

Questions and Responses
Site Selection for Southwestern Montana Veterans Home
RFP A/E#2010-40-01

Question 1: Will the site selection committee consider sites with existing buildings.

Response 1: There is nothing in the RFP that precludes sites that have existing buildings. Depending on the condition, and the perceived ability to adapt the building to serve some element of the anticipated design program of the Southwestern Montana Veterans' Home, the existing structure may be considered an amenity or deterrent. The scoring criteria B1 allows up to an addition of 5 points for amenities or deduction of 5 points for deterrents. Entities considering sites that include existing structures need to be cognizant of the RFP requirement 2.11 that "Proposal shall contain a Phase 1 Environmental Assessment that demonstrates property free of hazardous materials".

Question 2: Will there be a 'first round' and a 'second round' of voting among the voting committee members whereby the first round voting will eliminate some proposals to get to a finalists list and then there will be a second process to select the final site from this finalist's list? If so, how many sites will there be in the second round?

Response 2: The committee may develop a short-list of sites depending on the number and ranking of sites submitted, but are not bound to a first and second round. Unknown number at this time, if any, for a second round consideration.

Question 3: Can proposals be amended and improved upon for the second round or will there be just the one proposal allowed for submission for the entire selection process?

Response 3: Multiple sites are allowed to be submitted in accordance with RFP Section 2.05. There is no procedure in place for any modification of submittals after the deadline. It is not anticipated at this time that amendments will be allowed after submittal dates.

Question 4: Does the Phase One Environmental Assessment need to be completed prior to the February 5, 2010 proposal deadline?

Response 4: Yes

Question 5: Does the cursory geotechnical report need to be completed prior to the February 5, 2010 proposal deadline? We will have a firm ready to go with the work involved, but don't know if they can finish it before the February 5, 2010 proposal deadline. We may also need to raise or find the funds necessary to get this work completed.

Response 5: A general description of local soils is all that is sought for the initial cursory geotechnical report.

Question 6: Can the EA and geotechnical work be completed when/if our site is selected as a finalist? Obviously, all such work will be completed if the Madison County site is selected. Our issue is when this work should be done.

Response 6: The EA is anticipated to be a very general analysis of existing conditions. The committee is not looking for a highly detailed Environmental Assessment in the respondent's submittal. The submittals require a Phase 1 environmental analysis; the community submitting should confirm the requirements for a Phase 1 with an environmental engineer; that generally does not require detailed investigations absent reason to suspect contamination.

Question 7: What is the financial responsibility of the county, city, or other entity regarding a commitment for burial fees of residents who pass away but lack the finances to handle their own burial? We understand that the county must pay for this, but how much will this cost per burial be? Will the VA, state, or federal government pay for part of this?

Response 7: The cost per burial is \$250. The VA, state, or the federal government **will not** pay for this cost.

Question 8: The land under consideration for donation has a lien against it as it is part of collateral for a bank loan. The land owner has requested a release from the bank and the owner has a lot of other land that is unencumbered and can be swapped for this collateral. The question is: Can we provide a letter from the bank that releases this land from the lien in the event that the site is selected?

Response 8: Yes.

Question 9: Do we have to get the land released prior to submitting the proposal on February 5, 2010. Like probably many sites, the land owner will not donate the land if Madison County is not successful in this selection process. The owner does not want to go through the administrative steps of reorganizing a lien if it is not necessary.

Response 9: No.

Question 10: Who should be the 'respondent' or applicant for the Madison County proposal? Our options within Madison County would include: the town of Twin Bridges, Madison County, or possibly the Madison County Economic Development Council. Is one organization preferred or required over another?

Response 10: Any of these entities are acceptable applicants.

Question 11: Does your office (CTA) provide consulting advice on the proposals as well as 'clarifications, questions, or additional information' on the proposal process?

Response 11: Not on this project as it would be a conflict of interest.

Question 12: May a community submit as a proposed site land that is owned by the State of Montana?" Jefferson County would like to use land currently owned by DPHHS as their primary site. DPHHS would retain ownership.

Response 12: There is nothing in HB 213 which prohibits the use of state land as a site for the new Southwestern Montana Veterans' Home. However, any proposal to do so should first determine that this is a legal use of any particular State-owned parcel of land (i.e., that the land is not being held in trust for another specific purpose), and that the responsible

agency consents to that use. Counties proposing the use of state land as a site for the Southwest Montana Veterans' Home are not relieved of the RFP requirement that they must produce a clear title report for the state land referenced in their proposal(s).