

U.S. DEPARTMENT OF VETERANS AFFAIRS



REQUEST FOR QUALIFICATIONS NO. 36E7718Q9061_1

**VA GREATER LOS ANGELES HEALTHCARE SYSTEM
WEST LOS ANGELES CAMPUS
PRINCIPAL DEVELOPER & BUILDING 207 SOLICITATION
ENHANCED-USE LEASE DEVELOPMENT PROJECTS
LOS ANGELES, CALIFORNIA**

**PUBLICATION DATE:
JULY 2, 2018**

**DATE AND TIME RESPONSES DUE:
AUGUST 24, 2018, 12:00 NOON PDT**

DISCLAIMER

The information presented in this Request for Qualifications and all supplements, revisions, modifications, updates, and addenda thereto (collectively, the RFQ), including (without limitation) narrative descriptions and information, is not represented to be all the information that may be material to an Offeror's decision to submit a response to this RFQ or to develop, build, finance, operate, and maintain at least 900 units of supportive housing, as described in this RFQ.

Neither the United States Department of Veterans Affairs (VA), nor any of its contractors, subcontractors, officers, employees, counsel, advisors, or agents make any representation or warranty, whether express, implied, or created by operation of law, as to the accuracy or completeness of this RFQ or any of its contents or materials referred to or provided pursuant to or in connection with this RFQ, and no legal liability with respect thereto is assumed or may be implied. Any information or site description is merely provided to assist Offerors in their independent analysis of the decision to submit a response. The transactions contemplated by this RFQ involve significant risks. Offerors and their advisors should review carefully all the information set forth in the RFQ and any additional information available to them to evaluate such risks.

Except as expressly provided in the transaction agreements executed by VA, no additional representation or warranty, whether express, implied, or created by operation of law, will be made by VA. No person has been authorized to make or give on behalf of VA any other written or oral representation, warranty or assurance with respect to the project or the accuracy or completeness of the information provided in this RFQ or otherwise and, if any such representation, warranty, or assurance is made or given, it may not be relied upon by any Offeror as having been made by or on behalf of VA, and VA shall not have any liability for or with respect to such statements.

Table of Contents

1. EXECUTIVE SUMMARY.....	1
2. INTRODUCTION.....	3
3. BACKGROUND.....	4
3.1 GLAHS WEST LOS ANGELES CAMPUS.....	4
3.2 DRAFT MASTER PLAN.....	4
3.3 PUBLIC HEARING	5
3.4 PROGRAMMATIC ENVIRONMENTAL IMPACT STATEMENT.....	5
3.5 CURRENT EULS IN OPERATION AND DEVELOPMENT	6
4. DEVELOPMENT OBJECTIVES	7
5. PRINCIPAL DEVELOPER CONCEPT AND SCOPE.....	8
5.1 PRINCIPAL DEVELOPER’S RESPONSIBILITIES.....	8
5.1.1 Pre-PEIS/PEIR Completion.....	8
5.1.2 Post-PEIS/PEIR Completion.....	10
5.2 TRANSACTION STRUCTURE	11
5.2.1 Relevant Legislation and Legal Parameters.....	11
5.2.2 Exclusive Rights Agreement.....	12
5.2.3 Structure of EUL Transactions.....	12
6. ASSETS AND ASSOCIATED INFRASTRUCTURE TO BE DEVELOPED	14
6.1 BUILDING 207	14
6.2 ADDITIONAL ASSETS.....	14
6.3 INFRASTRUCTURE	14
7. DEVELOPMENT CONSIDERATIONS	16
7.1 NATIONAL HISTORIC PRESERVATION ACT.....	16
7.2 NATIONAL ENVIRONMENTAL POLICY ACT AND OTHER ENVIRONMENTAL CONSIDERATIONS	16
7.3 LEGAL CONSIDERATIONS.....	16
7.3.1 Overview.....	16
7.3.2 Jurisdiction.....	17
7.3.3 Taxes.....	17
7.3.4 Prevailing Wages.....	17
7.3.5 Handicap Accessibility.....	17
7.4 ENERGY CONSERVATION AND SUSTAINABLE DESIGN REQUIREMENTS	17
7.5 OTHER CONSIDERATIONS.....	18
8. CONTENTS AND PROCESS FOR SUBMISSION OF RESPONSES.....	19
8.1 SUBMISSION OF RESPONSES.....	19
8.2 TIME AND DATE OF SUBMISSION.....	19
8.3 INDUSTRY FORUM	19
8.4 QUESTIONS REGARDING THIS RFQ.....	19
8.5 PLACE AND MANNER OF SUBMISSION.....	19
8.6 PACKAGING AND COPIES.....	20
8.7 KEY TERMS USED IN THIS SECTION.....	20
8.8 RESPONSE CONTENT	21
8.8.1 Cover Letter with Background and Administrative Information.....	22
8.8.2 Section 1: Management Plan.....	24

8.8.3 Section 2: Neighborhood Planning and Master Development Qualifications, Experience, and Past Performance.....26

8.8.4 Section 3: Affordable and Supportive Housing Development and Operations Qualifications, Experience, and Past Performance.....27

8.8.5 Section 4: Financial Wherewithal and Experience Securing Financing.....29

8.8.6 Section 5: Building 207 Plan.....29

9. EVALUATION CRITERIA.....33

9.1 INITIAL REVIEW.....33

9.2 FORMAL PRESENTATIONS.....33

9.3 SELECTION PROCESS.....33

9.4 SELECTION TIMELINE.....33

9.5 EVALUATION FACTORS.....33

9.5.1 Factor 1: Management Plan.....33

9.5.2 Factor 2: Neighborhood Planning and Master Development Qualifications, Experience, and Past Performance.....34

9.5.3 Factor 3: Affordable and Supportive Housing Development and Operations Qualifications, Experience, and Past Performance.....35

9.5.4 Factor 4: Financial Wherewithal and Experience Securing Financing.....36

9.5.5 Factor 5: Building 207 Plan.....36

10. MISCELLANEOUS TERMS AND CONDITIONS APPLICABLE TO THIS RFQ.....38

10.1 AUTHORIZATIONS BY SUBMISSION OF RESPONSE.....38

10.2 TEAMING ARRANGEMENTS AND SPECIAL PURPOSE ENTITIES.....38

10.3 HOLD HARMLESS.....38

10.4 INELIGIBILITY.....38

10.5 ADDITIONAL INFORMATION.....39

ATTACHMENT A – VA’S ENHANCED-USE LEASING STATUTE (38 U.S.C. §§ 8161-8169)40

ATTACHMENT B – THE WEST LOS ANGELES LEASING ACT OF 2016.....47

ATTACHMENT C – GLAHS WEST LOS ANGELES CAMPUS MAP56

ATTACHMENT D – NORTH CAMPUS ASSET LIST.....57

ATTACHMENT E – DRAFT MASTER PLAN PARCEL MAP.....60

ATTACHMENT F – GLAHS CAMPUS BUILDING MAP61

ATTACHMENT G – PROJECT PLANS.....62

ATTACHMENT H – BUILDING 207 INFORMATION.....64

ATTACHMENT I – BUILDING 207 FLOOR PLANS65

ATTACHMENT J – EXISTING INFRASTRUCTURE DRAWINGS.....66

ATTACHMENT K – INDUSTRY FORUM AND BUILDING 207 ACCESS67

1. EXECUTIVE SUMMARY

- 1.1** The United States Department of Veterans Affairs (VA), under its Enhanced-Use Leasing (EUL) authority (38 U.S.C. §§ 8161 to 8169 – included in Attachment A) and the West Los Angeles Leasing Act of 2016 (Public Law 114-226 – included in Attachment B), is pleased to issue this Request for Qualifications (RFQ or Solicitation), seeking competitive responses from qualified organizations (Offerors) to serve as a “Principal Developer” for purposes of implementing a critical aspect of the Draft Master Plan at the VA Greater Los Angeles Healthcare System (GLAHS) West Los Angeles Campus (Campus), in Los Angeles, California. VA seeks interested developers who can redevelop the North Campus to provide at least 900 units of supportive housing for homeless and at-risk Veterans and their families, in accordance with VA’s EUL authority, the West Los Angeles Leasing Act, and the Draft Master Plan. VA’s plans for the Campus include development of at least 1,200 units of supportive housing (900 of which are the subject of this RFQ, along with approximately 300 other units in operation or development, as summarized in Section 3.5).
- 1.2** VA is authorized to outlease land and improvements to non-Federal entities that provide supportive housing and on-site community-based support services for Veterans and their families. Such leases can have a term of up to seventy-five (75) years. VA’s Office of Asset Enterprise Management (OAEM) administers the EUL Program. The lessee of any future EULs comprising the redevelopment of the North Campus, as further described in Section 5.2, will be responsible for financing, designing, developing, renovating, constructing, operating, and maintaining the EUL assets in accordance with detailed development plans approved by VA and applicable Federal, state, and local laws, codes, ordinances, and regulations.
- 1.3** All North Campus assets, with the exception of all previously executed EULs (currently Building 209), the State Home, Columbarium, Columbarium expansion area, and North Campus assets associated with the 1887 Fund (see Attachment C for the locations and names of these assets), would be evaluated by the Principal Developer for potential redevelopment in accordance with VA’s EUL authority, the West Los Angeles Leasing Act, and the Draft Master Plan and subject to VA approval. As part of this effort, which is described further in Section 5.1.1, the Principal Developer will take into account the EUL projects that are currently in operation or development (see Section 3.5 for more information) and existing VA possessory use agreements associated with certain assets. All North Campus assets are listed in Attachment D and shown on the parcel map included in Attachment E. Additionally, Attachment F contains a map showing the location of each building on the Campus.
- 1.4** By submitting a response, each Offeror accepts all the terms and conditions set forth in this RFQ, and its Attachments. Any conflict (whether actual or perceived) between any resulting agreements, this RFQ, or provision therein shall be resolved at and in accordance with VA’s sole and absolute discretion, notwithstanding any

provisions of the “Disclaimer” indicating otherwise, which is included and made part of this RFQ, and any other document.

- 1.5** VA reserves the right, at any time, without notice, at its sole and absolute discretion, to: (a) reject any or all responses; (b) extend any deadline set forth in this RFQ; and, (c) terminate the RFQ process, in whole or in part.

2. INTRODUCTION

The U.S. Department of Veterans Affairs (VA), in accordance with its Enhanced-Use Leasing (EUL) authority (38 U.S.C. §§ 8161- 8169) (see Attachment A) and the West Los Angeles Leasing Act of 2016 (P.L. 114-226) (see Attachment B), and the Draft Master Plan, is seeking responses from qualified entities to serve as a “Principal Developer” for purposes of implementing a critical aspect of the Draft Master Plan for the redevelopment of the VA Greater Los Angeles Healthcare System (GLAHS), West Los Angeles Campus, in Los Angeles, California (the Campus).

For purposes of this project, the Principal Developer would be a non-VA entity who has the qualifications, experience, and financing wherewithal outlined in Sections 8 and 9 of this RFQ. The Principal Developer and its team(s) (including developers, architects, general contractors, property managers, supportive services providers, etc.) will be expected to develop at least 900 units of supportive housing for homeless and at-risk Veterans and their families on the North Campus, utilizing VA’s EUL authority. Specifically, VA’s EUL authority provides a mechanism for VA to lease certain VA-owned assets to private entities for up to seventy-five (75) years to finance, design, develop, renovate, construct, operate, and maintain supportive housing units and on-site community-based support services for homeless and at-risk Veterans and their families (the most recent data on homeless demographics in the Los Angeles area can be found at: <https://www.lahsa.org/documents?id=2059-2018-greater-los-angeles-homeless-count-presentation.pdf> – any additional VA information regarding homeless Veteran demographics will be made available to the Principal Developer and its team(s) upon selection). The first asset to be developed by the Principal Developer, and its Building 207 specific team, would be Building 207, as described further in Sections 5.1.1 and 6.1. It is VA’s intent to immediately enter into negotiations with the selected Principal Developer for the Building 207 EUL. As described in this Solicitation, Building 207 should be developed prior to the remaining assets on the North Campus (Building 207 is not subject to the Programmatic Environmental Impact Statement (PEIS) / Programmatic Environmental Impact Report (PEIR) – see Section 3.4 for more information) and may be viewed by VA as sample performance for the remaining assets on the North Campus.

VA’s Office of Asset Enterprise Management (OAEM) administers the EUL Program. EULs require approval by the VA Secretary and VA oversight through annual compliance inspections. VA refers Veterans for housing and monitors housing operations. As part of the EUL process, VA and any lessee must comply with all applicable laws, including all environmental and historic preservation requirements. The West Los Angeles Leasing Act of 2016 explicitly prohibits the sale of land and only authorizes EULs and certain other leases that principally benefit Veterans and their families. All improvements will revert back to VA at the end of any EUL that VA enters as part of the Principal Developer’s redevelopment efforts. Additional information on the VA’s EUL Program may be obtained at: <http://www.va.gov/assetmanagement/>.

