



OKLAHOMA DEPARTMENT OF VETERANS AFFAIRS

NOTICE OF REQUEST FOR PROPOSALS



OFFICE OF MANAGEMENT & ENTERPRISE SERVICES

Site Selection for Relocation of Oklahoma Veterans Center from Talihina, Oklahoma

Issued by

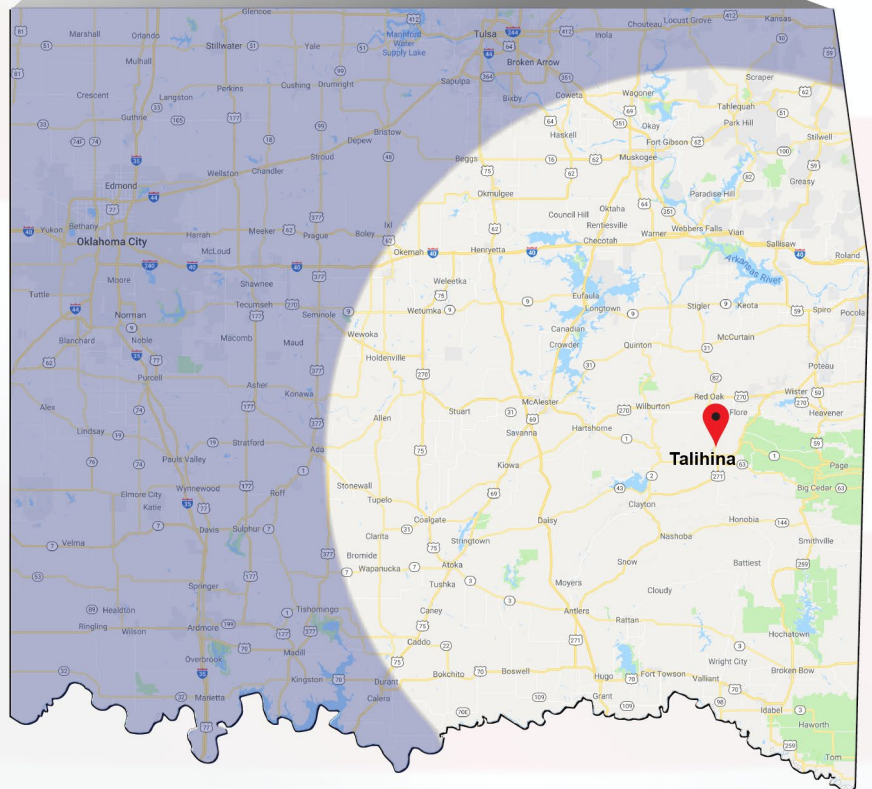
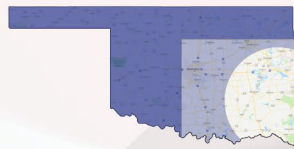
**State of Oklahoma
Department of
Veterans Affairs,
Veterans Commission**

in cooperation with

**The Office of Management
and Enterprise Services**

Submit Proposals to:

**Oklahoma Department
of Veterans Affairs
2132 N.E. 36th St.
Oklahoma City, OK 73111**



The new Oklahoma Veterans Center is to be located within 90 miles or two hours of Talihina, Oklahoma.

Proposals must be received on or before 4:00 p.m., Aug. 29, 2018

Issued June 25, 2018, by OMES Real Estate and Leasing Services, 405-521-6158

ANNOUNCEMENT OF REQUEST FOR PROPOSALS

The Oklahoma Department of Veterans Affairs, Veterans Commission (ODVA), in cooperation with the Office of Management and Enterprise Services (OMES) (collectively hereinafter the State) invites the presentation of written proposals for the purchase or donation of developed or undeveloped property on which to relocate the operations of the Oklahoma Veterans Center, Talihina Division, from Talihina, Oklahoma, within ninety (90) miles or two (2) hours of the current facility, located at 10014 S.E. 1138th Ave., Talihina, Oklahoma 74571.

The Oklahoma Veterans Center, Talihina Division, is one of seven (7) licensed nursing facilities owned and operated by the Oklahoma Department of Veterans Affairs pursuant to the United States Department of Veterans Affairs (USDVA) State Veterans Home (SVH) program. The Talihina Division, and any successor operation(s), is authorized to house up to 175 nursing home residents. Oklahoma SVH properties typically consist of one or more buildings on open campuses within or near a community.

Prospective offerors are invited to attend a pre-submittal tour of an existing Oklahoma Veterans Center. One or more dates will be announced, based on requests for participation. Site visits are intended to provide an opportunity to observe the function and operation of an existing Oklahoma Veterans Center prior to submitting a proposal. RSVP is required for participation in a site visit. Due to the ongoing operations within the centers, the number of participants in each tour may be limited, and the State will utilize its best efforts to offer the number of site visits necessary to accommodate all requests. The State reserves the right to limit the number of personnel which may attend in representation of a single offeror if needed to accommodate all prospective offeror entities. Requests to participate in site visits shall be submitted no later than July 6, 2018, via email to infoREALS@omes.ok.gov. Information included in the email must include the name of the prospective offeror/entity, name, position, email and phone contact information for the entity's primary point of contact, names, positions and email addresses of additional personnel requesting attendance.

All questions shall be submitted in writing via email to infoREALS@omes.ok.gov. Questions will be accepted through Aug. 10, 2018. Offerors are encouraged to include the solicitation number in the subject line of emails submitted. Answers to questions shall be provided by one or more published amendment(s) to the solicitation and the responses available to all interested parties. The Response to Pre-Bid Questions will be posted online at <http://go.usa.gov/>.

Proposals will be accepted by mail, commercial or private courier, or hand delivery to the Oklahoma Department of Veterans Affairs, 2132 N.E. 36th Street, Oklahoma City, OK 73111. All proposals must be received and date stamped before 4:00 p.m. on Aug. 29, 2018. Any proposals received after this time will be deemed late and shall not be accepted or eligible for consideration.

The evaluation of proposals shall in part be based upon the principle criteria of:

- a. Availability of workforce and support services in the locality (or commutable distance).
- b. Characteristics, suitability, and location of the proposed property and structures (if any).
- c. General economic indicators of the community and surrounding area.
- d. Continuity of operations during transition and transfer of operations.
- e. Price.

Bonus or preference points are available in three (3) categories, as further identified herein below.

Donation or purchase price and non-price factors consisting of the descriptive elements as set forth in the evaluation criteria will form the basis of evaluation and potential award. Proposals may include the purchase or donation of real property.

The request for proposals process does not guarantee nor create any legal obligations to enter into a contract. It is being issued for the sole purpose of identifying available property in interested communities. Upon receipt of the proposals, the State may enter into negotiations with one or more offeror in order to identify the most desirable location(s) and terms. The State reserves the right to reject any or all proposals. One or more awards may be made. The State reserves the right to award in full or in part.

For further information, instructions, and to receive the Request for Proposals Packet, please contact OMES Real Estate and Leasing Services at 2401 N. Lincoln Blvd., Ste. 212, Oklahoma City, OK 73105, 405-521-6158, or infoREALS@omes.ok.gov.