

## **Canandaigua Industry Forum Q & A**

1. Will there be any setbacks?
  - a. Standards for setbacks are handled through local zoning ordinances. The selected developer will have to contact the Town of Canandaigua to determine the setback requirements.
  
2. Will there be easements for utility line and the pump house?
  - a. Yes, VA will require the right to access the pump house and any utility lines as necessary.
  
3. Is there a sample copy of the lease available?
  - a. There is a sample copy of an enhanced-use lease located as an attachment to the RFP.
  
4. Since some of the funding will be from grants and other public sources, will VA take into account the public funding deadlines when considering proposals?
  - a. Yes, VA will be sensitive to public application deadlines when dealing with developers. We understand that there are application dates and requirements for public funding programs and we will take that into consideration during negotiations.
  
5. Will building 14 be governed by the Town of Canandaigua?
  - a. No, VA will retain ownership over Building 14, and will ensure that the developer complies with the provisions of the lease.
  
6. Is VA looking for concept approval from the Town of Canandaigua, or actual zoning compliance approval?
  - a. VA policy is to have all plans approved by the Town of Canandaigua. VA is trying to ensure that the selected plan will not be counterproductive to the local community.

7. Will the NEPA be completed by VA?
  - a. VA will complete a NEPA once a developer has been selected and their development plan has been approved.
  
8. Will VA use SEQR?
  - a. No. Federal agencies are not subject to SEQR.
  
9. Will the Phase 1 be available on the website?
  - a. The executive summary Phase 1 is available on the website, and as an attachment to the RFP. A CD containing the complete Phase 1 Report, including all attachments, is available upon request from VA. Requests for a complete Phase 1 are to be requested through the website.
  
10. Will the developer be required to show proof of services offered in the initial proposal?
  - a. The developer should include a list of what services they plan to offer, as well as the organizations that will provide these services. The proposal should also include a commitment from providers for services should the proposal be accepted by VA.
  
11. How long is “transitional?”
  - a. Transitional residences allow for a length of stay up to two years, dependent upon the clinical and medical need of the veteran.  
  
Vouchers, on the other hand, are recertified annually, and remain with the veteran until the income threshold is reached and/or the veteran declines to continue in the program. Therefore, the grant and per diem program provides for up to a two year length of stay and does not require a voucher, while the HUD/VASH program does require a voucher.
  
12. Do you anticipate that any of the VASH vouchers will be project based?
  - a. Yes. If the project meets the requirements, the developer may request project based vouchers from HUD.
  
13. Do residents have to be homeless, or at risk of homelessness?

- a. Yes.
14. Has VA been clear with the community regarding the type of housing that this project is requesting?
- a. Yes, VA has made every effort to inform the community of the intent of this project. During the CARES process, VA held four Local Advisory Panel (LAP) meetings, and a Public Hearing detailing the project was held on February 26, 2009 and through a public meeting for the community that was held on July 28, 2009.
15. Are there any upfront set-asides for VASH vouchers?
- a. It is possible and would be up to the developer to request any up front set-asides from HUD.
16. Is there a list of services provided on campus in the RFP or on the website?
- a. A list of those services can be found on the Canandaigua VAMC website at, <http://www.canandaigua.va.gov/aboutcan.asp>
17. Will a boundary survey be provided?
- a. Yes, the boundary survey is available on the website.
18. Is there anything that prohibits construction on the 1.9 acre site?
- a. No.
19. Does each of the team members have to list three past projects in the proposal?
- a. Yes, all team members are required to submit three past projects that are similar in scope and complexity.
20. Are there any other buildings on campus that are scheduled for EUL redevelopment?

- a. Currently, VA has approved construction of a new nursing home, and the rehabilitation of five buildings for VA services. There are no other buildings scheduled for EUL redevelopment at this time.

21. What commitments does VA give on continued services on campus?

- a. VA is investing in a new nursing home on campus and numerous rehabilitation projects of existing buildings. There are no plans to reduce or eliminate services on campus.

22. What is the timeframe on an RFP for the Golf Course parcel?

- a. The CARES plan included the Golf Course parcel. The Master Plan that is being conducted in accordance with the nursing home will indicate the amount of land that is needed. Once that is completed we will revisit leasing of that parcel.

23. Are proposals submitted electronically or hard copy?

- a. Each offeror will be required to submit one original and six hard copies of their proposal, plus one electronic copy in PDF format on a CD ROM.

24. Will there be more opportunities to do another site visit and tour the building?

- a. The information regarding additional site visits is available in the final RFP.

25. Will a summary of the Public Hearing be available on the website?

- a. A summary will be added to the website.