



Industry Forum Questions & Answers VA Medical Center Lincoln

Summary of Questions

Questions are grouped by topic area and not the order in which questions were asked at the Industry Forum.

EUL Process and History

Q1: Who are the previous successful EUL developers and what type of development has occurred in EULs?

Outpatient Clinic

Q2: Are there any estimates of what the outpatient clinic is estimated to cost?

Q3: If the Developer offers less than the full cost of constructing the clinic, would VA be able to supplement the costs through signing a lease for the clinic?

Q4: Would there be a program developed/architectural drawings provided

Site Location and Size

Q5: What is the reason for selecting the 20 acres highlighted on the graphics?

Q6: If VA is considering a location off the Medical Center, is the acreage still 20 acres and are there any special requirements associated with the parcel?

Jurisdiction and Approvals

Q7: Will the City of Lincoln have review or approval authority over the process and EUL development?

Q8: Is the campus under exclusive Federal or concurrent jurisdiction?

Q9: When will negotiations with the State Historic Preservation Officer ("SHPO") occur and whose responsibility will it be?

Questions and Answers

EUL Process and History

Q1: Who are the previous successful EUL developers and what type of developments have occurred in EULs?

A1: Examples include a hospice in Tuscaloosa, AL by a non-profit developer; an energy program center in Chicago, IL; co-location of healthcare services in Columbia, SC and multiple transitional housing developments. There are more examples on VA's website.



It is very unusual for an EUL to include an entire campus, with Lincoln, NE being one of the few places where the entire campus is offered for an EUL. The others include the entire campus at Knoxville, IA and Brecksville, OH. The Brecksville EUL closed approximately four or five months ago.

Outpatient Clinic

- Q2: Are there any estimates of what the outpatient clinic is estimated to cost?
- A2: Preliminary ranges of cost are between \$175 PSF and \$250 PSF, based on previous VA clinic construction. A more specific estimate will depend on the actual costs in the Lincoln market.
- Q3: If the Developer offers less than the full cost of constructing the clinic, would VA be able to supplement the costs through signing a lease for the clinic?
- A3: VA can supplement the construction costs to ensure that the consideration is fair. However, there is usually no arrangement made for a lease-back as that would result in questions with the Office of Management & Budget ("OMB").
- Q4: Would there be a program developed/architectural drawings provided?
- A4: The Request For Expressions of Interest ("REI") and Request For Proposal ("RFP") will not likely have that level of detail (the description/drawings will be provided with the RFP if available. In general, the space is mostly for outpatient care. There is no ambulatory surgery planned for the space.

Site Location and Size

- Q5: What is the reason for selecting the 20 acres highlighted on the graphics?
- A5: The Medical Center selected an area at the rear of the campus that could be separated from the remaining campus areas. However, the location on the campus is flexible.
- Likewise, the size is flexible. The 20 acres was estimated as the amount of acreage necessary to support the clinic and on-site parking. However, the Developer may offer a different land size along with a different location on the campus or off the campus.
- Q6: If VA is considering a location off the Medical Center, is the acreage still 20 acres and are there any special requirements associated with the parcel?



A6: The 20 acres is an estimate and is negotiable. The requirement is to provide sufficient parking, but the land size could be decreased to a smaller size if the site can support the clinic.

Jurisdiction and Approvals

Q7: Will the City of Lincoln have review or approval authority over the process and EUL development?

A7: Yes. The history of VA is to take the state and local jurisdiction into consideration. The successful Developer will need to work with the state and local governments. VA will not offer any exemption to this just because the campus is a Federal property. However, the Developer is free to negotiate any exemptions or Payments In Lieu of Taxes ("PILOT") with the jurisdiction.

Q8: Is the campus under exclusive Federal or concurrent jurisdiction?

A8: VAMC Lincoln is under concurrent jurisdiction. Most Medical Centers are under concurrent jurisdictions.

Q9: When will negotiations with the State Historic Preservation Officer ("SHPO") occur and whose responsibility will it be?

A9: The negotiations for the Programmatic Agreement ("PA") are the responsibility of the Developer and should occur on a parallel path to the negotiation with VA for the lease. VA would like there to be a concurrent PA and negotiations with VA for the lease, as the Developer will be acting on behalf of VA for compliance with the Section 106 Process.