3. BACKGROUND

3.1 GLAHS West Los Angeles Campus

The Campus is one of the largest medical center campuses within the VA system. The Campus sits on 388 acres of land at the intersection of Wilshire Boulevard and the 405 Freeway. The Campus provides a full continuum of medical services to eligible Veterans and others through its state-of-the-art hospital and through outpatient care, rehabilitation, residential care, and long-term care services. The Campus also serves as a center for medical research and education.

The Campus exists in a combined natural and built environment, which provides opportunities and constraints to its further development. The natural features (topography, plant materials, as well as microclimate) and built features (historic districts, historic buildings, and landscapes, as well as existing roads) of the Campus will all influence the design decisions made relative to the ongoing Draft Master Plan implementation.

This process aims to 1) enable the Campus to effectively function as a vibrant, accessible, and welcoming healthcare facility and community for Veterans and their families; and 2) assist VA in ending Veteran homelessness in the Greater Los Angeles area. The vision for the Campus includes the efficient and dedicated functionality in which Veterans will be able to experience a “gold standard” of care, support, services, convenience, and customer service, particularly from VA’s health, benefits, and cemetery administrations.

3.2 Draft Master Plan

In 2011, the American Civil Liberties Union (ACLU) of Southern California filed a class action lawsuit against VA on behalf of homeless Veterans with disabilities. The suit alleged that VA misused the Campus and discriminated against disabled Veterans by failing to maintain housing for Veterans on the Campus and by leasing portions of the property to private entities. VA and the plaintiff-partners settled the lawsuit in 2015, and the settlement required VA to solicit input from pertinent stakeholders to draft and implement a plan “to set out the most effective purpose of the campus for Veterans, particularly for homeless Veterans, including underserved populations, such as female Veterans, aging Veterans, and those who are severely or mentally disabled.” VA and the plaintiff-partners collaborated to produce a Draft Master Plan.

On January 28, 2016, the Secretary of VA publicly announced the framework of the Draft Master Plan for the Campus. The Draft Master Plan outlines VA’s intent to transform the Campus into a vibrant community, providing housing for homeless and at-risk Veterans and their families, in addition to healthcare, benefits, employment, and other services for all eligible Veterans. The Draft Master Plan envisioned a town center and other non-housing projects as part of the overall community developed on the Campus. The Draft Master Plan in its entirety, along with an Executive Summary and PowerPoint presentation, are accessible through the following link: <https://www.losangeles.va.gov/masterplan/>.

The Draft Master Plan calls for the development of at least 1,200 units of supportive housing with supportive services (900 of which are the subject of this RFQ and would be developed on the North Campus, along with approximately 300 other units that are already in operation or development per Section 3.5 of this RFQ).

The housing on the North Campus will be carefully planned to help ensure a safe, dignified community environment that will function effectively in its own right, and in coordination with the other care and services provided on the Campus, and in the surrounding community. The supportive services will include activities involving the promotion of health and wellness, including nutrition and spiritual wellness; education; vocational training, skills building, or other training related to employment; peer activities, socialization, or physical recreation; assistance with legal issues and Federal benefits; volunteerism; family support services, including child care; and transportation.

The Draft Master Plan calls for the redevelopment of the Campus in a principally Veteran-centric manner by providing the optimal types, location, mix, and densities of bridge and supportive housing, and supportive services including: mental health, addiction, employment, and social support. This will ensure VA becomes a positive cornerstone and source of pride and inclusion for Veterans and their families in the Greater Los Angeles area.

3.3 Public Hearing

Pursuant to 38 U.S.C. §8163, VA conducted a Public Hearing on the redevelopment of Building 207 via an EUL for the purpose of supportive housing and selection of a Principal Developer on April 26, 2018. The slides and the questions and answers from the Hearing can be found via the following web links:

- https://www.losangeles.va.gov/documents/VA_Public_Hearing_EUL_04_18.pdf
- https://www.losangeles.va.gov/documents/WestLABuilding207PHQuestionsReceived-10May2018FINAL_R1.pdf

3.4 Programmatic Environmental Impact Statement

Pursuant to the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), VA is in the process of completing a Programmatic Environmental Impact Statement (PEIS) / Programmatic Environmental Impact Report (PEIR) for proposed improvements to and reconfiguration of the Campus. The proposed action would involve evaluating potential ways to reconfigure and redevelop the existing Campus, expand points of access, and provide additional housing to homeless and at-risk Veterans based on the Draft Master Plan, to better serve the health care needs of Veterans in the GLAHS service area over the next 20 to 30 years. The effects and impacts to be addressed would include those identified in 40 Code of Federal Regulations (C.F.R.) § 1508.8; i.e., Aesthetics, Air Quality, Historic and Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Land Use, Floodplains, Wetlands and Coastal Zone Management, Socioeconomics, Community Services, Solid and Hazardous Materials, Transportation, Utilities, Environmental Justice, and Cumulative Impacts. Both

beneficial and adverse effects of the proposed action will be identified. VA anticipates releasing the Draft PEIS/PEIR in fall 2018 with the Record of Decision occurring in summer 2019.

With the exception of the renovation of Building 207, which will be discussed in greater detail later in this Solicitation, the Principal Developer cannot commence development of supportive housing units on the Campus until the PEIS/PEIR process is completed. The contemplated community / neighborhood planning that would commence prior to PEIS/PEIR completion is further described in Section 5.1.1.

3.5 Current EULs in Operation and Development

There are several EUL projects that are currently in operation and development on the West Los Angeles North Campus. The status of these projects is as follows:

- Building 209: 54 permanent supportive housing units for Veterans in operation (as of June 2017);
- Buildings 205 and 208: 120 permanent supportive housing units for Veterans currently under development (developer selected); and,
- MacArthur Field: Approximately 150 units of permanent supportive housing for Veterans currently on hold, pending completion of the PEIS/PEIR.

Together, the approximately 324 units, plus the units to be developed by the Principal Developer and its team(s), will enable VA to achieve the 1,200 units identified in the Draft Master Plan. VA will work with the Principal Developer and the developers associated with these other EULs to promote coordination and the development of a holistic community on the North Campus.

4. DEVELOPMENT OBJECTIVES

The intent of this Solicitation is to outline the requirements for selection of a Principal Developer and its team(s) to:

- Create a safe, affordable, housing community for homeless and at-risk Veterans and their families on the North Campus; and,
- Immediately begin development activities for Building 207.

Supportive housing is a proven, effective means of reintegrating homeless and at-risk Veterans and their families into the community by addressing their basic needs for housing and providing ongoing support services to residents in that housing. The Draft Master Plan outlines VA's intent to transform the Campus into a vibrant community providing housing for homeless and at-risk Veterans and their families and healthcare, benefits, employment, and other services for all eligible Veterans.

5. PRINCIPAL DEVELOPER CONCEPT AND SCOPE

As noted previously, for purposes of this project, the Principal Developer and its team(s) will be expected to develop at least 900 units of supportive housing for homeless and at-risk Veterans and their families on the North Campus of the GLAHS, utilizing VA's EUL authority. VA's goal is to accelerate supportive housing development on the North Campus to meet the urgent need for Veteran housing in the Greater Los Angeles area.

The Principal Developer will evaluate all North Campus assets, with the exception of assets that are the subject of previously executed EULs, the State Home, Columbarium, Columbarium expansion area, and North Campus assets associated with the 1887 Fund (see Attachment C for the locations and names of these assets), for potential redevelopment into supportive housing units subject to VA approval. As part of this effort, the Principal Developer will take into account the EUL projects that are currently in operation or development (see Section 3.5 for more information) and existing VA possessory use agreements associated with certain assets.

5.1 Principal Developer's Responsibilities

The Principal Developer and its team(s) will be responsible for financing, designing, developing, renovating, constructing, operating, and maintaining at least 900 supportive housing units and on-site community-based support services for homeless and at-risk Veterans and their families. The Principal Developer will be expected to assemble a multi-faceted team of professionals to plan, coordinate, and execute all development activities. Key responsibilities to be described in greater detail in this section include:

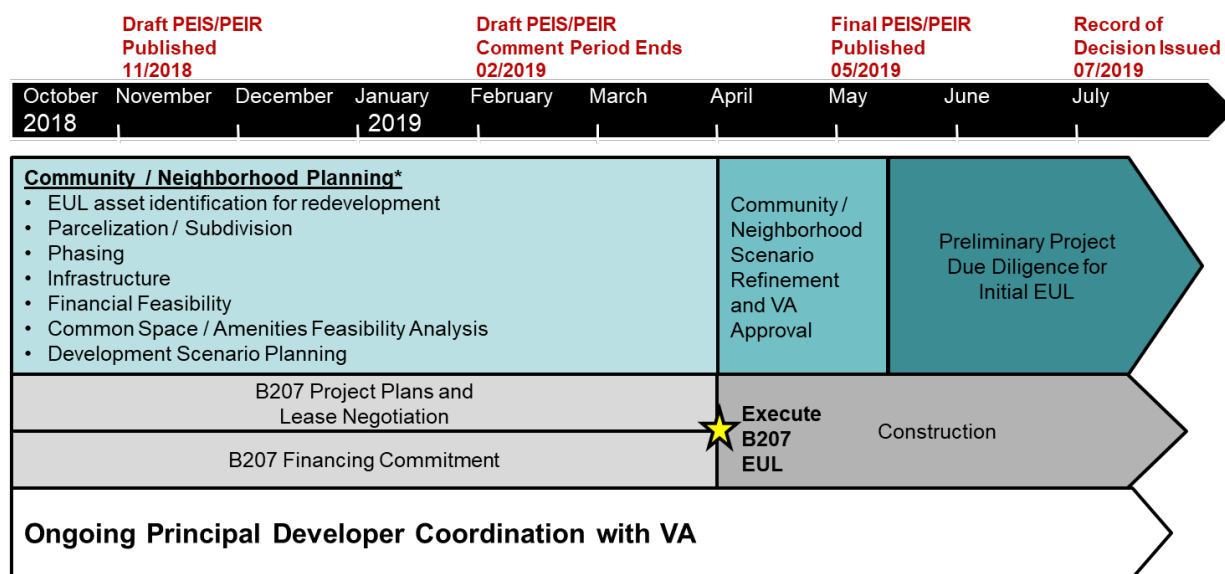
- Identifying assets for redevelopment of new housing based on asset availability, cost effectiveness, consistency with PEIS/PEIR and Draft Master Plan, and VA operations;
- Coordinating community/neighborhood planning;
- Addressing infrastructure and utility issues;
- Creating phasing plan and associated timeline for completing all housing; and,
- Self-performing or competitively selecting new teams to develop, finance, construct, and operate each phase of development (Note: For each EUL project, team will include: developer, architect, engineering firm, general contractor, property manager, supportive services provider, legal services, historic preservation consultant, etc. to be approved by VA – more detail is provided in Sections 5.1.2 and 5.2).

The Principal Developer is ultimately responsible for delivery of the overall supportive housing component on the North Campus.

5.1.1 Pre-PEIS/PEIR Completion

The following diagram describes the responsibilities of the Principal Developer prior to PEIS/PEIR completion:

Figure 1: Principal Developer Scope Pre-PEIS/PEIR Completion



*Principal Developer Team must provide initial development scenarios to VA by February 2019 to inform the preparation of the Final PEIS/PEIR. Final development scenarios must be submitted for VA approval by April 2019.

Note: The PEIS/PEIR timeline is subject to change, which would impact the Community / Neighborhood Planning timing. Additionally, the Building 207 timeline is subject to change based on negotiations with Principal Developer's Building 207 team post-selection.

Community / Neighborhood Planning

Following selection, the Principal Developer would begin identification and evaluation of potential assets for redevelopment, undertaking all necessary investigation activities to produce development scenarios for the North Campus to provide supportive housing to meet the target population's needs. Activities may include but not be limited to:

- Preparation of parcelization/ neighborhood subdivision plan;
- Preparation of a phasing plan to accomplish VA's housing goals;
- Design of an infrastructure plan to support the North Campus housing;
- Development of preliminary financing plans (for housing, infrastructure, and common areas);
- Completion of campus-wide common space/amenities feasibility analyses; and,
- Creation and analysis of potential development scenarios for the North Campus.

Key outputs associated with this process include the following:

- *Regular Meetings and Conference Calls:* It is expected that throughout this process, the Principal Developer will be in close communication with VA – coordinating regular meetings and conference calls to discuss the status of the planning process and obtain VA feedback on interim concepts, plans, etc.
- *Draft Community / Neighborhood Planning Summary Presentation:* The Principal Developer must provide a written summary presentation detailing the assets identified for redevelopment, the parcelization/subdivision plan, phasing plan, infrastructure plan, financial feasibility analyses, common space/amenities

feasibility analysis, and overall evaluation of proposed development scenarios to VA by February 2019 to inform the preparation of the Final PEIS/PEIR.

