EXPRESSION OF INTEREST

The U.S. Department of Veterans Affairs Seeks Expressions of Interest for approximately 63,337 American National Standards Institute/Building Owners and Managements Association (ANSI/BOMA) Square Feet of Medical Outpatient Clinic space in the area of South Memphis, TN.

NOTICE: This advertisement is a notice of a potential opportunity. 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 and is not intended to pre-qualify or disqualify any potential offers. 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; Government is under no responsibility to respond or 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.

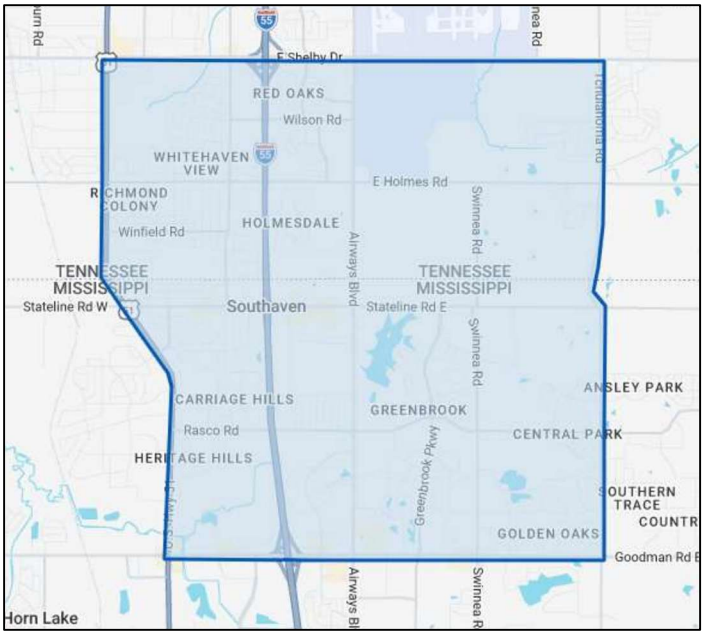
CONTRACTING OFFICE ADDRESS:
U.S. Department of Veterans Affairs
Office of Construction & Facilities Management, Office of Real Property
Office of Real Property (003C7E)
810 Vermont Ave NW
Washington, DC 20571

GOVERNMENT REQUIREMENTS:

Approximate ABOA SF:	63,337 ABOA SF
Maximum RSF:	74,352 RSF
Maximum Parking:	330
Facility Type:	Outpatient Clinic (OPC)
City, ST:	South Memphis, TN
Lease Term:	Up to 20 years firm
Anticipated Occupancy:	January 2031

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:

Northern Boundary:	East Shelby Drive
Southern Boundary:	Goodman Road
Eastern Boundary:	Tchulahoma Road
Western Boundary:	Highway 51 and Elvis Presley Boulevard



BASIC BUILDING AND SITE CRITERIA:

1. Bifurcated sites, inclusive of parking, are not permissible, unless VA determines that a minor separation does not adversely affect operations.
2. The following space configurations are generally not desirable and may 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 configurations, or other unusual building features adversely affecting usage.
3. Building/Property must not be the 100-year floodplain.
4. Building/Property must be zoned or demonstrate that it can be zoned, for VA's intended use.
5. Buildings will not be considered where apartment space or other living quarters are located within the same building.
6. Loading dock or loading area is required; service elevator is required if loading area is on a different level than the offered space; parking lot must be able to accommodate deliveries by trucks with trailers.
7. Structured parking under the space is generally not permissible.
8. Space must be compatible with VA's intended use, or capable of being made compatible through reasonable modifications as part of the lease build-out.
9. Space is preferred to be located away from immediately adjacent heavy industrial uses. Residential adjacency will be evaluated for compatibility with VA's operations and security requirements.
10. Space will generally not be considered if located if it is located in close proximity to railroad tracks, flight paths, or any existing facility, business, or operation that produces excessive noise or vibration that could adversely affect clinic operations or veteran satisfaction.

