MARKET CONSTRAINT RESPONSE FORM

For Market Research Purposes Only – Not a Proposal

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

RLP No.: 36C10F25R0057
City, ST – Facility: Franklin County, OH OPC
Delineated Area:
North: E on HW 161

South: W on I-70

East: S on OH-605, S on Reynoldsburg – New Albany Rd, W on E Broad St, S on I-270

West: N on S Champion Ave/Governors Pl, N on Joyce Ave, W on E Hudson St, N on Cleveland Ave, NE on Westerville Rd

Maximum Authorized Rental Amount (Unserviced Shell): $4,230,000.00

Please submit this form to the VA Lease Contracting Officer, Anntwinette Dupree-Hart, at anntwinette.dupree-hart@vagov by January 11, 2027

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 PROPOSAL

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

☐ No existing building within the delineated area meets the minimum square footage requirements.
☐ No existing building within the delineated area can meet minimum parking requirements.
☐ No existing building can accommodate required building systems (e.g., structural, HVAC, electrical, medical infrastructure, loading, etc.).
☐ Required tenant improvements exceed feasible retrofit limits for existing buildings.
☐ 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
☐ Schedule cannot be met given local permitting, entitlement, and construction time frames.
☐ Site acquisition or development costs exceed feasibility thresholds for this rental rate and term.

☐ 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: _____

Authorized Signature: _____

Date: _____

DISCLAIMER:
Submission of this form is **voluntary** and does not constitute a proposal. Completion and return of this form does 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.