- *Final Draft Community / Neighborhood Planning Summary Presentation:* The Principal Developer must provide a written summary presentation containing the final proposed development scenarios, including the assets identified for redevelopment, the parcelization/subdivision plan, phasing plan, infrastructure plan, financial feasibility analyses, common space/amenities feasibility analysis, and overall evaluation of development scenarios, to VA for approval by April 2019.

Building 207 Pre-Development and Development

At the same time as the Community / Neighborhood Planning work is being performed, the Principal Developer would be expected to begin pre-development and development activities for Building 207, including preparing the Project Plans (see Attachment G), applying for financing, negotiating the lease and exhibits, executing the EUL, and beginning construction.

The Project Plans for Building 207, as outlined in Attachment G, will include a detailed Design Plan, Development Plan, Operations & Maintenance Plan and Tenant Selection Plan. The formulation of the Project Plans for Building 207 will require the Principal Developer and VA to coordinate closely. VA will provide final approval and cooperate with the Principal Developer during the drafting process to facilitate preparation of the final Project Plans for Building 207. It is anticipated that the Principal Developer will provide VA with drafts of the Project Plans throughout the Building 207 pre-development period. The Project Plans for Building 207 will be subject to VA's review and approval and may be subject to review and comment by local government and other stakeholders. The Principal Developer will be required to meet the proposed Building 207 timeline provided in their RFQ response, with any such extensions or modifications that VA agrees to at its discretion.

The Principal Developer should track and assess lessons learned and best practices for Building 207 and apply those lessons learned and best practices to future development of additional North Campus assets once the PEIS/PEIR is complete. In the event the Principal Developer competitively selects new teams to develop, finance, construct, and operate future phases of development, rather than self-perform, the Principal Developer will be expected to share those lessons learned and best practices with the competitively selected new EUL teams.

5.1.2 Post-PEIS/PEIR Completion

Once the PEIS/PEIR is complete (Note: The Record of Decision is expected in summer 2019), development of the remainder of the units can begin, consistent with the approved development scenario(s) and the Final PEIS/PEIR. The Principal Developer has the option of either self-performing or competitively selecting one or more new team(s) to develop, finance, construct, and operate each phase of development (see Section 5.2 for more information). For each EUL project, the team must include a: developer, architect, engineering firm, general contractor, property manager, supportive services provider,

legal services firm, historic preservation consultant, etc. to be approved in advance by VA.

The approved development teams will conduct further due diligence and overall planning for each phase on a project-by-project basis. However, the Principal Developer is ultimately responsible for ensuring that each individual project is integrated into the housing community and pays its fair share of common area and maintenance costs. For each project, the approved development teams will undertake the following steps:

Figure 2: Principal Developer* Scope Post-PEIS/PEIR Completion



*Principal Developer or competitively selected new teams

Subject to feasibility and further negotiations between the Principal Developer and VA, the Principal Developer may also assist VA in implementing other aspects of the Draft Master Plan, including the town center, Veterans' services, Campus enhancements, and other non-housing projects as part of the overall community developed on the Campus.

5.2 Transaction Structure

5.2.1 Relevant Legislation and Legal Parameters

This RFQ may result in one or more EULs in accordance with 38 U.S.C. §§ 8161-8169 and the West Los Angeles Leasing Act of 2016 (P.L. 114-226). This RFQ may also result in a lease of real property for a term not to exceed fifty (50) years to a third party, identified by the Principal Developer, to provide services that principally benefit Veterans and their families, in accordance with Sections 2(a), 2(b)(2), 2(d), 2(g), 2(h), 2(j), and 2(l) of the West Los Angeles Leasing Act of 2016 (P.L. 114-226).

The selected Principal Developer will have an exclusive right to either: a) enter into EULs for the North Campus assets identified in this solicitation or b) competitively select new teams to develop, finance, construct, and operate each phase of development through execution of one or more EULs. Any and all future transactions must be consistent with 38 U.S.C. § 8161, et seq., the West Los Angeles Leasing Act of 2016 (see Attachments A and B), and all other applicable law.

Areas of note in the legislation are:

- The term of an EUL may not exceed seventy-five (75) years (see 38 U.S.C. § 8162(b)(2));
- The Secretary may enter into an EUL only for the provision of supportive housing that principally benefits Veterans and their families (see 38 U.S.C. § 8162(a)(2), 38 U.S.C. § 8162(3), and Public Law 114-226 Section 2(b)(1)); and,

- The terms of an EUL may provide for the Secretary to use minor construction funds for capital contribution payments (see 38 U.S.C. § 8162(b)(4)) to allow lessee to perform and complete certain work such as environmental remediation, historic reuse, and horizontal infrastructure improvements.

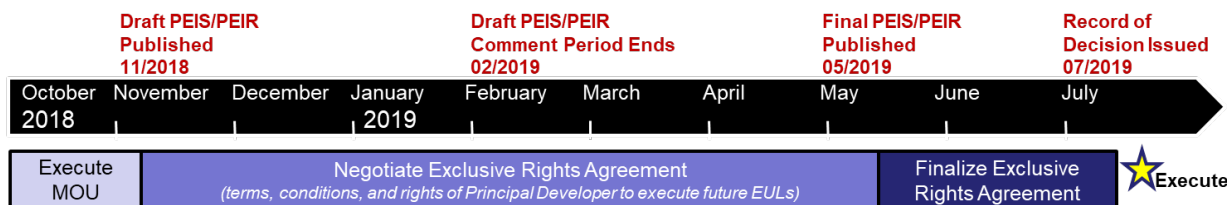
Key legal parameters include that each EUL transaction:

- The terms of an EUL may not provide for any acquisition, contract, demonstration, exchange, grant, incentive, procurement, sale, other transaction authority, service agreement, use agreement, lease, or lease-back by the Secretary or Federal Government (38 U.S.C. § 8162(b)(5));
- Must be treated as a privately owned and operated commercial development (i.e., lessee is responsible for securing all capital and operating financing for the development);
- Must not involve any “lease-back” arrangements, which are not authorized under existing law; and,
- Must not leverage the full faith and credit of the U.S. Government for financial viability.

5.2.2 Exclusive Rights Agreement

As shown in the following diagram, VA and the Principal Developer (post-selection) will execute a Memorandum of Understanding (MOU) that outlines VA’s intent to grant the Principal Developer exclusive rights to future EUL development. VA and the Principal Developer will negotiate an Exclusive Rights Agreement (ERA) while the PEIS/PEIR process is completed and execute the ERA following issuance of the Record of Decision (anticipated in summer 2019). The ERA will specify the obligations, terms, conditions, and rights of both the Principal Developer and VA. Per the terms of the ERA, the Principal Developer would have the exclusive rights to either: self-perform future development phases under one or more EULs or competitively select new teams to perform future development phases under one or more EULs. VA’s approval process, which will be outlined in the ERA, for any EUL would be subject to VA review of proposed transaction consistent with 38 U.S.C. §§ 8161-8169 and VA Handbook 7415.

Figure 3: Exclusive Rights Agreement Process



Note: The PEIS/PEIR timeline is subject to change, which would impact the Community / Neighborhood Planning timing. Additionally, the Building 207 timeline is subject to change based on negotiations with Principal Developer’s Building 207 team post-selection.

5.2.3 Structure of EUL Transactions

VA contemplates entering into a separate EUL for each phase of the development with either the Principal Developer or a new team, which has been competitively selected by the Principal Developer and approved by VA. For each EUL, regardless of whether or

not the Principal Developer intends to self-perform the project, in advance of beginning the pre-development process, the Principal Developer must submit the following information to VA for review and approval:

1. Proposed Development Team's Background and Administrative Information;
2. Relevant Development Team Qualifications, Experience, and Past Performance (for the Developer, Property Manager, and Supportive Services Provider);
3. Development Concept, Financial Feasibility, and Timeline;
4. Property Management and Supportive/Resident Services Plan;
5. Community Relations Experience and Strategy; and,
6. Proposed Consideration.

VA will review this information and determine whether the project proposal is acceptable and where applicable, meets VA's direct source leasing requirements. The Principal Developer, however, is responsible for developing the North Campus such that all EULs are operated as part of a community and not as individual projects.

6. ASSETS AND ASSOCIATED INFRASTRUCTURE TO BE DEVELOPED

6.1 Building 207

VA's goal is to accelerate supportive housing development on the North Campus to meet the urgent need for Veteran housing in the Greater Los Angeles area. VA intends for Building 207 to be the first asset developed by the Principal Developer. An environmental assessment pursuant to the NEPA is underway and anticipated to be completed this summer. Building 207 is located on the Campus, located at 11301 Wilshire Boulevard, Los Angeles, California, and is a property listed on the National Register of Historic Places.

Attachments C, E and F show the location of Building 207 on the campus. Attachments H and I contain additional background information on the subject Building. Attachment K includes information on how to register to visit Building 207.

6.2 Additional Assets

As noted previously, the Principal Developer will evaluate all other North Campus assets, with the exception of assets that are the subject of previously executed EULs, the State Home, Columbarium, Columbarium expansion area, and North Campus assets associated with the 1887 Fund (see Attachment C for the locations and names of these assets), for potential redevelopment into supportive housing units subject to VA approval. The Principal Developer will work with VA to evaluate these assets based on asset availability, cost effectiveness, consistency with PEIS/PEIR and Draft Master Plan. As part of this effort, the Principal Developer will take into account the EUL projects that are currently in operation or development (see Section 3.5 for more information) and existing VA possessory use agreements associated with certain assets. All North Campus assets are listed in Attachment D and shown on the parcel map included in Attachment E. Additionally, Attachment F contains a map showing the location of each building on the Campus. The results of the Principal Developer's evaluation will be used to conduct the activities summarized in Section 5.1.

6.3 Infrastructure

To support the development of at least 900 units of supportive housing on the North Campus, a comprehensive and optimal solution is needed to address the utility and infrastructure. Select information about existing infrastructure on the North Campus is included in Attachment J.

Upon selection, the Principal Developer will be expected to work with VA to devise a detailed proposed infrastructure plan. Key factors to be considered include speed to delivery, cost efficiencies, funding sources, responsibilities, and impact on GLAHS' existing operations. The plan must account for any and all costs (i.e., direct or indirect costs, insurance, taxes, assessments, etc.) associated with establishing/constructing the infrastructure, distribution lines and systems, and connections (including any connections or reconnections to local utility provider services, meters, taps, etc.), required for the

provision of gas, electricity, water, sewer, oil, fiber optics, telephone, fire alarm service, or any other form of utility, communications, power, or fuel to the North Campus. The Principal Developer will evaluate the potential to obtain utilities from VA and/or municipal and/or private sources as appropriate. The existing steam infrastructure will be unable to support new housing development. Post selection, the Principal Developer will be provided with the recently completed draft utility study used to inform the PEIS/PEIR.

7. DEVELOPMENT CONSIDERATIONS

In considering whether to submit a response to this RFQ, prospective Offerors should consider the following:

7.1 National Historic Preservation Act

VA's EUL Program is subject to the National Historic Preservation Act, 54 U.S.C. §§ 300101, et seq. (NHPA) in relation to the development and finalization of the proposed Development Plans. For guidelines related to historic preservation at VA, visit <http://www.cfm.va.gov/historic/>.

Building 207 is considered a contributing resource to the National Register listed West Los Angeles Veterans Affairs Historic District. VA has begun consultation pursuant to Section 106 of the NHPA for Building 207. VA will execute a Memorandum of Agreement with the California State Historic Preservation Office (SHPO) that stipulates future design review after selection of the Principal Developer. It is expected that the Principal Developer would share its proposed designs at the point of 65% completion with the SHPO. Upon selection, VA will provide a copy of the SHPO consultation packages for the recently renovated Building 209 for informational purposes.

For other development activities contemplated in the Draft Master Plan, VA chose to substitute the NEPA compliance process for the NHPA review process, per 36 C.F.R. § 800.8(c). VA intends to complete such compliance by negotiating and executing a programmatic agreement (PA) to address adverse effects to historic properties that may result from finalization and implementation of the master plan. VA intends to execute this PA prior to releasing the Final Programmatic Environmental Impact Statement and issuing the associated Record of Decision.

7.2 National Environmental Policy Act and Other Environmental Considerations

VA's EUL Program is subject to all applicable Federal, state, and local environmental laws, codes, ordinances, and regulations, including but not limited to, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. §§ 9601-9675; the Resource Conservation and Recovery Act (RCRA), 42 U.S.C. §§ 6901, et seq; and the National Environmental Policy Act (NEPA), 42 U.S.C. §§ 4321-4347. VA is in the process of completing an Environmental Assessment (EA) for Building 207.

As noted previously, VA is also in the process of completing a PEIS/PEIR for the remainder of the Campus. VA expects to release a draft PEIS/PEIR in fall 2018 and the Record of Decision is anticipated in summer 2019.

