

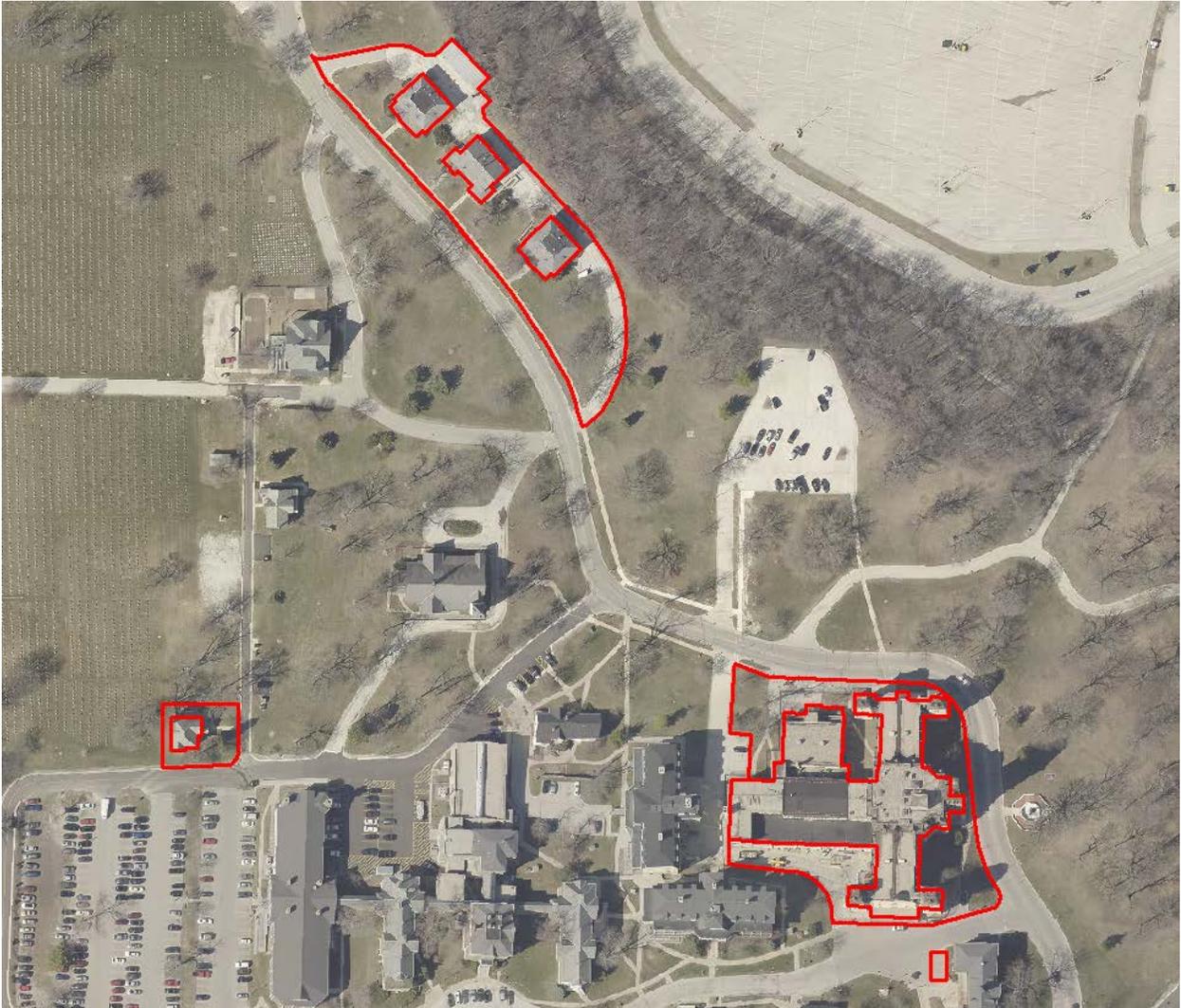
VA Medical Center – EUL RFP Questions**SITE, UTILITIES & ACCESS**

1. Are there any existing surveys that can be provided?

Response: There are existing campus utilities; however posting these plans to FBO would create security issues on for the campus. The utility plans will be provided to the successful bidder(s).

