

Milwaukee Expression of Interest Q&A - Responses

1. It appears you are looking for responses by July 21, 2014.

Response: Expressions of Interest are due by 21st July, 2014 before 9:00 am EST

2. It appears the developer could structure the lease for a term up to 75 years.

Response: Correct, the term of an enhanced-use lease may not exceed 75 years

3. Are there specific criteria or forms that are required to be submitted as part of an offer?

Response: Please follow response format outlined in the Request for Expression of Interest notice

4. Will there be an opportunity to bring a team through the structures to review them in further detail?

Response: A site tour is planned for July 17th, start time 11:00 a.m.; Please email me at maina.gakure@va.gov if you intend to attend the tour.

5. If this is a private lease and development, is there a requirement to comply with Davis Bacon wage rates for the work, or does the development team have the option to utilize contractors of their choosing to complete the work and to perform ongoing maintenance of the building(s)?

Response: Unless the Lessee can demonstrate to the satisfaction of the Department that the Lessee or the Project is exempt, Lessee shall comply with the requirements of the Davis-Bacon Act and the relevant rules, regulations and orders of the Secretary of Labor applicable thereto

6. We are curious if the VA has guaranteed users for the buildings? For example, does the VA have housing candidates that would be residents within the facilities?

Response: The VA will not guarantee occupancy. The VA, at its discretion, may assist the lessee identify qualified Veteran tenants

7. Aside from housing, are there other types of services that the VA needs on-site or would like to see within these facilities?

Response: No

8. Is the VA seeking to lease back the facilities after they're redeveloped/renovated?

Response: No

9. Can we formally respond to the Request by proposing a new building on 2 acres of land owned by the VA Medical Center?

Response: Yes you can formally respond to the REI. However, the focus of the REI was to find ways to utilize and rehabilitate nine (9) vacant buildings. The alternative approach to the REI would require further research by VA to determine if construction of a new building on 2 acres of land on the Milwaukee VA campus is feasible. Currently VA is not contemplating this development option.

10. If the answer to #9 is no, can we set up a meeting to discuss how we can create such a facility to serve veterans from the region?

Response: N/A