7.3 Legal Considerations

7.3.1 Overview

Offerors are responsible for conducting its own due diligence including, without limitation, whether: (a) the development, as contemplated by the response, can be accomplished

in compliance with applicable Federal, state, and local requirements (including fire, life safety, accessibility, zoning, state and local building codes, and other local land use restrictions) and consistent with the Draft Master Plan; (b) the condition of Building 207 and other potential assets are suitable for the Offeror's contemplated use; (c) the necessary permits, variances, special exceptions and other governmental actions or approvals required for the contemplated development can be reasonably obtained (at no cost or expense to VA); and (d) the contemplated use(s) is otherwise practical and economically feasible.

7.3.2 Jurisdiction

The GLAHS North Campus is located in an unincorporated area of Los Angeles County and is not part of the incorporated City of Los Angeles. Subject to the terms of any EUL, the lessee must lease, finance, design, develop, construct, renovate, operate, and maintain the EUL assets in accordance with all applicable state and local laws, codes, ordinances, and permitting requirements, and any amendments thereto, including any seismic requirements.

7.3.3 Taxes

In accordance with the pertinent provisions of the EUL statute (i.e., 38 U.S.C. § 8167), the lessee during any EUL term will be subject to any and all applicable state and local taxes, fees, assessments, and special assessments legally chargeable to any EUL, the lessee's leasehold interest, and the lessee's underlying improvements. However, neither VA's interest in any EUL nor the United States' fee interest in the underlying properties shall be subject, directly or indirectly, to any state or local laws relative to taxation, fees, assessments or special assessments.

7.3.4 Prevailing Wages

Unless the Principal Developer can demonstrate to the satisfaction of VA in the form of a written determination or written correspondence from the U.S. Department of Labor that the Principal Developer or the projects are exempt therefrom, the Principal Developer shall comply with the requirements of the Davis-Bacon Act, as amended, 40 U.S.C. § 3141, et seq. and the relevant rules, regulations, and orders of the Secretary of Labor applicable thereto.

7.3.5 Handicap Accessibility

The Principal Developer will be required to ensure that its activities comply in all respects with the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101, et seq., and the Architectural Barriers Act of 1968, 42 U.S.C. §§ 4151, et seq., as amended.

7.4 Energy Conservation and Sustainable Design Requirements

The VA Sustainable Design Manual (<http://www.cfm.va.gov/til/sustain.asp>) is the guidance that defines the methodology to incorporate sustainable design in every phase of this development, from proposals, goal setting, and preliminary planning, through minimal design and construction. VA encourages the Principal Developer to incorporate

sustainability over and above the current standards found in the VA Sustainable Design Manual.

To take advantage of existing sustainable work in the private sector that is well accepted by the construction industry, VA has determined that using a third-party rating system is the best methodology for achieving VA sustainable building requirements. The Leadership in Energy and Environmental Design (LEED®) rating system, the Green Globes® rating system, or an equivalent rating system may be used. VA requires that projects achieve at least LEED Silver, Two Green Globes, or an equivalent certification level by the respective rating organization. If an equivalent rating system is proposed, the Principal Developer must submit a memo to the VA Portfolio Manager post-selection explaining why the alternative solution is equivalent to one or both of the above rating systems.

7.5 Other Considerations

When preparing responses to this RFQ, Offerors should be cognizant of the following:

- A. VA will not participate in, or allow its or the United States' interest in, the EUL assets to be used as security for financing for the project or otherwise, including without limitation, providing any kind of guaranty or act in any way as a beneficiary for a financing vehicle.
- B. In regard to any proposed project-related financing to be obtained by the Principal Developer, VA, as a general rule, will not approve any financing that includes requirements that operate to deny, restrict, or subordinate VA's right to terminate any EUL upon the Principal Developer's failure to cure an outstanding event of default thereunder.
- C. The Principal Developer must establish and maintain positive relations and communications with state and local governmental authorities to include but not be limited to the County of Los Angeles and the City of Los Angeles as well as applicable local communities during negotiations with VA and any of its representatives.
- D. The Principal Developer must integrate development activities with cultural resources and historical and environmental policy management requirements in support of VA's mission and operations.
- E. The Principal Developer will be responsible for coordinating the work schedule(s) with VA in order to minimize disruption to the Campus' activities and operations. This coordination includes the work of any contractor or subcontractor that the Principal Developer retains in connection with the projects.

8. CONTENTS AND PROCESS FOR SUBMISSION OF RESPONSES

8.1 Submission of Responses

Offerors interested in serving as the Principal Developer should submit their response in accordance with and meeting the requirements contained in this section.

8.2 Time and Date of Submission

Responses must be received by Friday, August 24, 2018 at 12:00 noon PDT (the Closing Time). Responses received after the Closing Time will not be considered and will be returned to the Offeror. All responses will be irrevocable after the Closing Time until the date that is 45 calendar days after the Closing Time.

8.3 Industry Forum

VA will hold an optional Industry Forum on Tuesday, July 10, 2018 (see Attachment K for details). The intent of the Industry Forum is to generate interest in the opportunity; provide Offerors with an overview of the opportunity, the context associated with the opportunity, and the RFQ requirements; give Offerors a chance to meet potential teaming partners; and answer questions about the opportunity. We encourage Offerors to submit questions to VA, per the instructions in paragraph 8.4 below, in advance of the Industry Forum.

8.4 Questions Regarding this RFQ

Questions regarding this RFQ must be submitted in writing, and may be emailed to kelli.emery@va.gov with a copy cc-d to marcellus.waddill@va.gov by 5:00 PDT on Tuesday, July 17, 2018. Questions received after this deadline will not be considered. Questions should reference the relevant section and paragraph number. Responses to questions timely submitted to VA will be provided by an amendment to the RFQ. VA, in its sole and absolute discretion, reserves the right to provide all prospective Offerors with copies of any Offeror questions it receives and any answers, clarifications, and/or information it provides in response thereto, if it determines that doing so may be of general interest to potential Offerors.

8.5 Place and Manner of Submission

Responses must be delivered to the Designated VA Representative at the following address:

Attention: Designated VA Representative
Department of Veterans Affairs
Office of Asset Enterprise Management (044C)
810 Vermont Avenue, NW, Room 534
Washington, DC 20420

Responses must be delivered by mail, courier, or hand delivery. Responses will not be accepted if delivered by electronic means (including facsimile).

8.6 Packaging and Copies

Responses must be in a sealed envelope or package with the following information conspicuously and legibly written or typed on the outside:

- (1) Offeror's name;
- (2) Offeror's complete mailing address;
- (3) Name and contact information for Offeror's contact person (e.g., telephone, email and facsimile);
- (4) The solicitation number;
- (5) The following sentence must appear in the lower left-hand corner of the envelope or package: "Sealed Response for Principal Developer for the West Los Angeles Campus"; and
- (6) In addition, the following statement (to be completed upon delivery to VA) should be included in a place where it can easily be filled in: "Response Received by VA as of __ (time) on __ (date)".

In order to be considered, Offerors must submit one (1) original and two (2) hard copies of its response plus one (1) electronic working copy of the response on a virus-free CD-ROM, in PDF format, to VA. In addition, the Excel spreadsheets provided electronically on the same CD-ROM must allow data to be manipulated and must be included in their native (i.e., Excel), unprotected, and accessible format. Each hard copy of the response must be submitted in a three-ring binder (to allow VA to easily remove parts for copying and/or circulation). Please ensure that all binders have a cover page and the CD-ROM is labeled with the following information at a minimum: Offeror's name, solicitation title, and solicitation number. Submissions must be formatted and contain the content described within Section 8.8.

8.7 Key Terms Used in this Section

The following terms are used throughout this section and have the meanings described below:

- **Offeror** refers to the entity that is responding to this RFQ and if selected, will serve as the Principal Developer. If the Offeror entity has not yet been formed, then Offeror refers to the members of the to-be-formed Offeror entity.
- **Offeror's Team** shall include the Offeror and any additional development entities, financial partners, advisors, contractors, consultants, law firms or other entities that will support the Offeror's evaluation of potential assets for redevelopment and necessary investigation activities to produce development scenarios for the North Campus following selection. Any entities named in the RFQ response will be considered a member of the Offeror's Team to be evaluated by VA as part of this solicitation process. If selected, replacement or removal of any Team members going forward will be subject to VA's express written approval, subject to its sole discretion. Notwithstanding the foregoing sentence, the Principal Developer may add to its Team additional advisors, consultants and financial partners at a later point(s) in the process, consistent with the process described in Section 5.2.3.

Note: The Offeror's Team must demonstrate some degree of previous experience managing and operating supportive housing. If a property management and/or supportive services provider is identified in the RFQ response, the firm(s) named will be expected to inform the Principal Developer tasks and serve as the property manager and/or supportive services provider for at least one subsequent supportive housing project to be developed by the Principal Developer. The Principal Developer has the option of bringing on additional property management firms and/or supportive service providers later, consistent with the process described in Section 5.2.3.

- **Key Personnel** refer to the people whose resumés are submitted in response to this RFQ. The Key Personnel listed in the Offeror's response shall not be removed, diverted, or replaced from work without written approval from VA.
- **Building 207 Team** refers to the Offeror, architect, general contractor (if one has been selected already), property management firm, supportive services provider, and any advisors, contractors, consultants, law firms or other entities that will support the renovation of Building 207. Any entities named in the Building 207 section of the Offeror's RFQ response will be considered a member of the Offeror's Building 207 Team to be evaluated by VA as part of this solicitation process. If selected, replacement or removal of any Building 207 Team members going forward will be subject to VA's express written approval, subject to its sole discretion. Notwithstanding the foregoing sentence, the Principal Developer may add to its Building 207 Team additional advisors, consultants and financial partners at a later point(s) in the process.

8.8 Response Content

Each response must contain the following sections in the following order, with each section clearly labeled, beginning on a new page and not exceeding the applicable section page limit.

Section #	Section Name and Subsections (Note: Separate sections and subsections with tabs in hard copies)	Page Limit
NA	Cover Letter (including Background and Administrative Information)	5 pages
1	Management Plan Tab 1A: Team Composition, Structure, and Subcontractor Management Approach Tab 1B: Key Personnel Tab 1C: Understanding of Requirements, Principal Developer Technical Approach, and Timeline Tab 1D: Community Relations Experience, Strategy, and State/Local Government Support Tab 1E: Small Business Participation and Veteran Hiring	25 pages (includes resumes)
2	Neighborhood Planning and Master Development Qualifications, Experience, and Past Performance Tab 2A: Qualifications and Experience Tab 2B: Past Performance	10 pages
3	Affordable and Supportive Housing Development and Operations Qualifications, Experience, and Past Performance Tab 3A: Development Qualifications and Experience Tab 3B: Development Past Performance Tab 3C: Management and Operations Qualifications and Experience Tab 3D: Management and Operations Past Performance	20 pages
4	Financial Wherewithal and Experience Securing Financing Tab 4A: Financial Wherewithal Tab 4B: Experience Securing Financing	15 pages (excludes financial statements)
5	Building 207 Plan Tab 5A: Building 207 Team Qualifications Tab 5B: Building 207 Project Description and Development Concept Tab 5C: Building 207 Financing Plan Tab 5D: Building 207 Timeline Tab 5E: Building 207 Property Management and Supportive/ Resident Services Plan	25 pages
Appendix A	Financial Statements and Auditor's Opinion Letter	No limit
Appendix B	Explanation of any legal issues (if any)	No limit

Pages submitted that are in excess of any page limit will, at VA's sole discretion, be discarded and not reviewed or evaluated by VA. Financial statements and auditor's opinion letter, as well as explanations of any legal issues (if any), will not count against the page limits. Responses must be typewritten in Arial 11-point font size or greater. Font sizes in tables and figures may be smaller but must be legible when printed. Margins should be at least 1-inch on all sides (Note: Headers and footers are excepted from this requirement).

8.8.1 Cover Letter with Background and Administrative Information

A cover letter (on the Offeror's letterhead) must state that the Offeror has read and agrees to comply with all the terms, conditions, and instructions provided in this RFQ. Any requests for waivers or exceptions must be clearly identified in the cover letter and shall be subject to VA's review and approval.

The cover letter must also contain the following general information about the Offeror and the Offeror's Team (if applicable). (Note: In the case of an Offeror that is a special purpose entity, include information on each partner, member, or shareholder of the Offeror.)

