

## ATTACHMENT D - Questions / Answers

1. Q. I understand that of the existing 60 units, 44 are to be used for homeless housing and 16 are to be leased to NCCC. The condition assessment report recommends that 6 houses should be demolished due to their condition. Are the units that are slated for demo part of the 44 units or the 16 leased to NCCC?

A. This is a development issue. The developer with VA approval, and subject to SHPO concurrence, will determine which units are demolished versus renovated. The condition assessment report, provided by the VA, is informational and is not meant to dictate the developer's development plan.

Broadly, the VA requires the project to have 60 units and for 16 of the units to be leased to NCCC after they are improved.

2. Q. Will the developer receive the rental payments from the 16 units leased to NCCC?

A. Yes. NCCC is currently paying rent, estimated to total \$200,000 per year (for the 16 units). The rental rate to be paid to the developer for the NCC leased units, following renovation, will be part of the lease negotiations.

3. Q. Can the 16 units leased to NCCC be moved around or must NCCC lease the units they occupy now?

A. The VA does not want the NCCC occupants to be moved out and not have housing during the renovation process. The developer must address this issue in its Development Plan. (NCCC can be moved into other EUL units as swing space during renovation, or if possible, the developer can renovate while NCCC occupies the units, or NCCC can be moved to other EUL units following renovation.) This is a development issue to be decided by the developer with input of NCCC and subject to VA approval.

4. Q. RFP page 9/10 discusses utilities. The RFP states that "...because the land parcel is located near the northwestern perimeter of the Perry Point Campus, extending municipal utilities may be possible. If municipal utilities cannot be extended, the Offeror would need to extend/repair existing VA infrastructure." This is counter to prior discussions with the town. Will the developer be required to pay hook-up fees?

A. The VA asks the developer to discuss water and sewer utilities with the Mayor of Perryville and the Town. The hook-up fees are the responsibility of the developer if the development obtains any utilities from the community. Repair or replacement of utilities within the proposed EUL area is at the discretion of the developer.

If utility or other infrastructure costs are a stumbling block for the project, the VA is open to addressing it. The VA may be able to provide financial assistance although such assistance cannot be committed at this point.

A new utility map has been added to the final version of the RFP as a reference.

5. Q. Is it a requirement for there to be 60 single family units? Could the units be multifamily units which are more efficient to operate?

A. The VA will consider all options and encourages creativity.

6. Q. Is will there be one “unit” per house?

A. For purposes of the RFP “unit” refers to a single house. It does not mean that only one Veteran can be served per house.

7. Q. Is there flexibility to potentially renovate 30 homes and then build a 30 unit new building?

A. VA will consider unique proposals that include such an option but one of the stated preferences within the RFP is to reuse existing buildings.

8. Q. Does the open space in the EUL site need to remain open?

A. No. Use of the open space can be negotiated.

9. Q. Who currently provides Electric and Gas utilities to the 60 units?

A. DELMARVA provides electricity and each unit has its own meter.  
Gas is provided by BG&E and each unit has its own meter.

10. Q. HUD VASH Vouchers – Is there any indication that current number of vouchers or how many will be available for Perry Point or how many will be allocated to this VISN?

A. Currently VISN 5 has 1000 total HUD VASH vouchers. 320 of those are within the VA Maryland Health Care System. Of those 320, 175 are allocated to Baltimore County, 75 are allocated to Baltimore City, and 70 are allocated to Cecil County. To date 89 Veterans have been served through the 70 vouchers (meaning 19 have been re-used). In FY2011 there will be 7,500 vouchers nationally. At this time there is no indication of how those vouchers will be distributed.

11. Q. Is there a maximum number of Units for the Perry Point EUL?

A. Yes, 60 is the maximum number of units for this EUL project. However, the number of occupants may be greater than 60 as the VA anticipates there could be more than one resident per unit.

12. Q. What building codes, such as BOCA, or others will apply to this EUL project? Will local codes apply?

A. Local codes, including those of Perryville and Cecil County will apply.

As noted in the RFP, the EUL and the Project will be subject to all applicable Federal, State, and local environmental laws, codes, ordinances, and regulations. This extends to the National Fire Protection Association (“NFPA”) 101 Life Safety Code; the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101, et seq.); the National Historic Preservation Act of 1966 (16 U.S.C. § 470, et seq.); the Archaeological Resources Protection Act (16 U.S.C. § 470 et. seq.).

13. Q. Does the 60 units include the 16 Americorp's NCCC?

A. Yes. Unless otherwise agreed upon, the project maximum is 60 units. 16 of these units must be leased to NCCC. The number of residents, however, can exceed 60 because it is expected that more than one resident will reside in each unit.

