United States Department of Agriculture

Presolicitation Notice/Advertisement: USDA

U.S. GOVERNMENT

State:	Delaware
County:	Sussex County
City:	Georgetown
Space Type:	General-purpose office and related space
Delineated Area:	**North**: Beginning at the intersection of US-13 (Sussex Highway) and DE-36/ DE-16 (Beach Highway/ Main Street/ Milton-Ellendale Highway) ending at DE-5 (Union Street); **East**: Beginning at the intersection of DE-16 (Milton-Ellendale Highway) and DE-5 (Union Street/ Federal Street/ Harberson Road/ Indian Mission Boulevard) and DE-24 (John J. Williams Highway); **South**: Beginning at the intersection of DE-5 (Indian Mission Boulevard) and DE-24 (John J. Williams Highway) to DE-5/ DE-24 (Main Street/ Washington Street/ Laurel Road) to DE-30/ DE-24 (Millsboro Highway) to DE-24 (Laurel Road) ending at the intersection of DE-24 (Laurel Road) and US-13 (Sussex Highway); **West**: Beginning at the intersection of DE-24 (Laurel Road)/ US-13 (Sussex Highway) ending at the intersection of US-13 (Sussex Highway) and DE-16 (Beach Highway).

SPACE REQUREST

The USDA intends to procure a minimum of 10,384 to a maximum of 10,903 ABOA square feet, not to exceed 11,941 rentable square feet, demised and conditioned as follows:

USDA Direct Lease Space

Minimum Sq. Ft. (ABOA):	USDA Service Center Minimum 7,206 ABOA SF
Maximum Sq. Ft. (ABOA):	USDA Service Center Maximum 7,566 ABOA SF
Rentable Square Feet (RSF):	USDA Service Center Not to Exceed 8,286 RSF

NRCS Partner Fit-Out Space

Minimum Sq. Ft. (ABOA):	NRCS Partner Minimum 3,178 ABOA SF
Maximum Sq. Ft. (ABOA):	NRCS Partner Maximum 3,337 ABOA SF
Rentable Square Feet (RSF):	NRCS Partner Not to Exceed 3,655 RSF

LEASE TERM

Full Term:	Up to thirteen (13) years (156-Months)
Firm Term:	The firm lease term period shall be made effective with a final lease amendment establishing fully beneficial occupancy following the government acceptance of space in accordance with the Lease. • Ten (10) Years (120-Months) USDA Service Center • **No** Firm term for NRCS Fit-Out Space
Termination Rights:	• **USDA Service Center** – 120-days in whole or in parts **after expiration of the firm lease term**. • **NRCS Fit-Out Space** – 120-days in whole following lease award.
Option Term:	None

PARKING

USDA will lease all required parking spaces for use by USDA Service Center and NRCS Partner vehicles, visitors, and personnel, with all costs included in the USDA lease. The partner agency may use the leased parking at no cost as agreed upon internally.

Total Parking:	Seventy-four (74)
GOV Surface/ Outside Reserved Parking Spaces:	Six (6) reserved, on-site surface parking spaces for official government vehicles owned or leased on behalf of the Government or privately owned vehicles designated for official use in performance of the government's mission. These spaces shall be located within the secured/ fenced parking/ ware yard. See "Additional Requirements" for Secured/ Fenced Parking/ Ware Yard.
Producer/ Visitor Surface/ Outside Reserved Parking Spaces:	Twenty-six (26) reserved, on-site surface parking spaces for privately owned producer and/or visitor parking. • The parking lot shall have pull-through capabilities and shall not be obstructed by adjacent building(s), structure(s), and/or tenants' usage. • Parking shall be within a maximum walking distance of 300-feet of the public entrance of the building.

	• Two (2) of the producer/ visitor surface parking spaces shall be large enough to accommodate large, oversized, farm-type vehicles with trailers. These space should be in addition to the pull-through parking requirement.
Employee Surface/ Outside Non-Reserved Parking Spaces:	Forty-two (42) non-reserved parking spaces for privately owned lessee employee use. These parking spaces shall either be "on-site" or "off-site" not exceeding a walkable ¼ mile (1,320 feet) of the employee entrance of the building.
Tenant Improvements:	Pre-Award Design Intent Drawing Workshop with Turnkey Tenant Improvement (TIs)

Additional Requirements:	• Square feet may reflect non-USDA partners where NRCS provides workspace to partners through agreement.
	• 5,000 SF Secured/ Fenced Parking/ Ware Yard
	  ○ Secured/ fenced parking/ ware yard will house six (6) government owned/ leased vehicles. The size and configuration of the secured/ fenced parking/ ware yard shall be sufficient to allow for maneuverability without obstruction by adjacent building(s), structure(s), or fencing.
	  ○ For ease of access to government owned/ lease vehicles and for security purposes, the secure/ fenced parking/ ware yard shall be on-site and adjacent to the building, but no exceeding 25-walkable feet from the lessee employee entrance of the building, may be located on-or-off the parking lot/area, shall be fenced with operable gates, and shall not obstruct or impede any pull-through requirements as per the lease and/ or any local municipal code.
	  ○ The secured/ fenced parking/ ware yard will house a locked exterior storage building measuring approximately 12'-0" x 15'-0" (approximately 180 square feet).
	• The space offered, its location, and its surrounding areas must be compatible with the Government's intended use.
	• The space offered shall not be located within 300-feet of residential areas.
	• The space offered shall be in a professional office environments or surroundings with a prevalence for modern design and/or tasteful rehabilitation in modern use.
	• The space offered will not be considered where any living quarters are located within the building.
	• Space shall not be adjacent to a tenant or business whose primary operation is the sale of alcoholic beverages, where firearms are sold and/or discharged, or where tenants related to drug treatment or detention facilities are located.
	• Subleases are not acceptable.
	• Office spaces must be contiguous and continuous on one floor and all tenants in the building shall have access to all common service areas (restrooms, janitorial, mechanical, circulation).
	• First floor space is preferred. If space offered is above the ground level, then at least one (1) accessible elevator will be required.
	• The Government will have access to the Space 24-hours a day, 7-days a week. Normal hours of operation are Monday through Friday 6:00 AM – 6:00 PM (excluding Saturdays, Sundays, and Federal Holidays).
	• 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 0.2-percent-annual chance floodplain (formerly referred to as "500-Year" floodplain).

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*.

Offers Due:	4:30 PM EASTERN, THURSDAY, JULY 16, 2026
Occupancy (Estimated):	Within 120-days of the government's issuance of notice to proceed (NTP) of tenant improvements.

Note: Entities not currently registered in the System for Award Management (SAM) at SAM.gov, are advised to start the registration process as soon as possible if intending to submit an offer for possible lease award.

Send Offers to:

Name/Title:	Shannon Schoening, USDA Lease Contracting Officer
Email Address:	shannon.schoening@usda.gov

An offer submittal checklist has been included with the RLP to underscore the documents that may be required by the RLP. Detailed requirements are contained in the RLP. In the event of an inconsistency between the Checklist and the RLP, the RLP is the authoritative source.

Government Contact Information

In no event shall the offeror enter into negotiations or discussion concerning the Space to be leased with any Federal Agency other than the U.S. Department of Agriculture Lease Contracting Officer or their authorized representative indicated below:

Lease Contracting Officer:	Shannon Schoening