- (1) **Administrative Information:** Company/Organization name; Employer/Tax Identification Number; Dunn and Bradstreet (DUNS) number; proof of VetBiz verification (if a service-disabled Veteran-owned small business or Veteran-owned small business); mailing address; main telephone number; and main facsimile number.
- (2) **Authorized Representative:** Name (and contact information - mailing address; telephone number; e-mail address; and facsimile number) of the representative authorized to act on behalf of the Offeror.
- (3) **Day-to-Day Point of Contact:** Name (and contact information - mailing address; telephone number; e-mail address; and facsimile number) of the individual designated by the Offeror as the person to whom questions and/or requests for information are to be directed.
- (4) **Form of Business:** Description of the Offeror's form of business (whether a for-profit corporation, a nonprofit or charitable institution, a partnership, a limited liability company, a business association or a joint venture), state of incorporation, and a brief history of the organization and its principals:
 - a. Articles of incorporation, partnership, joint venture, or limited liability company agreement (Note: For any Offeror or Team member, as applicable, that is a sole proprietorship, provide current mailing address and a summary of current business activity);
 - b. Current certificate of good standing;
 - c. By-laws;
 - d. Copy of corporate resolutions, certified by a corporate officer, authorizing the Offeror's submission of, or Team member's participation with the Offeror in the submission of, the response and the entity's authority to proceed with the project (assuming an RFQ award is made and VA's approval is obtained); and,
 - e. List of principals.
- (5) **Legal Requirements:**
 - a. State whether the Offeror or any Offeror's Team member, as applicable, has ever been terminated for default, non-compliance, or non-performance on a contract or lease, or debarred from any Federal, State, or local government contracts and, if so, provide the date and a detailed description of the occurrence in an appendix (Note: this additional detail does not count against page limits); and,
 - b. List each instance within the past ten (10) years and explain in sufficient detail in an appendix as necessary (detail does not count against page limits) in which the

Offeror, or any Offeror's Team member, or any principal, partner, director, or officer of such entities was:

- i. Convicted of or pleaded guilty or *nolo contendere* to a crime (other than a traffic offense);
- ii. Subject to an order, judgment, or decree (including as a result of a settlement), whether by a court, an administrative agency, or other governmental body, or an arbitral or other alternative dispute resolution tribunal, in any civil proceeding or action in which fraud, gross negligence, willful misconduct, misrepresentation, deceit, dishonesty, breach of any fiduciary duty, embezzlement, looting, conflict of interest, or any similar misdeed was alleged (regardless of whether any wrongdoing was admitted or proven);
- iii. Subject to an action or other proceeding, whether before a court, an administrative agency, governmental body, or an arbitral or other alternative dispute resolution tribunal, which, if decided in a manner adverse to the Offeror, Team member, principal, partner, director, or officer (as applicable), would reasonably be expected to adversely affect the ability of the Offeror or Team member to perform its obligations with respect to the project (including the ability to obtain or repay financing);
- iv. Debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal, state, or local department or agency;
- v. Notified that it is in default of any Federal, state, or local contract or grant – if yes, provide the reason for the default and whether the default was cured;
- vi. Terminated for cause or default on one or more public transactions (Federal, State, or local); and,
- vii. Party to litigation or a formal Alternative Dispute Resolution (ADR) process (e.g., binding arbitration) involving a claim in excess of \$50,000. For those matters involving a claim equal to or in excess of \$500,000, describe in detail the litigation or ADR process.

8.8.2 Section 1: Management Plan

In this section, the Offeror should include all relevant information necessary to allow VA to assess the Offeror's overall management approach. Specifically, this section must include the following:

Tab 1A: Team Composition, Structure, and Subcontractor Management Approach

Provide brief descriptions of Offeror entity and the Offeror's Team members (i.e., organizational purposes or missions, services provided, etc.), including key roles and responsibilities. The Offeror should describe past experience working with the Offeror's

Team members. Provide the proposed teaming structure for the Principal Developer tasks to be undertaken following selection (excluding development of Building 207, which is addressed separately per Section 8.8.6 of the RFQ and provided as Section 5 of the response). Provide an organizational chart showing the relationship between the Offeror and the Offeror's Team members, as appropriate, along with their roles and responsibilities. (Note: A separate organizational chart for the redevelopment of Building 207 should be included in Section 5, Tab 5A of the RFQ response per the instructions in Section 8.8.6.) Explain the Offeror's approach to managing the Team, including prior experience engaging and overseeing the work of multiple Team members and subcontractors.

Tab 1B: Key Personnel

Identify the Key Personnel who will lead the Principal Developer's community/neighborhood planning tasks, as well as the day-to-day point of contact. For each Key Personnel named provide a:

- Description of their proposed role;
- Discussion of the extent to which key personnel have worked together on other similar projects; and,
- One (1) page resume that includes a description of the person's duties and responsibilities, education, years of relevant experience, certifications/licenses, skills, expertise, other relevant qualifications (Note: Resumes count against page limits).

Tab 1C: Understanding of Requirements, Principal Developer Technical Approach, and Timeline

Provide a brief description of the Offeror Team's understanding of VA's development objectives (see RFQ Section 4), the Principal Developer Concept (see RFQ Section 5), and the assets and infrastructure to be developed into at least 900 units of supportive housing (see RFQ Section 6). Identify potential risks and challenges associated with the project and related mitigation strategies.

Describe the Offeror's plan to immediately begin the community/neighborhood planning, including identification and evaluation of potential assets for redevelopment and undertaking all necessary investigation activities to produce development scenarios for the North Campus. In particular, consistent with the responsibilities outlined in Section 5.1 of this RFQ, specify how the Offeror proposes to develop a parcelization/subdivision plan, a phasing plan to accomplish VA's housing goals, a comprehensive infrastructure plan, financing plans for housing, infrastructure, and common areas, and a feasibility analysis for campus-wide common spaces and amenities. List any required studies to be performed. Provide a timeline for development of these scenarios and plans, including any required studies. The Principal Developer timeline should begin on October 1, 2018 and be consistent with the schedule described in Figure 1.

Tab 1D: Community Relations Experience, Strategy, and State/Local Government Support

Explain the Offeror Team's experience and customized approach to managing community relations and interacting with state and local government officials (i.e., zoning, environmental, SHPO, local community, stakeholders, etc.). Describe any experience in managing relations with the surrounding community for comparable large-scale affordable housing developments, specifically any experience in large metropolitan areas (Greater Los Angeles area preferred). Given the large scale of this effort, describe Offeror's customized approach to establishing constructive dialogue and maintaining proactive contact with key public officials and private stakeholders. Offerors should also provide an outline describing strategies to overcome any potential challenges based on knowledge of existing community relations dynamics. Offerors are also encouraged to seek letters of support from state and local government entities/funding sources, including the State of California, the County of Los Angeles, and/or the City of Los Angeles.

Tab 1E: Small Business Participation and Veteran Hiring

Describe the Offeror's outreach strategies to maximize participation of Service-Disabled Veteran-Owned Small Businesses (SDVOSBs), Veteran-Owned Small Businesses (VOSBs), local small businesses, and other small businesses, in all aspects of the evaluation of assets and subsequent development processes.

Provide a summary of the Offeror Team's plan to increase employment opportunities for Veterans associated with this project.

8.8.3 Section 2: Neighborhood Planning and Master Development Qualifications, Experience, and Past Performance

In this section, the response should include all relevant information necessary to allow VA to assess the Offeror Team's neighborhood planning and master development qualifications, experience, and past performance. Specifically, this section must include the following:

Tab 2A: Neighborhood Planning and Master Development Qualifications and Experience

List and explain in sufficient detail the Offeror Team's relevant large-scale real estate neighborhood planning and master development qualifications and experience, including experience with large-scale housing communities with associated infrastructure, roads, and amenities, adaptive reuse of historic structures, and experience in large metropolitan areas (Greater Los Angeles area preferred). Identify any recent experience working with VA and Federal, state and local governments, including California government entities.

Tab 2B: Neighborhood Planning and Master Development Past Performance

Describe three (3) similar large-scale real estate neighborhood planning and master development efforts that are comparable in magnitude and complexity to the Principal Developer scope. Each project described must have been completed within the past ten (10) years. For each project listed, the following information should be included:

- Project name
- Location
- Description of development
- Real estate product types included
- Size of project (square footage, units, number of buildings, acreage, etc.)
- Historic buildings (if any)
- Description of the associated infrastructure
- Date of project completion
- Number of years involved with the development project
- Role of the Offeror Team member(s)

For each of the projects identified above, provide contact information (name, title, organization, telephone, and email address) for a reference that VA can contact regarding performance and client or stakeholder (as applicable) satisfaction with the work completed. Note: Including a reference in the proposal will constitute authorization for VA to contact and discuss the Offeror's or Team member's performance.

8.8.4 Section 3: Affordable and Supportive Housing Development and Operations Qualifications, Experience, and Past Performance

In this section, the response should include all relevant information necessary to allow VA to assess the Offeror Team's affordable and supportive housing development and operations qualifications, experience, and past performance. Specifically, this section must include the following:

Tab 3A: Affordable and Supportive Housing Development Qualifications

List and explain in sufficient detail the Offeror Team's relevant affordable and supportive housing development qualifications and experience, including experience with adaptive reuse of historic structures and experience in large metropolitan areas (Greater Los Angeles area preferred). Identify any past experience working with VA and Federal, state and local governments, including California government entities.

Tab 3B: Affordable and Supportive Housing Development Past Performance

Describe three (3) similar affordable and/or supportive housing development efforts (past or current) developed by the Offeror or one of its Team members that are comparable in magnitude and complexity to the supportive housing to be developed on the Campus. Each project described should have been completed within the past ten (10) years and preferably, at least one of the projects should be located in the Greater Los Angeles area. At least one project identified should involve the adaptive reuse of an historic property. For each project listed, the following information should be included:

- Project name
- Location
- Type of housing
- Size of project (square footage, units, number of buildings, acreage, etc.)
- Amount, type, and sources of financing

- Historic buildings (if any)
- Description of the associated infrastructure
- Date of project completion
- Number of years involved with the development
- Role of the Offeror Team member(s)
- Contact information for a reference who VA can contact regarding performance and client or stakeholder (as applicable) satisfaction. Note: Including a reference on this list will constitute authorization for VA to contact and discuss the Offeror's or Team member's performance.

Tab 3C: Affordable and Supportive Housing Management and Operations Qualifications

List and explain in sufficient detail the Offeror Team's relevant affordable and supportive housing management and operations qualifications and experience, including any experience in large metropolitan areas (Greater Los Angeles area preferred). Identify any past experience working with VA and Federal, state and local governments, including California government entities. Identify the property management and supportive services providers with whom the Offeror have worked in the past and would consider working with on future Campus supportive housing projects and their associated qualifications and experience. (Note: See Section 8.7 for definition of Offeror's Team with respect to the inclusion of one or more property management and/or supportive services providers.)

Tab 3D: Affordable and Supportive Housing Management and Operations Past Performance

Describe three (3) similar affordable and/or supportive housing projects (past or current) managed and/or operated by the Offeror or one of its Team members that are comparable in magnitude and complexity to the supportive housing to be developed on the Campus. Each project described should be currently under management or have been under management within the past ten (10) years and preferably, at least one of the projects should be located in the Greater Los Angeles area. For each project listed, the following information should be included:

- Project name
- Location
- Type of housing
- Size of project (square footage, units, number of buildings, acreage, etc.)
- Supportive services provided in the project (and by whom)
- Years managed / services delivered
- Role of the Offeror Team member(s)
- Contact information for a reference who VA can contact regarding performance and client or stakeholder (as applicable) satisfaction. Note: Including a reference on this list will constitute authorization for VA to contact and discuss the Offeror's or Team member's performance.

8.8.5 Section 4: Financial Wherewithal and Experience Securing Financing

In this section, the response should include all relevant information necessary to allow VA to assess the Offeror Team's financial wherewithal and ability to secure financing for large-scale affordable and/or supportive housing development projects. Specifically, this section must include the following:

Tab 4A: Financial Wherewithal

Provide a general overview of the Offeror Team's financial stability and evidence of their financial wherewithal to develop large-scale multi-family housing communities with associated infrastructure, roads, and amenities. Please attach supporting documentation to include an auditor's opinion letter(s) and the Offeror and its Team members' most recent audited financial statements. If audited financial statements are not available, please submit unaudited financial statements. (Note: Supportive documentation and financial statements do not count against the page limits.)

Tab 4B: Experience Securing Financing

Summarize the Offeror Team's experience directly securing financing for similar large-scale multi-family affordable and/or supportive housing communities in the last 10 years. Provide brief descriptions of three (3) similar affordable and/or supportive housing communities for which the Offeror's Team has directly secured financing. For each example, include project information, including:

- Project name
- Location
- Description of housing type
- Number of units (specify market rate, affordable supportive, etc.)
- Total development cost
- Specific funding sources secured, and
- Role of the Offeror Team member.

8.8.6 Section 5: Building 207 Plan

This section should include a summary of the Offeror's plans to immediately begin pre-development and development activities associated with the renovation of Building 207 for supportive housing following Principal Developer selection. This section should include the following subsections:

Tab 5A: Building 207 Team Qualifications

Provide an overview of the Building 207 Team that will undertake the development, renovation and operation, including individual Building 207 Team member roles and responsibilities. Provide brief descriptions of all Building 207 Team members (i.e., organizational purposes or missions, licenses/certifications, services provided, etc.). Describe the Building 207 Team's experience developing and operating comparable supportive housing projects, including experience with adaptive reuse of historic buildings. Identify the Building 207 project manager or day-to-day point of contact and provide a resume for him or her in a format consistent with the instructions in Section 8.8.2, Tab 1B.