EOI SUBMISSIONS MUST INCLUDE:

1. Property and contact information:
    a. Property owner or authorized representative contact information (name, phone, email).
    b. Evidence that the representative has authority to represent the owner.
2. Location and site description:
    a. Building or site address; if there is no address, a description of location.
    b. A map showing the property within the delineated area.
    c. Site plan (or conceptual site diagram) showing property boundaries, building(s), parking, and major amenities.
    d. Description of ingress/egress from public rights-of-way and major routes.
    e. Description of uses of adjacent properties.
    f. Description of proximity to public transportation and major transportation routes.
    g. Description of any planned development or construction affecting the site (including nearby projects or road/utility work).
3. Building/space details:
    a. Floor plan(s) for existing buildings, showing offered floor(s) and ABOA SF (conceptual/test-fit acceptable for new construction).

   b. Description of any changes needed for compatibility with VA's intended use (e.g., structural upgrades, circulation changes, added parking, security features).
   c. Statement on the availability and capacity of utilities serving the building/site.
4. Compliance posture:
   a. FEMA floodplain map or panel reference showing floodplain status.
   b. Statement of current seismic, accessibility, fire/life safety, and sustainability compliance or a brief description of willingness and approach to upgrade to meet requirements.
   c. Statement and any available documentation regarding prior environmental and cultural/historic studies (e.g., Phase I/II ESA, NEPA assessments, archaeological surveys).

SET ASIDE DETERMINATION INFORMATION:
If you are qualified as a Service-Disabled Veteran Owned Small Business (SDVOSB) or Veteran Owned Small Business (VOSB) under NAICS Code 531120, Lessors of Nonresidential Buildings with the associated small business size standard, you must meet the requirements outlined in the attachment entitled, "SDVOSB, VOSB, or JV Status and Capabilities Statement" and submit the required information.

RESPONSE INSTRUCTIONS:
- **EOI Due Date:** July 17, 2026, at 5:00 ET.
- **EOI Submission Format:** Submit via email with the Subject Line, "EOI – VA South Memphis, TN – Outpatient Clinic – *Offering Entity Name*", to Mayra Rosa, Lease Contracting Officer at Mayra.Rosa@va.gov, with a copy to Brad Seifert and Teddy Seifert, VA Broker at bseifert@ppwashdc.com and tseifert@ppwashdc.com.
- **Estimated Market Survey:** July 2026; Interested parties must provide all required EOI submissions to participate in the market survey.

EOI ATTACHMENTS
Attachment 1 – SDVOSB, VOSB, or JV Status and Capabilities Statement
Attachment 2 – Required Content and Capabilities Statement Checklist
Attachment 3 – EOI Market Feedback

Attachment 1 – SDVOSB, VOSB, or JV Status and Capabilities Statement

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NAICS and Set-Aside Considerations

The applicable NAICS code for this procurement is 531120 – Lessors of Nonresidential Buildings, with the corresponding small business size standard. Responses to this notice will assist VA's Office of Real Property (ORP) in determining whether the acquisition should be set aside and restricted to SDVOSB or VOSB concerns in accordance with 38 U.S.C. § 8127.

The magnitude of the anticipated construction/build-out for this project is:

☐ (a) Less than $25,000
☐ (b) Between $25,000 and $100,000
☐ (c) Between $100,000 and $250,000
☐ (d) Between $250,000 and $500,000
☐ (e) Between $500,000 and $1,000,000
☐ (f) Between $1,000,000 and $2,000,000
☐ (g) Between $2,000,000 and $5,000,000
☐ (h) Between $5,000,000 and $10,000,000
☐ (i) Between $10,000,000 and $20,000,000
X (j) Between $20,000,000 and $50,000,000
☐ (k) Between $50,000,000 and $100,000,000
☐ (l) More than $100,000,000

VA makes monthly rental payments in arrears upon facility acceptance and may elect to make a single lump-sum payment, or to amortize specified tenant improvements over the firm term of the lease.

