

Department of Veterans Affairs (VA)
Greater Los Angeles Healthcare System, West LA Buildings 205&208 EUL
Amendment 0001 to Solicitation # VA10117R0365
RFQ and Site Tour Questions and Answers

General

1. Is there a way to obtain a letter of support for our project?

Letters of support from the local VA Medical Center are not required for purposes of the Buildings 205 & 208 RFQ. Additionally, VA is unable to issue letters of support for outside funding sources until a selected developer has been identified for this project.

2. Will the buildings be delivered in their current condition?

Yes, the buildings will be delivered as-is.

3. Will this fall under City of LA or County of LA building departments?

The selected developer will need to determine this. Subject to the EUL, the project must be operated in compliance with the requirements of all federal, state, county and city laws. All required construction must be done with permits and will comply with the appropriate Building Code and other applicable codes. The selected developer is also responsible for obtaining a Certificate of Occupancy for the project from the appropriate local municipality. VA will not provide one.

4. Do you prefer construction to happen simultaneously on both buildings?

It is up to the Offeror to propose a realistic and financially feasible plan to develop the project. Any proposed phasing should be described per RFQ Section 4.5.4.A. The selected developer and VA will discuss any proposed phasing in greater detail following selection and as part of the lease negotiation process.

RFQ Submittal Requirements

5. Can you expand on the RFQ submittal requirements concerning the Development Concept?

Please see Section 4.5.4 of the RFQ for detailed submittal requirements. At this stage of the process, only a preliminary development concept is requested. VA is interested in a conceptual description of the project (including any graphical depictions that the Offeror wishes to provide) that summarizes what will be developed, identifies the number of expected units, provides a general project layout on the EUL site, etc. Following developer selection, the selected developer will have an opportunity to prepare a more detailed development plan with VA input.

6. Per Section 4.5.2.A of the RFQ, is proof of VetBiz verification required for all Offerors?

No. VetBiz verification is not required of all Offerors - only if applicable.

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- 7. RFQ Page 16 – Financial Stability – Does ‘total sources and uses of funds for the Offeror and its team members’ mean an organizational budget? Or is this meant to refer to audited financials that show revenues and expenses?**

Per Section 4.5.3.A(2) of the RFQ, VA is requesting an organizational budget for the Offeror that shows sources and uses of operating funds for the Offeror. Additionally, if available, please attach as an appendix, which does not count against the page limit, the auditor’s opinion letter(s) from the Offeror and its team members’ most recent financial audit(s) of financial statements. The actual audited financial statements do NOT need to be provided.

- 8. RFQ Page 18 – Project Financials – Please confirm the development budget, operating budget, and Services Budget do not count against the limit of 7 pages for this section.**

The development budget, operating budget, and services budget do not count against the limit of 7 pages for Section 4 of your proposal.

- 9. Needs assessment and outreach strategy. Does this language refer to getting people into the building (by assessing and conducting outreach prior to moving in), or is this pertaining to outreach to residents who live in the buildings.**

The needs assessment referenced in Section 4.5.5.B of the RFQ (page 19) refers to identifying new tenants and assessing their associated needs.

- 10. General clarifications requested about what falls under the page limits. Especially section 4.5.5 regarding the length of the services and property management plans.**

The submittal requirements addressed in Section 4.5.5 of the RFQ must be addressed in Section 5 of your proposal response, which is limited to 5 pages total. Any resumes included in this section do not count against this page limit.

- 11. Please clarify what LEED requirements might be required. It’s a historic building and it’s not clear what LEED level can be achieved. Presumably the highest reasonably attainable is what will be required?**

VA requires that the project achieve at least LEED Silver, or Two Green Globes, or an equivalent certification level by the respective rating organization applicable for renovation of a historic building.

Legislative Authority and Lease Terms

- 12. Is the “West Los Angeles Leasing Act of 2016” (page 32) the same or different from the “Los Angeles Homeless Veterans Leasing Act of 2016” (page 37). If different, can VA please provide language specific to the latter.**

These references are to the same Act – the West Los Angeles Leasing Act of 2016.