14. Q. Will Life Safety Codes apply?

A. Yes, please refer to the RFP.

15. Q. Could the units be converted into duplexes/triplexes/etc?

A. This is a development issue. The VA does not have a policy against duplexes, etc. Subject to local approval, SHPO, and VA's approval of the Development Plan the project could include duplexes/triplexes/etc.

16. Q. How many of the units need to be ADA accessible?

A. The project must adhere to Americans with Disabilities Act of 1990 (42 U.S.C. § 12101, et seq.) requirements. VA understands making a 2 story accessible could be difficult and will cooperate with the developer.

17. Q. Will there be additional considerations to service disabled owned firms for award of the EUL project?

A. The RFP provides the selection criteria. This not a standard FAR procurement with set asides as seen in other procurements.

18. Q. Regarding vouchers, the regulations require that each voucher recipient has its own individual units. Has the VA given any thought to that?

A. The VA will work with the developer on this issue. If, for financing purposes, each building must be legal divided into multiple units, the VA will cooperate with the developer and negotiate this issue following award.

19. Q. How is the developer to house vets with special needs and accessibility needs?

A. The developer will need to work within the existing framework of 60 homes.

20. Q. Is grant per diem an acceptable financing source?

A. Yes.

21. Q. Do the NCCC homes have sprinklers?

A. Yes.

22. Q. Section 2.4.4 (b) of the RFP on page 10 of the RFP discusses Taxes – What assessments and taxes will be required for this project?

A. It is the responsibility of the developer to perform its own due diligence regarding applicable taxes, and assessments.

23. Q. Section 2.4.8 of the RFP (VA's Requirements and EUL Consideration) on pages 10 and 11 discusses Consideration. Will the VA be considered a community based agency?

A. While the VA may provide services to the EUL project, such VA provided services are not counted toward the consideration for the VA entering into the EUL.

24. Q. What is the actual number of houses for the NCCC?

A. 16 houses

25. Q. Do you have a proposed population limit for the Perry Point EUL?

A. No.

26. Q. Do the NCCC homes have common services? Also, will it be acceptable to do that here?

A. Yes, the NCC homes have common kitchens, living rooms, and bathrooms (no common bedrooms). It is acceptable to have common kitchens, living rooms, and bathrooms for the EUL project as well.

27. Q. Is there an entity currently providing homeless services at Perry Point VAMC? Are they allowed to submit on this EUL?

A. Yes, there is an entity currently providing homeless services at Perry Point VAMC, but not as part of a EUL project.

There is no restriction that prevents this entity from submitting on this EUL project; however, they would be judged according to the RFP as well any other bidder.

28. Q. The Sample Bid Terms Agreement (BTA) calls for a Letter of Credit of \$100,000. Will the BTA for this project require a Letter of Credit?

A. No.

29. Q. Is there information available about the current arrangement between the town of Perryville and the Perry Point campus regarding sewage?

A. VA has an existing billing agreement with the Town for wastewater treatment that includes a cost penalty for daily flow rates exceeding 300,000 gallons per day for the entire Perry Point site. The Perry Point Laundry closed and reduced the volume by 50,000 gallons per day. VA can easily assume the minimal flowrates from 60 housing units without incurring a penalty.

30. Q. What is the priority of the SHPO?

A. The first priority of the SHPO would be to reuse some or all of the existing buildings.

31. Q. Can there be additional site visits to assess the condition of the houses?

A. There will be an additional site visit on Tuesday, May 10, 2011 at 1:00 p.m. EDT. Offerors interested in touring the EUL Site should register by sending an email to [VAEULPerrypoint@va.gov](mailto:VAEULPerrypoint@va.gov) with the subject "Perry Point EUL Site Visit" that includes your name, your company and any additional people that will attend.

32. Q. Please clarify the requirement on page 19 section G(2) of the RFP and what is required?

A. Please provide the relevant experience of each team member. If you have already stated this previously in your proposal you may reference it instead of repeating information.

33. Q. Would a construction plan phased over several years be acceptable to VA?

A. Yes

34. Q. Can the NCCC houses be phased in at a later point in a phased plan?

A. Yes if this is determined to be acceptable to the developer, NCCC and VA.

35. Q. If some of the homes need a lesser level of renovation to make them safe and habitable would it be okay to renovate these homes first and fill them with occupants while renovating additional homes?

A. Yes if the homes are safe and habitable per the requirements in the RFP then this is an acceptable approach.