In particular, provide the proposed:

- Architecture firm's background and experience, design philosophy, location;
- Construction firm's background and experience, location, number of employees, and bonding capacity;
- Property management firm's background and experience managing similar supportive housing properties, location, and number of employees; and,
- Supportive/resident services provider's background and experience providing supportive services to Veterans who are homeless and/or at risk of homelessness, location, and number of employees.

Describe the Building 207 Team's past experience working together and the proposed teaming structure for this specific renovation project. Provide an organizational chart showing the relationship between the Building 207 Team members.

Tab 5B: Building 207 Project Description and Development Concept

Provide an overview of the proposed Building 207 project, including but not limited to the type of project (e.g., permanent housing, assisted living, etc.), target populations, and estimated breakdown of units and estimated sizes. The response should contain a justification that supports the proposed project size for the given target residents. The project developed must be affordable to the applicable target population(s). The project description should also address any intended phasing associated with the development (if any). Describe the proposed development, refurbishment, and renovation of Building 207.

Tab 5C: Building 207 Project Financing

Provide a narrative that describes the Building 207 Team's strategy to obtain financing for the Building 207 project, including contingency plan(s) in the event one or more sources of funding are not available. The narrative should also explain key assumptions reflected in the following required budgets to be provided in Microsoft Excel:

- (1) **Development Budget Sources and Uses:** Development budget must show estimated: (a) total development costs for Building 207, including hard and soft costs; (b) financing costs, including types and amounts of debt and equity amounts, and underlying amortization periods; (c) ownership structure, including percentage of ownership by the Offeror (or in the case of a special purpose entity, each Team member); and, (d) all capital funding sources (e.g., Low Income Housing Tax Credit equity, equity provided by the lessee, Federal, state and local government funding, grant proceeds, loan proceeds, etc.) used to finance the Building 207 project.
- (2) **Annual Operating Budget:** List all estimated annual revenues for Building 207, including expected monthly rents by unit type and the basis for /source of rents (e.g., rental vouchers). In addition, list all expected annual operating expenses associated with the Building 207 Project. Provide a 30-year cash flow projection.

- (3) **Annual Supportive/Resident Services Budget:** List all expected annual supportive/resident services expenses for Building 207 and projected sources of funding.

Tab 5D: Building 207 Project Timeline

The response must contain a timetable for Building 207 containing the following key dates:

- (1) **Project financing sources:** Anticipated application, award and closing dates for each project phase (as applicable);
- (2) **Schematic design and construction documents:** Completion dates for each project phase (as applicable);
- (3) **EUL Execution:** EUL execution cannot occur until all financing commitments have been obtained, the Office of Management and Budget has completed its review of the EUL, and Congress has been notified of VA's intent to execute the EUL.
- (4) **Construction:** Start and completion dates for each project phase (as applicable); and,
- (5) **Occupancy:** Date the facility(s) are open for operation for each project phase (as applicable).

Note: The timeline should begin on October 1, 2018.

Tab 5E: Building 207 Property Management and Supportive/Resident Services Plan

The Building 207 Team will be responsible for ensuring the proper operation, management, supportive services, and maintenance of the Building 207 Project during the term of the EUL. This section must contain the following:

- (1) **Property Management Approach and Physical Security Plan:** Describe the Building 207 Team's approach to operation, management, security, and maintenance of the Building 207 project in accordance with private sector standards. Provide a staffing plan (number of FTEs and type) for the ongoing operation of Building 207. The response shall contain the physical security measures that will be provided based upon the individual space requirements and tenant mix of the proposed EUL project.
- (2) **Supportive/Resident Services Offered:** Identify which supportive/resident services are to be provided on-site, as well as who is going to provide them. The Building 207 Team should clearly differentiate between any services proposed to be provided as a part of the Housing and Urban Development-VA Supporting Housing (HUD-VASH) Program versus other unrelated services proposed to be provided by the Building 207 Team. Supportive services may include but not be limited to:
 - An initial assessment and collaborative case management/self-sufficiency planning in coordination with the Veteran and VA staff; support, coordinate, monitor, and evaluate on-going service needs with each Veteran.

- On-site substance abuse/mental health counseling and health assessments and referrals.
- Employment / income assessments, supported work and community service opportunities based on skills and employment readiness; on-site training of employment skills programs to include computer skills, employment placements and new programs that target mobility for handicapped Veterans.
- Specialized services for women, chronically mentally ill, frail and elderly Veterans that provide enhanced clinical and case management supports and specialty programming.

The response should also contain information about coordination with other programs and service providers, as well as performance objectives.

9. EVALUATION CRITERIA

9.1 Initial Review

Following the RFQ submission deadline, VA will initially review all submissions for completeness and adherence to the requirements and conditions set out in this RFQ. VA reserves the right to reject submissions that are incomplete or fail to adhere to the requirements set forth in this RFQ.

9.2 Formal Presentations

Complete and acceptable submissions will be further reviewed and evaluated by VA, ranked in order, and a “competitive range” established. Offerors whose submissions are found to be within the competitive range may be given the opportunity, at VA’s sole discretion, to make a formal presentation to VA and receive questions regarding their response. If a presentation is required, notice will be provided to those Offerors asked to make a presentation and the details regarding that presentation (i.e., length of presentation, etc.) will be provided in the notice.

9.3 Selection Process

The Government intends to review all factors for award in making a selection. Selection will be based on an integrated assessment of the factors set forth in Section 9.5 below.

9.4 Selection Timeline

VA anticipates selection of a Principal Developer by September 30, 2018.

9.5 Evaluation Factors

The responses will be evaluated based on the following five equally weighted factors. Where factors include subfactors, each subfactor will also be equally weighted. The evaluation factors are as follows:

9.5.1 Factor 1: Management Plan

Factor 1 will consist of an assessment of the extent to which the Offeror’s overall management plan reflects a clear understanding of the Principal Developer’s role and responsibilities. Factor 1 is comprised of the following four equally weighted subfactors:

Subfactor 1A: Team Composition, Structure, and Subcontractor Management Approach

VA will assess the Offeror Team’s composition to assess capabilities and skillsets. VA will also assess the extent to which the Offeror’s Team has worked together previously on similar projects. The organizational chart will be reviewed to understand the relationships between the different Team members and establish whether clear lines of accountability are in place. The Subcontractor Management Approach should demonstrate the Offeror’s ability to manage multiple entities across disparate fields and locations to achieve a common goal.

Subfactor 1B: Key Personnel

VA will review the qualifications of the proposed Key Personnel to assess their ability to successfully complete the Principal Developer's responsibilities and assist VA in developing and implementing the most viable development scenario(s). The Key Personnel roles should be clearly identified, along with each person's relevant experience, skills, expertise, and education.

Subfactor 1C: Understanding of Requirements, Principal Developer Technical Approach and Timeline

VA will review the Offeror Team's understanding of the requirements and Principal Developer technical approach to assess how the Offeror Team proposes to effectively accomplish the project. The response should demonstrate the Offeror Team's understanding of the urgency and complexity of the project, potential risks and challenges, proposed mitigation strategies, and the importance of close communication and collaboration with VA throughout the process. The Offeror Team should propose a realistic and efficient plan for obtaining the required information and performing the community / neighborhood planning activities to develop one or more high potential development scenarios for the North Campus. The timeline proposed should be consistent with the timeline shown in Figure 1 and aggressive yet realistic, given the complexity and amount of the work required.

Subfactor 1D: Community Relations Experience, Strategy, and State/Local Government Support

Although community approval is not a prerequisite for Draft Master Plan implementation, VA intends to evaluate the Offeror Team's experience with and strategy for managing community relations. Offeror Teams should demonstrate local market knowledge and experience working with the stakeholder community on similar large-scale affordable housing efforts. Offerors should provide a customized community relations strategy that accounts for potential community opposition. Offerors who are also able to demonstrate that they have the support of state and local government entities/funding sources, including the State of California, the County of Los Angeles, and/or the City of Los Angeles, will be viewed more favorably.

Subfactor 1E: Small Business Participation and Veteran Hiring

VA will assess the extent to which the Offeror Team's proposed outreach plan will maximize the participation of SDVOSBs, VOSBs, local small business, and other small businesses in all aspects of the evaluation of assets and subsequent development processes. It is also important that the Offeror Team provide a clear and realistic plan to hire Veterans in association with this project.

9.5.2 Factor 2: Neighborhood Planning and Master Development Qualifications, Experience, and Past Performance

The focus of Factor 2 is on the Offeror Team's neighborhood planning and master development qualifications, experience, and past performance. Factor 2 is comprised of the following equally weighted subfactors:

Subfactor 2A: Neighborhood Planning and Master Development Qualifications and Experience

VA will review the extent to which the Offeror's Team has demonstrated expertise and experience in neighborhood planning and master developing comparable large-scale real estate development projects. This expertise should include substantial experience with large-scale housing communities and adaptive reuse of historic structures, experience in large metropolitan areas (Greater Los Angeles area preferred), and experience working with Federal, state, and local government entities (work with VA and California entities preferred).

Subfactor 2B: Neighborhood Planning and Master Development Past Performance

VA will assess the extent to which the Offeror's Team has a proven track record of successfully neighborhood planning and master developing comparable large-scale real estate development projects. The projects identified should be of similar size and scope to the Principal Developer scope on the North Campus, and at least one project should be a currently-operating development of a size comparable to or larger than the effort contemplated in this RFQ in a large metropolitan area (Greater Los Angeles area preferred) and inclusive of historic buildings.

9.5.3 Factor 3: Affordable and Supportive Housing Development and Operations Qualifications, Experience, and Past Performance

The focus of Factor 3 is on the Offeror Team's affordable and supportive housing development and operations qualifications, experience, and past performance. Factor 3 is comprised of the following equally weighted subfactors:

Subfactor 3A: Affordable and Supportive Housing Development Qualifications and Experience

VA will review the extent to which the Offeror's Team has demonstrated expertise and experience developing affordable and supportive housing, including experience with adaptive reuse of historic structures, experience in large metropolitan areas (Greater Los Angeles area preferred), and experience working with Federal, state, and local government entities (work with VA and California entities preferred).

Subfactor 3B: Affordable and Supportive Housing Development Past Performance

VA will assess the extent to which the Offeror's Team has a proven track record of successfully developing affordable and supportive housing projects, including successful completion of adaptive reuse of historic properties. The projects identified should be of similar size, and scope to the supportive housing to be developed on the Campus, in large metropolitan areas (Greater Los Angeles area preferred).

Subfactor 3C: Affordable and Supportive Housing Management and Operations Qualifications and Experience

VA will review the extent to which the Offeror Team has demonstrated expertise and experience managing and operating affordable and supportive housing, including

experience in large metropolitan areas (Greater Los Angeles area preferred) and experience working with Federal, State, and local government entities (work with VA and California entities preferred). VA will also evaluate the Offeror Team's track record of working with qualified property management and supportive services providers and their associated qualifications and experience. (Note: See Section 8.7 for definition of Offeror's Team with respect to the inclusion of one or more property management and/or supportive services providers.)

Subfactor 3D: Affordable and Supportive Housing Management and Operations Past Performance

VA will assess the extent to which the Offeror Team has a proven track record of successfully managing and operating affordable and/or supportive housing projects. The projects identified should be of similar size and scope to the supportive housing to be developed on the Campus, in large metropolitan areas (Greater Los Angeles area preferred).

9.5.4 Factor 4: Financial Wherewithal and Experience Securing Financing

Factor 4 consists of an evaluation of the Offeror Team's financial wherewithal and experience securing financing for comparable projects. Factor 4 is comprised of the following equally weighted subfactors:

Subfactor 4A: Financial Wherewithal

VA will assess the financial wherewithal of the Offeror's Team to undertake the development of at least 900 units of supportive housing. VA will evaluate whether the response has provided sufficient evidence and documentation, as required by the RFQ, to demonstrate the financial wherewithal and current financial capacity to successfully execute a project of this size, scope and complexity.

Subfactor 4B: Experience Securing Financing

VA will review the Offeror Team's experience securing financing for similar large-scale affordable and/or supportive housing communities. The Offeror's Team should demonstrate a proven track record of directly securing traditional and non-traditional affordable housing financing.

9.5.5 Factor 5: Building 207 Plan

Factor 5 consists of an evaluation of the feasibility of the Building 207 Team's overall Building 207 plan for development and is comprised of the following equally weighted subfactors:

Subfactor 5A: Building 207 Team Qualifications

VA will assess the Building 207 Team's composition to determine if sufficient applicable capabilities, experience, and skillsets exist on the Building 207 Team to accomplish the successful redevelopment of Building 207. VA will assess the extent to which the Building 207 Team has worked together previously on similar projects. The Building 207

organizational chart will be reviewed to understand the relationships between the different Team members and establish whether clear lines of accountability exist.