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- 13. Does this EUL fall under Sec 2(b)(1) of the West Los Angeles Leasing Act of 2016 (page 37 of RFQ) or Sec. 2(b)(2)? In other words, is there a 50-year maximum term?**

The EUL falls under Sec 2(b)(1) of the West Los Angeles Leasing Act of 2016, which references VA's EUL authority (38 U.S.C. §§ 8161-8169) under which VA is limited to a 75-year EUL term. However, the typical EUL is between 50 and 60 years.

- 14. Will the VA lease buildings to the developer for an original term of 55 years? Plus automatic extensions not at the VA's sole discretion?**

Please see answer to Question 13.

- 15. Are there any fees to be paid to the VA for policing the site?**

The Lessee is responsible for ensuring emergency protection services. A detailed emergency protection services plan will be prepared by the selected developer, with VA input, and will address roles, responsibilities, and fees, if any.

Historic Requirements

- 16. What level of historic rehabilitation will be required and will that need to be certified?**

Please review Attachment G of the RFQ. Once selected, developer will work with SHPO to determine the extent of historic rehabilitation required.

- 17. What are the requirements for any historic restoration of the façade of Buildings 205 & 208?**

Please see answer to Question 16.

Building Information

- 18. Are there soils reports, a Phase 1, or any other environmental reports that the VA will be sharing? If not will the developer have time once selected to complete standard due diligence and if the answer is yes what would that time frame be?**

There are no environmental reports currently available for Buildings 205 and 208. Once the developer is selected, VA can share additional environmental information. VA encourages the selected developer to complete their own due diligence, and will allow sufficient time for any required due diligence to be completed.

- 19. Are the buildings currently connected to all underground utilities including sewer?**

Any available information about infrastructure available to be shared at this point at the EUL Site is included in Attachment D. The Offeror will be solely responsible for any and all costs (i.e., direct or indirect costs, insurance, taxes, assessments, etc.) associated with establishing/constructing the infrastructure, distribution lines and systems, and connections (including any connections or reconnections to local utility provider services, meters, taps, etc.),

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required for the provision of gas, electricity, water, sewer, oil, fiber optics, telephone, fire alarm service, or any other form of utility; communications; power; or fuel to the EUL Site. The Offeror may obtain utilities from VA, subject to availability and at VA's discretion, and/or municipal and/or private sources as appropriate. The utility connections will be discussed in greater detail by VA and the selected developer following selection.

- 20. Do both buildings have gas and water running to them now (each had electricity but did not confirm water and sewer during the walk through of Building 205)? If not, how far away will the developer have to pull from to get such utilities to the sites?**

The Offeror may obtain utilities from VA and/or municipal and/or private sources as appropriate. With respect to any transfer of existing utility meters, the Offeror will be responsible for paying VA (within 30 days of receipt of any bill from VA) the "at-cost" amounts (including any fees or charges to or assessments against VA that are attributable to VA's provision of utilities to Offeror) for any and all electricity, water, gas, oil, fiber optics, telephone, or any other form of utility, communications, power, or fuel required during construction and/or operation of the EUL Site. The utility connections will be discussed in greater detail by VA and the selected developer following selection.

- 21. Are there and seismic reports that the VA can share that speak to the current structural integrity of the building?**

There are no seismic reports available to be shared at this time. Once the developer is selected, VA can share available seismic information with the selected developer will be responsible for bringing the buildings up to the applicable codes.

- 22. Will the VA require any site work beyond that which is directly adjacent to the buildings call it within 50 feet of each structure?**

A preliminary EUL Site footprint is outlined in Attachment C of the RFQ. The selected developer will be responsible for maintenance and operation of the EUL parcel outlined in the attachment. Please also see response to Question 19.

- 23. Are "as-builts" available in CAD file format?**

CAD files will be made available to the selected developer for the floor plans (architectural only – not structural).

- 24. Are floor plans structural?**

Floor plans are not structural – they are architectural.

- 25. Are there electronic drawings available for Buildings 205 & 208 following renovation?**

Architectural drawings of floor plans are available to the selected developer.