2. Is there anything to identify the boundaries of the site areas intended to be part of the EUL?

Response: Reference the original RFP page 34 and see attached plan.



3. Will tenant Parking ratios be per City standards, a VA standard or self- defined by the proposer?

Response: Under the EUL program, our goal is one parking space for one housing unit.

4. Will there be any access restrictions around the building or distances that must be maintained around the close surrounding buildings for construction equipment access?

Response: No, roads must remain open during the construction period.

5. Can Gen Mitchell Blvd or Gen Wolcott Ave. be closed/restricted for construction?
Response: No. There is a possibility to restrict the width at times with flagmen present, but the roads cannot be closed down.
6. Are the utilities on site owned by the VA or is every connection to a building billed separately to a utility: Gas, Electric, Water, Sewer, Phone, Internet and Cable TV?
Response: The Buildings 14, 18, 19 and 62 have WE Energy electric and gas lines. The tenants are responsible for paying these utility bills. The services for the Internet and cable TV need to be contracted with local providers. The rest of the utilities (water, sewer, steam, and power for Bldg 1 and 2) are VA owned and the developer would need to install utility meters and reimburse VA for all costs associated with the use of these utilities.

The selected Developer must install separate meters to monitor usage and determine utility rates for EUL sites.
7. Is there a shared backbone for Internet or looped ring that passes thru these buildings that needs to be maintained?
Response: Yes, in both Building 1 and 2.
8. Will street/road work cost that is required outside of the EUL controlled property be shared with the VA?
Response: Any work outside the EUL site will be the responsibility of VA. However, if work is needed, it will be dependent on the VA's construction budget at the time the work is needed.
9. Can any existing on-site parking be used for this building?
Response: The parking spaces are limited in and around the VAMC campus. Currently, Building 1 has 3 parking spaces; Buildings 14, 18, 19 and 62 should have sufficient parking spaces and/or garages for the buildings. However, Building 2 has limited parking spaces surrounding the building. Therefore, additional parking spaces for Building 1 and 2 will be evaluated during the due diligence process.
10. What areas of the site are available for parking lots dedicated to this development?
Response: None at this time, other than noted in this posting.
11. What is the parking ratio required per bedroom.
Response: VA's goal is one parking space to one housing unit.

BUILDING

1. What earlier studies or reports on the buildings can be provided?
Response: The most recent studies on all the buildings were provided as part Amendment 2, posted April 1, 2016.
2. Drawings were observed in Old Main, dated 2012. Was this work completed and can a copy of those drawings be provided?
Response: Work was completed. The design drawings are being uploaded, however these do not include changes (additions or deletions) during the construction phase. Project 695-10-220.
3. Can any previous hazardous materials reports/surveys for the buildings be provided?

Response: Reports on the buildings were uploaded as per Amendment 3 and additional reports will be uploaded as per this amendment.

4. Can any electronic documents for all the buildings (original or renovations Architectural or MEP drawings) be provided?
Response: We do not have electronic files for many buildings, PDFs have been uploaded for the architectural plans for all buildings, some are only scans. This amendment will include some more plans for Bldg 2 of other renovations in 1990 and 1992.
5. Why is tower covered in a fall protection mesh?
Response: The bricks are falling off the building, so the mesh is to protect people from falling bricks.
6. Will loose contents inside of the buildings be removed by the VA?
Response: That which is to be salvaged will be removed by the VA; the rest will be the responsibility of the developer.
7. Will anything that is secured to the buildings be removed by VA?
Response: That which is to be salvaged will be removed by the VA; the rest will be the responsibility of the developer to remove.
8. Will there be restrictions on the use of materials removed from the buildings.
Response: Materials removed by the developer become the possession/property of the developer.
9. Are the Energy Star of Wisconsin Green Built Home programs acceptable alternatives to LEED H Silver?
Response: Any alternatives to the LEED or Green Globes certification requirements will be reviewed and approved by VA. VA has the sole right to approve or deny the request for use of alternative programs.
10. Is there a preferred unit mix between efficiencies, 1 and 2 or even 3 bedroom units?
Response: No
11. How much administrative space for support services is needed in this building, if any? The program talked about jobs programs and other support services.
Response: Administrative space for support services is determined and presented by the developer based on their plans for the EUL site.
12. Will there be a building manager and staff in the building? How much office space required.
Response: Presented by the developer based on their plans for the EUL site
13. What types of amenities are expected? Community room, fitness room, theatre room, meeting room, computer or business room, etc.
Response: See response #12
14. Tenant storage rooms required?
Response: See response #12
15. Are there specific VA construction standards that need to be followed similar to those encountered on other VA projects? Such as security cameras, access control, duress alarms, specific IT wiring and