Subfactor 5B: Building 207 Project Description and Development Concept

The development concept should reflect VA's goals and objectives (see Section 4 of this RFQ). The proposed unit count should be consistent with the existing building size. The renovation plan for the building should reflect its status as a contributing historic resource.

Subfactor 5C: Building 207 Financing Plan

A realistic and viable financing plan should be provided for Building 207. VA will review the anticipated sources and uses for the project for development, operations, and provision of supportive/resident services to assess the Building 207 Team's understanding of the project and funding availability.

Subfactor 5D: Building 207 Timeline

VA will review the proposed Building 207 timeline for completeness and inclusion of required milestones. The Building 207 Team's should provide an aggressive yet realistic project development timeline for VA's review.

Subfactor 5E: Building 207 Property Management and Supportive/ Resident Services Plan

VA will also evaluate the Building 207 Team's approach to delivering property management and supportive/resident services to Building 207 and ensuring the long-term viability and security of the project. Both the property management and supportive/resident services plan should be customized to the proposed product type and the Building 207 Team should be familiar with and have developed strong working relationships with local community organizations.

10. MISCELLANEOUS TERMS AND CONDITIONS APPLICABLE TO THIS RFQ

10.1 Authorizations by Submission of Response

Any and all information provided by an Offeror and its Team members may be used by VA to conduct credit and background checks.

10.2 Teaming Arrangements and Special Purpose Entities

Multiple Offerors may form a joint venture for the purpose of submitting a response to this RFQ. A special purpose entity may also be created for the purpose of submitting a response. VA may require that financial and performance guarantees be provided by these and other Offerors as well as Team members. The development of at least 900 units of supportive housing on the Campus will be a complex and challenging process and will require substantial expertise. Potential Offerors who do not have strong experience or skills in all the required areas (e.g., financial structuring, development, property management, operations, supportive services delivery, etc.) may consider submitting responses jointly with entities whose experience can complement their own. (Note: VA will not be involved in facilitating partnering or teaming arrangements.)

10.3 Hold Harmless

By participating in the RFQ process, each Offeror agrees to indemnify and hold harmless VA and the United States Government and each of their respective officers, employees, contractors, and advisors from and against any and all real estate and other brokerage fees or commissions, finder's fees, and other forms of compensation related in any way to activities undertaken by any person as a result of such person's efforts towards and/or participation in this RFQ process or the submission by such person of a response, and liabilities, losses, costs, and expenses (including reasonable attorney's fees and expenses) incurred by any indemnified party (including VA) as a result of, or in connection with, any claim asserted or arising as a result of, or in connection with, this RFQ process.

10.4 Ineligibility

The following persons (including entities) are ineligible to be an Offeror or a Team member of an Offeror or otherwise participate in the project (including as a contractor, subcontractor, or professional): (a) any person that has been debarred or suspended from doing business with VA; (b) neither such Person nor any of its partners, members, or principal stockholders is listed on any non-procurement or reciprocal lists on the most current "System for Award Management" published by the U.S. General Services Administration at www.sam.gov, as updated from time to time, or any replacement thereof; (c) neither such Person nor any of its partners, members, or principal stockholders is a person who poses a security or safety risk as determined by the Secretary of State, including but not limited to any person who either represents a country, or is a member of or provides political, financial or military support to a group, that is listed in the most current "Patterns of Global Terrorism" report, issued by the Secretary of State in compliance with 22 U.S.C. § 2656f(a), available from the Superintendent of

Documents, U.S. Government Printing Office, Washington, DC 20402 and also available at http://www.state.gov/global/terrorism/annual_reports.htm; and (d) neither such Person nor any of its partners, members or principal stockholders is subject to a criminal indictment or information for a felony in any court in the United States. For purposes of this Solicitation, the term “principal stockholder” shall mean any person who is a beneficial owner (as defined for purposes of Rule 13d-3 of the Securities and Exchange Act of 1934, as amended and promulgated by the Securities and Exchange Commission) of ten percent (10%) or more of the outstanding stock or other equity of the Offeror.

10.5 Additional Information

All of the information required to be provided in each response pursuant to Section 8 of this RFQ is important to VA’s analysis and evaluation of each response. VA may utilize outside sources in addition to all of the information provided in a response in evaluating each Offeror’s submission.

Neither VA nor any of its contractors, subcontractors, officers, employees, counsel, advisors, or agents, make any representation or warranty, whether express, implied, or created by operation of law, as to the accuracy or completeness of this RFQ or any of its contents or materials referred to therein, and no legal liability with respect thereto is assumed or may be implied.

VA reserves the right to: (a) make a selection under this RFQ as a result of initial offers submitted; and (b) reject any or all Offers at any time prior to award and cancel this Solicitation. Therefore, all initial offers should comprehensively address each of the requirements set forth herein and contain the Offeror’s best terms.

By submitting a response, each Offeror accepts all the terms and conditions set forth in this RFQ, and any updates, supplements, and amendments thereto. Any conflict (whether actual or perceived) between different parts of this RFQ, as between an Offeror and VA, shall be resolved at the sole and absolute discretion of VA.

In no event shall VA be liable for any fees, costs, or expenses associated with any of the Offeror’s (or their brokers, if any) activities (e.g., preparation, discussions, clarifications, submissions, or negotiations), relating directly or indirectly to this Solicitation. Accordingly, as a condition of submitting its response, each Offeror hereby agrees to indemnify and hold VA harmless for any and all such fees, claims, liabilities, and costs arising in connection with this RFQ and its underlying process.

Any relationship between VA and an Offeror arising from the Solicitation is subject to the specific limitations, terms, conditions, and representations expressed in this RFQ. Any substantive questions or concerns to include conflicts, apparent conflicts, or any other substantive matters regarding this RFQ which may arise during preparation of an Offeror’s response should be addressed, in writing, to kelli.emery@va.gov with a copy to marcellus.waddill@va.gov prior to the deadline for questions set forth in Section 8.4 of the RFQ.

ATTACHMENT A – VA’S ENHANCED-USE LEASING STATUTE (38 U.S.C. §§ 8161-8169)

TITLE 38. VETERANS' BENEFITS
PART VI. ACQUISITION AND DISPOSITION OF PROPERTY CHAPTER 81.
ACQUISITION AND OPERATION OF HOSPITAL AND DOMICILIARY FACILITIES;
PROCUREMENT AND SUPPLY;
ENHANCED-USE LEASES OF REAL PROPERTY
SUBCHAPTER V. ENHANCED-USE LEASES OF REAL PROPERTY

§ 8161. Definitions

For the purposes of this subchapter:

(1) The term “enhanced-use lease” means a written lease entered into by the Secretary under this subchapter [38 USCS §§ 8161 *et seq.*].

(2) The term “congressional veterans’ affairs committees” means the Committees on Veterans’ Affairs of the Senate and the House of Representatives.

(3) The term “supportive housing” means housing that engages tenants in on-site and community-based support services for veterans or their families that are at risk of homelessness or are homeless. Such term may include the following:

- (A) Transitional housing.
- (B) Single-room occupancy.
- (C) Permanent housing.
- (D) Congregate living housing.
- (E) Independent living housing.
- (F) Assisted living housing.
- (G) Other modalities of housing.

(4) The term "lessee" means the party with whom the Secretary has entered into an enhanced-use lease under this subchapter [38 USCS §§ 8161 *et seq.*].

(5) The term "major enhanced-use lease" means an enhanced-use lease that includes consideration consisting of an average annual rent of more than \$ 10,000,000.

§ 8162. Enhanced-use leases

(a)

(1) The Secretary may in accordance with this subchapter enter into leases with respect to real property that is under the jurisdiction or control of the Secretary. Any such lease under this subchapter may be referred to as an “enhanced-use lease”. The Secretary may dispose of any such property that is leased to another party under this subchapter in accordance with section 8164 of this title. The Secretary may exercise the authority provided by this subchapter

notwithstanding section 8122 of this title, subchapter II of chapter 5 of title 40, sections 541–555 and 1302 of title 40, or any other provision of law (other than Federal laws relating to environmental and historic preservation) inconsistent with this section. The applicability of this subchapter to section 421(b) of the Veterans' Benefits and Services Act of 1988 (Public Law 100–322; 102 Stat. 553) is covered by subsection (c).

(2) The Secretary may enter into an enhanced-use lease only for the provision of supportive housing and the [1] lease is not inconsistent with and will not adversely affect the mission of the Department.

(3) The provisions of sections 3141–3144, 3146, and 3147 of title 40 shall not, by reason of this section, become inapplicable to property that is leased to another party under an enhanced-use lease.

(4) A property that is leased to another party under an enhanced-use lease may not be considered to be unutilized or underutilized for purposes of section 501 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11411).

(b)

(1) If the Secretary has determined that a property should be leased to another party through an enhanced-use lease, the Secretary shall, at the Secretary's discretion, select the party with whom the lease will be entered into using such selection procedures as the Secretary considers appropriate.

(2) The term of an enhanced-use lease may not exceed 75 years.

(3)

(A) For any enhanced-use lease entered into by the Secretary, the lease consideration provided to the Secretary shall consist solely of cash at fair value as determined by the Secretary.

(B) The Secretary shall receive no other type of consideration for an enhanced-use lease besides cash.

(C) The Secretary may enter into an enhanced-use lease without receiving consideration.

(D) The Secretary may not waive or postpone the obligation of a lessee to pay any consideration under an enhanced-use lease, including monthly rent.

(4) The terms of an enhanced-use lease may provide for the Secretary to use minor construction funds for capital contribution payments.

(5) The terms of an enhanced-use lease may not provide for any acquisition, contract, demonstration, exchange, grant, incentive, procurement, sale, other transaction authority, service agreement, use agreement, lease, or lease-back by the Secretary or Federal Government.

(6) The Secretary may not enter into an enhanced-use lease without certification in advance in writing by the Director of the Office of Management and Budget that such lease complies with the requirements of this subchapter.

(c) The entering into an enhanced-use lease covering any land or improvement described in section 421(b)(2) of the Veterans' Benefits and Services Act of 1988 (Public Law 100–322; 102 Stat. 553) or section 224(a) of the Military Construction and Veterans Affairs and Related Agencies Appropriations Act, 2008, other than an enhanced-use lease under the Los Angeles Homeless Veterans Leasing Act of 2016, shall be considered to be prohibited by such sections unless specifically authorized by law.

(d)

(1) Nothing in this subchapter [38 USCS §§ 8161 *et seq.*] authorizes the Secretary to enter into an enhanced-use lease that provides for, is contingent upon, or otherwise authorizes the Federal Government to guarantee a loan made by a third party to a lessee for purposes of the enhanced-use lease.

(2) Nothing in this subchapter [38 USCS §§ 8161 *et seq.*] shall be construed to abrogate or constitute a waiver of the sovereign immunity of the United States with respect to any loan, financing, or other financial agreement entered into by the lessee and a third party relating to an enhanced-use lease.

§ 8163. Hearing and notice requirements regarding proposed leases

(a) If the Secretary proposes to enter into an enhanced-use lease with respect to certain property, the Secretary shall conduct a public hearing before entering into the lease. The hearing shall be conducted in the community in which the property is located. At the hearing, the Secretary shall receive the views of veterans service organizations and other interested parties regarding the proposed lease of the property and the possible effects of the uses to be made of the property under a lease of the general character then contemplated. The possible effects to be addressed at the hearing shall include effects on—

- (1) local commerce and other aspects of the local community;
- (2) programs administered by the Department; and
- (3) services to veterans in the community.

(b) Before conducting such a hearing, the Secretary shall provide reasonable notice to the congressional veterans' affairs committees and to the public of the proposed lease and of the hearing. The notice shall include the following:

- (1) The time and place of the hearing.
- (2) Identification of the property proposed to be leased.
- (3) A description of the proposed uses of the property under the lease.
- (4) A description of how the uses to be made of the property under a lease of the general character then contemplated—
 - (A) would—
 - (i) contribute in a cost-effective manner to the mission of the Department;
 - (ii) not be inconsistent with the mission of the Department;
 - (iii) not adversely affect the mission of the Department; and

(iv) affect services to veterans; or

(B) would result in a demonstrable improvement of services to eligible veterans in the geographic service-delivery area within which the property is located.

(5) A description of how those uses would affect services to veterans.

(c)

(1) If after a hearing under subsection (a) the Secretary intends to enter into an enhanced-use lease of the property involved, the Secretary shall notify the congressional veterans' affairs committees, the Committees on Appropriations of the House of Representatives and the Senate, and the Committees on the Budget of the House of Representatives and the Senate of the Secretary's intention to enter into such lease, shall publish a notice of such intention in the Federal Register, and shall submit to the congressional veterans' affairs committees a copy of the proposed lease. With respect to a major enhanced-use lease, upon the request of the congressional veterans' affairs committees, not later than 30 days after the date of such notice, the Secretary shall testify before the committees on the major enhanced-use lease, including with respect to the status of the lease, the cost, and the plans to carry out the activities under the lease. The Secretary may not delegate such testifying below the level of the head of the Office of Asset Enterprise Management of the Department or any successor to such office.

