and new builds will be considered for this solicitation. NUSF is generally defined as the space remaining after common areas, lessor areas, and non-programmatic 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 shared public toilets required by local code.

**Lease Term:** Up to 20 years, 10 years firm, 10 years soft.

**Delineated Area:** To receive consideration, submitted properties must be located within the following area described below, which is bound by the following roads, or must front on any of the following boundary lines:

Bounded on the North: Oregon Rd.

Bounded on the South: Madison Ave.

Bounded on the West: 1300 St.

Bounded on the East: Hwy 169

**NOTE: must be within Allen county Kansas.**

**Additional Requirements:**

- (1) Offered space must be located on one (1) contiguous floor on the first floor of the building offered.
- (2) Preferred spaces are those within close proximity to food services, mass transit services, and parking within 1/4 miles of the location.
- (3) Bifurcated, forked or divided sites, inclusive of parking, are not permissible.
- (4) The following space configurations will not be considered: Space with atriums or other areas interrupting contiguous space, extremely long or narrow runs of space (more than twice as long as wide), irregularly shaped space configurations or other unusual building features adversely affecting usage.
- (5) Offered space cannot be in the FEMA 100-year flood plain.
- (6) Offered space must be zoned for VA's intended use.
- (7) Offered space need not be adjacent to or within close proximity to courthouses.

- (8) Space will not be considered where apartment space or other living quarters are located within the same building.
- (9) Offered space must meet Federal and Local Government requirements for fire safety, physical security, accessibility, seismic, and sustainability standards per the terms of the solicitation for offers or request for proposals.
- (10) A fully serviced lease is required.

**Not permissible:**

- (1) No liquor stores, bars, CBD shops, strip clubs, RV parks or trailer parks within 500 feet.
- (2) Cannot be in an industrial park or surrounded by industrial buildings.

**All submissions should include the following information:**

- (1) Name of current owner;
- (2) Address or described location of building or land;
- (3) Location on map, demonstrating the building or land lies within the Delineated Area;
- (4) Description of ingress/egress to the building or land from a public right-of-way;
- (5) A statement as to whether the building or land lies within the Delineated Area;
- (6) Description of the uses of adjacent properties;
- (7) A narrative and map describing proximity of the building or land to the nearest bus and/or train stop, and major transportation routes, and
- (8) A description of any planned land development or construction that will affect the site, including neighboring projects and road/utility line construction.
- (9) Site plan depicting the property boundaries, building, and parking; and
- (11) Floor plan and NUSF and rentable square footage of proposed space;
- (12) If you are qualified as a small business, Veteran Owned Small Business (VOSB), or Service Disabled Veteran Owned Small Business (SDVOSB) under NAICS Code 531120 - Lessors of Nonresidential Buildings with a small business size standard of \$38.5 million, please read the attachment, entitled, "Small Business, VOSB, or SDVOSB Status". You are invited, but not required to submit a Capabilities Statement.
- (13) A document indicating the type of zoning and that VA's intended use is permissible for the proposed space;
- (14) A description of any changes to the property necessary to be compatible with VA's intended use;
- (15) A statement indicating the current availability of utilities serving the proposed space or property.

All interested offerors, (owners, brokers, or their legal representatives) should submit specific information concerning their properties, photos, general layout of the space offered, location of the space, and approximate price-per-square-foot in response to this announcement. Responses must be submitted by email no later than 4:00 P.M. CDT on December 7, 2022 to [terry.martin1@va.gov](mailto:terry.martin1@va.gov) If your submission exceeds 8 MB, send in multiple e-mails. Utilizing the read-receipt option is advised.

NOTE: In accordance with 41CFR §102-73.55, Federal agencies must acquire leases on the most favorable basis to the Federal Government, with due consideration to maintenance and operational efficiency, and at charges consistent with prevailing market rates for comparable facilities in the community.

IMPORTANT REITERATIONS: Respondents are advised that the VA assumes no responsibility to award a lease based on the responses to this advertisement. VA will not pay commissions. Offerors are responsible for any costs associated with providing proposals to the Government. This advertisement is not a solicitation for offers, nor is it a request for proposals. VA is only gathering market research information at this point and will only consider proposals from owners, landlords, lessors, or their legal representatives when actual proposals/offers are sought via solicitation as a result of this market research. A Request for Lease Proposal (RLP) may be issued by the Department of Veterans Affairs at a later date.

\*\*\*END OF SOURCES SOUGHT NOTICE\*\*\*