support rooms, blast film on windows, certain STC wall ratings, lighting level, requirements, HVAC, electrical, etc. that may be above and beyond code.

Response: No. the construction standards must meet Federal, state, and local requirements. For your reference the VA specifications and guidelines are available on www.cfm.va.gov. However this project must comply with Department of Interior Standards for Historic Buildings. Additionally, depending on if the IT will be independent or connected into the campus system, there are campus guidelines.

16. What are the abatement standards?

Response: Reference the VA specifications and guidelines (www.cfm.va.gov) and also comply with Department of Interior Standards for Historic Buildings.

DEVELOPMENT/ OTHER

1. Will the VA provide transportation/bus stops to these building to connect to the rest of the complex?

Response: It is not anticipated at this time. There are two campus shuttles, one for patients and one for staff. The patient campus shuttle does not stop at every building. Currently, the patient campus shuttle stops at Bldg 6, which is close by.

2. Will there be any maintenance fees from the VA for road snow removal or other grounds related work outside or on the property of the EUL?

Response: If required to be performed by the VA for inside the EUL boundaries, any cost incurred will be reimbursed to the VA.

3. Will there be special labor requirements: Veteran owned business, woman or disadvantaged business. Percentage requirement?

Response: No. However, VA is encouraging the Offeror to hire Veterans and market to the local businesses.

4. Can a developer propose on only some buildings and not others?

Response: Yes

5. Can a developer propose on only portions of Bldg 2, such as A Wing only, A and B Wings only, etc.?

Response: Yes. However, VA will be evaluating and selecting proposals that will maximize benefits for the Veterans and VA.

6. Must a developer provide all needed parking near the buildings in question, or will MVAMC allow some use of other ramps and/or parking lots on the campus and use by EUL residents of the shuttle system?

Response: Parking must be provided by the developer, the parking structures and employee parking lots are designated for staff and visitors. The campus already has a significant parking shortage.

Utilities -

1. Section 2.3.3 states that it is the responsibility of the selected developer to pay utility providers for all utilities through separate metering. Further it references that all infrastructure information is include in Attachment A. Attachment A simply states that utilities and services are already present to the buildings however, it may be prudent due to age and condition to replace service lines. Also Section 3.5(2) refers to water, gas and electricity sources and arrangements with the VA or utility companies.

Response: There are existing campus utilities; however posting these plans to FBO would create security issues on for the campus. The utility plans will be provided to the successful bidder(s).

2. Can the VA provide As-Built plan sheets showing the location, size, age and materials of all private and public water, sewer and storm sewers on the VA campus. Additionally, can the VA provide plan sheets showing location of all private and public gas and electric lines and facilities?

Response: There are existing campus utilities; however posting these plans to FBO would create security issues on for the campus. The utility plans will be provided to the successful bidder(s).

3. Will the VA permit the sub-metering of water, gas and electric service from the VA?

Response: Yes.

Environmental

1. Does the VA have in its possession any Phase 1 or Phase 2 Environmental Reports? If so, please make them available.

Response: We do not have these reports at this time.

2. Section 2..3.2 states that the VA is required to "identify and evaluate the potential environmental impact ... on the human environment' which is to commence upon selection of the development team. Please describe how the VA will accomplish the identity and evaluation.

Response: VA will be completing a study under the National Environmental Protection Act (NEPA), which will evaluate and determine the impact of the EUL project(s).

