

Exhibit A – Capabilities Statement

Attachment - VOSB or SDVOSB Status

The NAICS Code for this procurement is [531120 Lessors of Nonresidential Buildings (except Miniwarehouses)], and the small business size standard is [\$41.5 million for owners; \$30 million for brokers]. Responses to this notice will assist [enter CONTRACTING ACTIVITY] in determining if the acquisition should be set-aside for competition and restricted to SDVOSB or VOSB concerns in accordance with 38 USC § 8127.

The magnitude of the anticipated construction/buildout for this project is [Choose one]:

- (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;
- (j) Between \$20,000,000 and \$50,000,000;
- (k) Between \$50,000,000 and \$100,000,000;
- (l) More than \$100,000,000.

[Range should take into account the FMV of the project as calculated in the most recent Office of Asset Enterprise Management approved OMB scoring workbook plus the estimated lump sum payment.]

VA makes monthly rental payments in arrears upon facility acceptance and may elect to make a single lump-sum payment or amortize over the course of the firm term for specified tenant improvements. VA makes no progress payments during the design or construction/build-out phases of the project.

This is not a request for proposals, only a request for information for planning purposes, and does not constitute a solicitation. A solicitation may or may not be issued.

Project Requirements: CONTRACTING ACTIVITY seeks information from Potential Offerors who are capable of successfully performing a lease contract, including design and construction of the facility described above, for a term of up to XX years, inclusive of all options, as well as all maintenance and operation requirements for the duration of the lease term, at a fair and reasonable price. More information on VA's requirements can be found on its Technical Information Library:

<https://www.cfm.va.gov/til/leasing.asp>.

SDVOSB and VOSB firms are invited to provide information to contribute to the market research for this project. SDVOSB and VOSB firms must be registered in VA's Vendor Information Pages (VIP) site at <https://www.vetbiz.va.gov/>. All business concerns must have the technical skills and financial capabilities necessary to perform the stated requirements. All business concerns are requested to submit a Capabilities Statement if they are interested in participating in this project. A submission checklist and information sheet is provided below for firms to fill out and submit, which will serve as the firm's Capabilities Statement.

Capabilities Statement Will Include:

1. Company name, address, point of contact, phone number, Experian Business Identification Number, and e-mail address;
2. Evidence of SDVOSB or VOSB status through registration at VIP (<https://www.vetbiz.va.gov/>);
3. Evidence of ability to offer as a small business under NAICS Code **[531120]** and listing in the System for Award Management (www.SAM.gov), including a copy of the representations and certifications made in that system;
4. A summary describing at least three (3) projects of similar size and scope completed in the past five (5) years that demonstrate your company's experience designing, constructing, and managing Federal leased facilities or health care facilities relevant to the project described above. (3-page limit);
5. Evidence of capability to obtain financing for a project of this size.

If desired, the company may also submit a narrative describing its capability.

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

**CAPABILITIES STATEMENT
SUBMISSION CHECKLIST AND INFORMATION SHEET**

[City, State, Project Type]

Company name:

Company address:

Experian Business Identification Number:

Point of contact:

Phone number:

Email address:

The following items are attached to this Capabilities Statement:

- Evidence of SDVOSB or VOSB status through registration at VIP (<https://www.vetbiz.va.gov/>);
- Evidence of ability to offer as a small business under NAICS Code **[531120]** and listing in the System for Award Management (www.SAM.gov), with representations and certifications;
- A summary describing at least three (3) projects of similar size and scope completed in the past five (5) years that demonstrate the company's experience in, and evidence of; designing, constructing, and managing Federal leased facilities or health care facilities relevant to (input project specific RSF). (3-page limit); and
- Evidence of capability to obtain financing for a project of this size. For example, financial commitment letters from verified lenders, or other financial information that attests to low risk in obtaining financing for a project of this size and scope.

If desired, the company may also submit a narrative describing its capability, not to exceed two (2) pages.

By: _____
(Signature)

(Print Name, Title)