This notice is for market research and planning purposes only. It is not a request for proposals and does not constitute a solicitation. A solicitation may or may not be issued at a later date.

Project Requirements

VA seeks information from potential offerors capable of successfully performing a lease contract for the project described in the associated Expression of Interest (EOI), including:

- Design and construction of the facility (new construction or adaptation of an existing building, as applicable).
- Performance of all operation and maintenance responsibilities for the full lease term (up to 20 years, inclusive of any options).
- Delivery at a fair and reasonable price.

More information on VA's requirements is available in public Expressions of Interest and solicitations posted under "Contract Opportunities" at WWW.SAM.GOV.

SDVOSB / VOSB Participation and Certification

SDVOSB and VOSB firms are strongly encouraged to respond to this notice.

- SDVOSB and VOSB firms must be certified through SBA's Veteran Small Business Certification (VetCert) at HTTPS://VETERANS.CERTIFY.SBA.GOV.
- All respondents must have the technical skills and financial capability necessary to perform the stated requirements. All interested business concerns are requested to submit a Capabilities Statement. The information requested below may be submitted as a single package and will serve as the firm's Capabilities Statement.

Although this notice focuses on SDVOSB and VOSB participation, all small businesses and other interested parties are encouraged to respond for market research purposes.

Attachment 2 – Required Content and Capabilities Statement Checklist

The following information must be included in the Capabilities Statement, as applicable:

1. **Entity Information**
   a. Entity name and address
   b. Entity representative (1) name, (2) title, (3) phone number, and (4) email address

2. **Organizational Chart**
   a. Identify owners and ownership percentages for the SDVOSB or VOSB entity
   b. Joint Venture (JV) information (if applicable)
   c. Evidence that the SDVOSB or VOSB managing venturer is certified under VetCert as a legal SDVOSB or VOSB entity

3. **Executed JV Agreement (including required provisions)**
   a. Unique Entity Identifier (UEI) in the JV's legal name
   b. CAGE code for the JV
   c. Evidence of SAM registration showing the entity type as a JV

4. **SDVOSB / VOSB Status**
   a. Statement the entity qualifies as a SDVOSB or VOSB under NAICS 531120 and currently meet SBA size standards, including any applicable grace period under the SBA's regulations
   b. Confirmation that SDVOSB/VOSB certification is current in SBA's VetCert system at HTTPS://VETERANS.CERTIFY.SBA.GOV

5. **SAM Registration**
   a. Evidence of active registration in the System for Award Management (SAM) at WWW.SAM.GOV
   b. Copy or screenshot of relevant SAM representations and certifications supporting your status as a small business under NAICS 531120

6. **Relevant Project Experience**
   Provide a summary (not to exceed four pages) describing at least two projects completed in the last seven years that demonstrate experience in designing, constructing, and managing Federal leased facilities or health care facilities of similar size and scope to the EOI. Include, as applicable:

   a. Description of structural systems (e.g., multi-story structures, specialized foundations, progressive collapse considerations)
   b. Mechanical and electrical systems of similar scale and complexity
   c. Facility type and complexity (e.g., outpatient clinics with multiple exam rooms and administrative areas; ambulatory care/business occupancy under NFPA 101; higher-complexity departments such as sterile processing, dental, endoscopy, surgery, pharmacy clean rooms, imaging/CT/MRI)
   d. Special mechanical/pressurization requirements (e.g., sterile processing, negative/positive pressure rooms)
   e. Experience with firm-term maintenance of these spaces, particularly HVAC and critical systems over the life of a lease

7. **Financial Capability**
   Provide evidence of capability to obtain financing for a project of the size described in the EOI, dated within 120 days of the EOI due date. Evidence should be in the company's name and may include:

   a. Conditional commitment or funding letter from a verifiable lender, or
   b. Certificate of deposit or similar instrument in the company's name identifying funds available for a VA project.