3. Will the documentation that evidences such identity and evaluation be able to be relied upon by the development team?

Response: NEPA study is for the benefit of VA as a part of its due diligence process for this project. The selected developer must perform their own due diligence to meet Federal, state, and local requirements.

4. Is there a time line for the identity and evaluation process?

Response: VA's NEPA study must be completed prior to the execution of the EUL.

5. Can the responsibility to undertake and complete that process be assigned to the development team?

Response: No

Zoning

1. What is the current zoning for the property?

Response: Unknown at this time

2. What uses are permitted by right under that zoning and what uses are permitted under a special or conditional permit?

Response: The selected developer is responsible working with the local authority to obtain approval for appropriate zoning for the EUL project.

3. In the past, has the City ever attempted to impose zoning regulations to the VA property?

Response: No, this is a Federal property, not subject to City of Milwaukee zoning regulations for any previous work.

4. Does the VA have sole and exclusive jurisdiction over the VA property?

Response: Yes.

5. Will building inspections and matters concerning issues such as building codes, life safety codes, and uniform codes for building conversions be overseen by the facilities directory for the VA property or by some other governing authority such as the City or County?

Response: The selected developer will be responsible for obtaining inspections, permits, etc through the governing authority or hire a third party to perform this function/duty. The Milwaukee project must meet Federal, state, and local requirements.

Taxes

1. What is/would be the current assessed valuation of the EUL tract?

Response: Unknown for the EUL tract.

2. Has the City or County ever attempted to levy a tax on any of the VA's real estate or on any structure located on the property or on any personal property located on the VA's real estate?

Response: No, however, the developer is responsible for paying any tax obligations associated with the EUL improvements

3. If so, what would be the current mill levy for that tract?

Response: N/A

4. If the City or County has exerted such jurisdiction in terms of taxes, does the City or County have a program that provides for a rebate of such taxes for historic redevelopment projects?

Response: N/A

Prevailing Wages - Based on our successful development of two different EUL sites, it is our understanding that development of an EUL on VA property does not automatically trigger the payment of Davis Bacon wages, but rather if federal funds are used for payment of development costs Davis Bacon wages must be paid. Is there a unique set of circumstances on the Milwaukee VA campus giving rise to the requirement in the RFP that the DOL certify that Davis Bacon wages are not applicable

Response: Davis Bacon Act applies to the Milwaukee EUL project(s)

Parking - Will the VA agree to provide an area on the VA campus for parking to serve the project by license or lease for the same term as the EUL? If so at what level of compensation?

Response: The parking concerns and issues will be addressed during negotiations and due diligence period.

Performance Bond - Will the Contractor's Payment and Performance bonds satisfy this requirement if the VA is added as an additional Oblige?

Response: Yes

Traffic - Will the VA require a TIA (traffic impact analysis) for the proposed development?

Response: No.

Police and Fire

1. Does the Milwaukee VA have a police force or a fire department?

Response: Yes. VA Police cover the campus, Milwaukee Fire Department provide fire protection services to the campus.

2. Are the police certified law enforcement?

Response: Yes.

3. If this is the case, what would be the cost of the EUL property continuing to receive these protections?

Response: Dependent on the type of services required.

4. Does the City of Milwaukee provide police and/or fire service for the VA. If so, how much do they pay?

Response: Fire services are provided by the Milwaukee Fire Department, current cost to VA is \$2,500 per every response call they receive.

However, the selected Developer is responsible for obtaining police and/or fire service for the EUL site.

5. If this is the situation, can the EUL property access or maintain such City services?

Response: The selected Developer needs to contact appropriate authorities to obtain these services.

Proposal

“Key Team Member” Need clarification on the 20% or more of the services or fees under the EUL. How is that 20% measured, is it 20% of the total development costs, is it 20% of the total of all the services and fees incurred by the project?

Response: The requirement can be met by using 20% against the total development cost or services.

Other Considerations

Will the VA be requesting that HUD issue additional VASH vouchers to be used for the veteran housing to be provided by reason of this EUL?

Response: Unknown at this time. However, HUD makes the determination whether or not they will issue additional VASH voucher notices.