

AFRH Industry Forum Q&A
5-21-18

Development Area

1. It appears that golf course hole #6 is in the Development Area. Will the developer be required to redesign the golf course?
 - a. Two golf holes are located within development zone, but the selected developer will not be required to redesign the golf course.
 - b. AFRH is looking at repositioning the open space to the west of the Development Area, including the golf course, to be an amenity to the entire community, including residents of the Home and the surrounding community. AFRH would pursue any specific opportunities for making these spaces accessible to the public separately from this solicitation.
2. Does AFRH provide assisted living for residents? Why was the LaGarde Building closed?
 - a. The assisted living function was consolidated into existing AFRH buildings on the northern part of the campus. When the Home finished consolidating the operations of the LaGarde building into the northern portion of the campus, the LaGarde Building was closed.
3. Why was the LaGarde Building decommissioned? Has it been maintained?
 - a. The LaGarde building was not decommissioned due to any facility issues; it was a strategic decision, and the building remains in in very good shape. It was decommissioned in 2013, and could likely be brought back in a fairly abbreviated time frame. It was mothballed so the Home could consolidate operations to the northern portion of the campus to allow for development of Zone A of the Master Plan.
4. Which utilities are still being utilized that service the 80 acres?
 - a. The Heating Plant has been decommissioned and is no longer serving the site.
 - b. Power, water and sewer run through the site which could be used for redevelopment, but buildings have been decommissioned. The developer of Zone A would be required to separate all utilities serving the development zone from the utilities serving the AFRH portion of the campus.
 - c. In the RFP submission, the AFRH will review how developers will separate utilities for the development area from rest of the Home.
5. What opportunity exists for the Scale Gate Road access point, including expanding that intersection to an interchange? Who will pay for it? How will security be maintained for the Home and its residents?
 - a. The Master Plan lays out access to the site and the roadway network as envisioned, including the Scale Gate Road entrance. The existing entrance at Scale Gate Road is envisioned to be largely re-used in its current configuration, subject to any required traffic related mitigations.
 - b. If a developer proposed a major configurational change of the Scale Gate Road entrance, such a change would need to be coordinated with AFRH and the DC

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Department of Transportation. Such a major configurational change would not be paid for by AFRH.

- c. The Master Plan provides detailed guidance regarding the security fence required between the development zone and the balance of the AFRH Campus.
6. Are there existing drawings and documentation on the buildings scheduled for reuse?
 - a. AFRH has some structural and detailed plans, but drawings are incomplete as they have been damaged over the years. There are probably 300-400 different drawings on major buildings, which will be made available to offerors once scanned.
 7. Does AFRH prescribe any specific uses for the adaptive reuse buildings?
 - a. No uses are prescribed for adaptive reuse. In the prior solicitation, the selected offeror envisioned a hotel and conference center for the hospital buildings and a cultural use for the quarters building.
 8. Is there a university that wants to build a hospital or other specific uses?
 - a. We have received informal expressions of interest and are open to what the market dictates.
 9. Do infrastructure requirements take into account the flooding issues in Bloomingdale?
 - a. As part of the Master Plan and SEIS, AFRH will look at changes in DC storm water regulations. Retention of Storm water on site is required per current regulations to avoid negatively impacting communities. The successful developer would be responsible for complying with DC Storm Water regulations.

Solicitation

10. What factors resulted in the selection of the prior successful offeror, and what among those may differ with respect to the forthcoming current solicitation?
 - a. It is anticipated that the evaluation factors will be similar to the prior solicitation. There may be less emphasis on design proposals in this solicitation given that an approved Master Plan is in place.
11. Have you considered selling the entire site to fund the AFRH Trust Fund?
 - a. AFRH will not sell the site.
12. Are partnerships encouraged by GSA and AFRH?
 - a. Yes, we anticipate that there will be partnering. The list of registrants and attendees is posted to the www.AFRHdevelopment.com website, and we encourage attendees to use this resource to identify potential partners.
13. How much annual income is AFRH seeking from the entire parcel?

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- a. As much as possible. There is not a specific dollar amount.
14. Is the previously selected developer's submission public record?
- a. No. The previous submission will not be released.
15. Any requirements for affordable housing in Master Plan, especially for military veterans?
- a. We are currently discussing this matter with the DC Office of Planning. The Master Plan itself does not include a requirement for Veterans Housing. AFRH is considering a requirement in the RFP for veterans housing.
16. How long is the Master Lease? Will it be problematic for condominium development?
- a. The length of the Master Lease is still being discussed. AFRH will structure the transaction in a way that condominium development under the DC law could be accommodated.
17. Will there be additional consideration given for development that includes mission-oriented development such as housing for homeless and low-income veterans?
- a. The RFP will spell this out in further detail.
18. Will there be opportunity to do air right developments?
- a. Yes.
19. Have you had interest from end users?
- a. Yes, AFRH has received expressions of interest from potential end users.
20. What is the maximum term of the Master Lease?
- a. The RFP will spell this out in more detail. It is still under discussion with the Home at this time.
21. Will the solicitation have a small business requirement? What is the percentage?
- a. Small business requirements have not yet been decided, but will be specified in the RFP.
22. Is the solicitation subject to FAR or GSAR?
- a. AFRH is utilizing the authority granted to it under 24 U.S.C. § 411 to lease the Development Area pursuant to a Master Lease. The Offeror selection process for this RFP is not subject to the Competition in Contracting Act of 1984, as amended, its implementing regulations, or other general procurement regulations, such as the Federal Acquisition Regulation; rather, the selection process is governed by 24 U.S.C. § 411(i)(1).

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23. Will the ground lease be subject to federal laws and regulations such as the disputes clause?
- a. The ground lease is subject to any reporting requirements that AFRH has under its authority. We will be providing a draft version of the Master Lease with the RFP. Respondents will be asked to redline and identify their top areas of concern.

Master Plan and Zoning

24. What is the status of the work with the Office of Planning and Zoning?
- a. We have been working with DC Office of Planning since the original solicitation in 2006. We are now working with them on the zoning process, and look to include guidance on entitlements in the RFP.
25. When do you expect to zone the site? How does the process and schedule with OP align with the RFP and Master Lease negotiation schedule?
- a. We are in active conversations with the DC Office of Planning, working on the process and timeline at this point. There will be further guidance in the RFP on specifics of timing.
26. What kind of changes can be made to the Master Plan before triggering additional review and an amendment?
- a. AFRH believes that there is a fair amount of flexibility within the Master Plan as it currently exists. It is anticipated that major items such as changes to view sheds, height limits, large changes in density, primary open spaces (specifically the size/boundaries of the ~20-acre pasture), and additional entrances may likely trigger additional review. Any changes that conflict with the preservation-related requirements and guidelines for the site would also likely trigger additional review and/or compliance.

Other

27. Will the presentation slides be posted?
- a. Slides from the Industry Forum presentation have been posted to the project website at www.AFRHdevelopment.com.
28. Will you be distributing the list of attendees?
- a. Yes, the list of registrants and attendees has been posted to the www.AFRHdevelopment.com website.
29. Will the site tours include review of buildings' interiors?
- a. Yes, site tours will include access to building interiors. For the tours hard hats and other protection is required. In addition, AFRH is working on a building condition assessment for the historic Hospital Complex buildings, which will be posted to the project website when completed.

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