8. **Optional Narrative**
   If desired, you may provide an additional narrative (up to three pages) describing your overall capability to deliver VA lease-construction projects, including organizational structure, key personnel, and any unique strengths.

Capabilities Statement Submission Checklist

EOI respondent must include (1) this checklist and (2) the following attachments in the EOI submission:

- ☐ Company information and organizational chart (Item 1)
- ☐ Evidence of SDVOSB or VOSB certification through SBA's VetCert (Item 3)
- ☐ For JVs: VetCert evidence for SDVOSB/VOSB member, executed JV Agreement, UEI, CAGE, and SAM registration showing JV status (Item 2)
- ☐ Evidence of small business eligibility under NAICS 531120 and active SAM registration, including reps and certs (Item 4)
- ☐ Experience summary (minimum two projects, similar size/scope, last 7 years; up to four pages) (Item 5)
- ☐ Evidence of financing capability for a project of the stated size, dated within 120 days (Item 6)
- ☐ (Optional) Additional capability narrative (up to three pages) (Item 7)

Submitted By:

Name (Printed): _____

Title: _____

Signature: _____

Date: _____

Attachment 3 – EOI Market Feedback

This form is intended to obtain voluntary market feedback to assist the VA in evaluating market conditions.

South Memphis, TN OPC – Facility:

Please submit this form to the VA Lease Contracting Officer, Mayra Rosa, at Mayra.Rosa@va.gov by the EOI submission date.

1. RESPONDENT INFORMATION

Entity Name: _____

Primary Contact Name: _____ Title: _____

Phone: _____ Email: _____

Respondent Entity Status (check applicable Socio-Economic status):

☐ Service-Disabled Veteran-Owned Small Business (SDVOSB)
☐ Veteran-Owned Small Business (VOSB)
☐ Other Small Business
☐ Other Than Small Business

2. BASIS FOR NO SUBMISSION

The Respondent has reviewed the above-referenced EOI and is unable to submit the following reason(s) (check all that apply):

☐ No existing building within the delineated area meets the approximate square footage requirements.
☐ No existing building within the delineated area meets the parking requirements.
☐ If a prospectus level lease; the authorized maximum rental rate is below market for space in this area given current market conditions. Applies to:
  ☐ Existing space ☐ Build-to-suit development
  ☐ Construction costs ☐ Financing costs
☐ Planned occupancy date cannot be met.
☐ Other, please explain below (respondent may attach additional relevant context):

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3. MARKET FEEDBACK (OPTIONAL BUT ENCOURAGED):

Please provide the following information to assist the Government in evaluating market conditions:

A. **Estimated Market Rental Rate for Comparable Existing Space, if known:**

$_____ per rentable square foot [Check One: ☐ Fully Serviced ☐ NNN]

B. **Estimated Rental Rate Required to Support Build-to-Suit Development, if known:**

$_____ per rentable square foot [Check One: ☐ Fully Serviced ☐ NNN]

C. **Primary Cost Drivers Impacting Feasibility:**

☐ Construction costs
☐ Financing rates / Interest rates
☐ Tenant improvement scope
☐ Site acquisition costs

☐ Parking requirements
☐ Medical / mechanical system requirements
☐ Environmental remediation or site conditions
☐ Entitlement / permitting delays

D. **Additional Comments:**

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4. CERTIFICATION

The undersigned certifies that the information provided above is accurate to the best of their knowledge and reflects current market conditions within the delineated area as of the submission date.

Name (Printed): _____

Title: _____

Signature: _____

Date: _____

DISCLAIMER:
Submission of this form is **voluntary** and does not constitute a proposal. Completion and return of this form do not create any obligation on the part of the Respondent to submit a proposal or enter into any agreement with the Government. The information provided will be used solely for market research, procurement planning, and acquisition strategy purposes and will not be used for source selection or any competitive evaluation. The Government may use this information to support documentation of market constraints, lack of competition, revisions to acquisition requirements, or adjustments to the procurement approach.