(2) The Secretary may not enter into an enhanced use lease until the end of the 45-day period beginning on the date of the submission of notice under paragraph (1).

(3) Each notice under paragraph (1) shall include the following:

(A) An identification of the property involved.

(B) An explanation of the background of, rationale for, and economic factors in support of, the proposed lease.

(C) A summary of the views expressed by interested parties at the public hearing conducted in connection with the proposed designation, together with a summary of the Secretary's evaluation of those views.

(D) A description of the provisions of the proposed lease.

(E) A description of how the proposed lease—

(i) would—

(I) contribute in a cost-effective manner to the mission of the Department;

(II) not be inconsistent with the mission of the Department;

(III) not adversely affect the mission of the Department; and

(IV) affect services to veterans; or

(ii) would result in a demonstrable improvement of services to eligible veterans in the geographic service-delivery area within which the property is located.

(F) A description of how the proposed lease would affect services to veterans.

(G) A summary of a cost-benefit analysis of the proposed lease.

§ 8164. Authority for disposition of leased property

(a) If, during the term of an enhanced-use lease or within 30 days after the end of the term of the lease, the Secretary determines that the leased property is no longer needed by the Department, the Secretary may initiate action for the transfer to the lessee of all right, title, and interest of the United States in the property. A disposition of property may not be made under this section unless the Secretary determines that the disposition under this section rather than under section 8118 or 8122 of this title is in the best interests of the Department.

(b) A disposition under this section may be made in return for cash at fair value as the Secretary determines is in the best interest of the United States and upon such other terms and conditions as the Secretary considers appropriate.

(c) Not less than 45 days before a disposition of property is made under this section, the Secretary shall notify the congressional veterans' affairs committees of the Secretary's intent to dispose of the property and shall publish notice of the proposed disposition in the Federal Register. The notice shall describe the background of, rationale for, and economic factors in support of, the proposed disposition (including a cost-benefit analysis summary) and the method, terms, and conditions of the proposed disposition.

§ 8165. Use of proceeds

(a)

(1) Funds received by the Department under an enhanced-use lease and remaining after any deduction from those funds under subsection (b) shall be deposited in the Department of Veterans Affairs Medical Care Collections Fund established under section 1729A of this title.

(2) Funds received by the Department from a disposal of leased property under section 8164 of this title shall be deposited into the Department of Veterans Affairs Construction, Major Projects account or Construction, Minor Projects account, as the Secretary considers appropriate.

(b) An amount sufficient to pay for any expenses incurred by the Secretary in any fiscal year in connection with an enhanced-use lease shall be deducted from the proceeds of the lease for that fiscal year and may be used by the Secretary to reimburse the account from which the funds were used to pay such expenses. The Secretary may use the proceeds from any enhanced-use lease to reimburse applicable appropriations of the Department for any expenses incurred in the development of additional enhanced-use leases.

§ 8166. Construction standards

The construction, alteration, repair, remodeling, or improvement of a property that is the subject of an enhanced-use lease shall be carried out so as to comply with all applicable provisions of Federal, State, and local law relating to land use, building standards, permits, and inspections.

§ 8167. Exemption from State and local taxes

(a) Improvements and Operations Not Exempted.— The improvements and operations on land leased by a person with an enhanced-use lease from the Secretary shall be subject to all applicable provisions of Federal, State, or local law relating to taxation, fees, and assessments.

(b) Underlying Fee Title Interest Exempted — The underlying fee title interest of the United States in any land subject to an enhanced-use lease shall not be subject, directly or indirectly, to any provision of State or local law relating to taxation, fees, or assessments.

§ 8168. Annual reports

(a) Report on administration of leases.

(1) Not later than 120 days after the date of the enactment of the Honoring America's Veterans and Caring for Camp Lejeune Families Act of 2012 [enacted Aug. 6, 2012] and not less frequently than once each year thereafter, the Secretary shall submit to the congressional veterans' affairs committees, the Committees on Appropriations of the House of Representatives and the Senate, and the Committees on the Budget of the House of Representatives and the Senate a report on enhanced-use leases.

(2) Each report under paragraph (1) shall include the following:

(A) Identification of the actions taken by the Secretary to implement and administer enhanced-use leases.

(B) For the most recent fiscal year covered by the report, the amounts deposited into the Medical Care Collection Fund account that were derived from enhanced-use leases.

(C) Identification of the actions taken by the Secretary using the amounts described in subparagraph (B).

(D) Documents of the Department supporting the contents of the report described in subparagraphs (A) through (C).

(b) Report on lease consideration.

(1) Each year, as part of the annual budget submission of the President to the congressional veterans' affairs committees, the Committees on Appropriations of the House of Representatives and the Senate, and the Committees on the Budget of the House of Representatives and the Senate under section 1105(a) of title 31, the Secretary shall submit to the congressional veterans' affairs committees, the Committees on Appropriations of the House of Representatives and the Senate, and the Committees on the Budget of the House of Representatives and the Senate a detailed report of the consideration received by the Secretary for each enhanced-use lease under this subchapter [38 USCS §§ 8161 et seq.].

(2) Each report under paragraph (1) shall include the following with respect to each enhanced-use lease covered by the report:

(A) An overview of how the Secretary is using consideration received by the Secretary under the lease to support veterans.

(B) The amount of consideration received by the Secretary under the lease.

(C) The amount of any revenues collected by the Secretary relating to the lease not covered by subparagraph (B), including a description of any in-kind assistance or services

provided by the lessee to the Secretary or to veterans under an agreement entered into by the Secretary pursuant to any provision of law.

(D) The costs to the Secretary of carrying out the lease.

(E) Documents of the Department supporting the contents of the report described in subparagraphs (A) through (D).

§ 8169. Expiration

The authority of the Secretary to enter into enhanced-use leases under this subchapter expires on December 31, 2023.

ATTACHMENT B – THE WEST LOS ANGELES LEASING ACT OF 2016

PUBLIC LAW 114–226—SEPT. 29, 2016
WEST LOS ANGELES LEASING ACT OF 2016

130 STAT. 926 PUBLIC LAW 114–226—SEPT. 29, 2016
Public Law 114–226
114th Congress

An Act

To authorize the Secretary of Veterans Affairs to enter into certain leases at the Department of Veterans Affairs West Los Angeles Campus in Los Angeles, California, to make certain improvements to the enhanced-use lease authority of the Department, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the “West Los Angeles Leasing Act of 2016”.

SEC. 2. AUTHORITY TO ENTER INTO CERTAIN LEASES AT THE DEPARTMENT OF VETERANS AFFAIRS WEST LOS ANGELES CAMPUS.

(a) IN GENERAL.—The Secretary of Veterans Affairs may carry out leases described in subsection (b) at the Department of Veterans Affairs West Los Angeles Campus in Los Angeles, California (hereinafter in this section referred to as the “Campus”).

(b) LEASES DESCRIBED.—Leases described in this subsection are the following:

(1) Any enhanced-use lease of real property under subchapter V of chapter 81 of title 38, United States Code, for purposes of providing supportive housing, as that term is defined in section 8161(3) of such title, that principally benefit veterans and their families.

(2) Any lease of real property for a term not to exceed 50 years to a third party to provide services that principally benefit veterans and their families and that are limited to one or more of the following purposes:

(A) The promotion of health and wellness, including nutrition and spiritual wellness.

(B) Education.

(C) Vocational training, skills building, or other training related to employment.

(D) Peer activities, socialization, or physical recreation.

(E) Assistance with legal issues and Federal benefits.

(F) Volunteerism.

(G) Family support services, including child care.

(H) Transportation.

(I) Services in support of one or more of the purposes specified in subparagraphs (A) through (H).

(3) A lease of real property for a term not to exceed 10 years to The Regents of the University of California, a corporation organized under the laws of the State of California, on behalf of its University of California, Los Angeles (UCLA) campus (hereinafter in this section referred to as “The Regents”), if—

(A) the lease is consistent with the master plan described in subsection (g);

(B) the provision of services to veterans is the predominant focus of the activities of The Regents at the Campus during the term of the lease;

(C) The Regents expressly agrees to provide, during the term of the lease and to an extent and in a manner that the Secretary considers appropriate, additional services and support (for which The Regents is not compensated by the Secretary or through an existing medical affiliation agreement) that—

(i) principally benefit veterans and their families, including veterans that are severely disabled, women, aging, or homeless; and

(ii) may consist of activities relating to the medical, clinical, therapeutic, dietary, rehabilitative, legal, mental, spiritual, physical, recreational, research, and counseling needs of veterans and their families or any of the purposes specified in any of subparagraphs (A) through (I) of paragraph (2); and

(D) The Regents maintains records documenting the value of the additional services and support that The Regents provides pursuant to subparagraph (C) for the duration of the lease and makes such records available to the Secretary.

(c) LIMITATION ON LAND-SHARING AGREEMENTS.—The Secretary may not carry out any land-sharing agreement pursuant to section 8153 of title 38, United States Code, at the Campus unless such agreement—

(1) provides additional health-care resources to the Campus; and

(2) benefits veterans and their families other than from the generation of revenue for the Department of Veterans Affairs.

(d) REVENUES FROM LEASES AT THE CAMPUS.—Any funds received by the Secretary under a lease described in subsection (b) shall be credited to the applicable Department medical facilities account and shall be available, without fiscal year limitation and without further

appropriation, exclusively for the renovation and maintenance of the land and facilities at the Campus.

(e) EASEMENTS.—

(1) IN GENERAL.—Notwithstanding any other provision of law (other than Federal laws relating to environmental and historic preservation), pursuant to section 8124 of title 38, United States Code, the Secretary may grant easements or rights-of-way on, above, or under lands at the Campus to—

(A) any local or regional public transportation authority to access, construct, use, operate, maintain, repair, or reconstruct public mass transit facilities, including, fixed guideway facilities and transportation centers; and

(B) the State of California, County of Los Angeles, City of Los Angeles, or any agency or political subdivision thereof, or any public utility company (including any company providing electricity, gas, water, sewage, or telecommunication services to the public) for the purpose of providing such public utilities.

(2) IMPROVEMENTS.—Any improvements proposed pursuant to an easement or right-of-way authorized under paragraph (1) shall be subject to such terms and conditions as the Secretary considers appropriate.

(3) TERMINATION.—Any easement or right-of-way authorized under paragraph (1) shall be terminated upon the abandonment or nonuse of the easement or right-of-way and all right, title, and interest in the land covered by the easement or right-of-way shall revert to the United States.

(f) PROHIBITION ON SALE OF PROPERTY.—Notwithstanding section 8164 of title 38, United States Code, the Secretary may not sell or otherwise convey to a third party fee simple title to any real property or improvements to real property made at the Campus.

(g) CONSISTENCY WITH MASTER PLAN.—The Secretary shall ensure that each lease carried out under this section is consistent with the draft master plan approved by the Secretary on January 28, 2016, or successor master plans.

(h) COMPLIANCE WITH CERTAIN LAWS.—

(1) LAWS RELATING TO LEASES AND LAND USE.—If the Inspector General of the Department of Veterans Affairs determines, as part of an audit report or evaluation conducted by the Inspector General, that the Department is not in compliance with all Federal laws relating to leases and land use at the Campus, or that significant mismanagement has occurred with respect to leases or land use at the Campus, the Secretary may not enter into any lease or land-sharing agreement at the Campus, or renew any such lease or land-sharing agreement that is not in compliance with such laws, until the Secretary certifies to the Committees on Veterans' Affairs of the Senate and House of Representatives, the Committees on Appropriations of the Senate and House of Representatives, and each Member of the Senate and the House of Representatives who represents the area in which the Campus is located that all recommendations included in the audit report or evaluation have been implemented.

(2) COMPLIANCE OF PARTICULAR LEASES.—Except as otherwise expressly provided by this section, no lease may be entered into or renewed under this section unless the lease complies with chapter 33 of title 41, United States Code, and all Federal laws relating to environmental and historic preservation.

(i) VETERANS AND COMMUNITY OVERSIGHT AND ENGAGEMENT BOARD.—

(1) IN GENERAL.—Not later than 180 days after the date of the enactment of this Act, the Secretary shall establish a Veterans and Community Oversight and Engagement Board (in this subsection referred to as the “Board”) for the Campus to coordinate locally with the Department of Veterans Affairs to—

(A) identify the goals of the community and veteran partnership;

(B) provide advice and recommendations to the Secretary to improve services and outcomes for veterans, members of the Armed Forces, and the families of such veterans and members; and

(C) provide advice and recommendations on the implementation of the draft master plan approved by the Secretary on January 28, 2016, and on the creation and implementation of any successor master plans.

(2) MEMBERS.—The Board shall be comprised of a number of members that the Secretary determines appropriate, of which not less than 50 percent shall be veterans. The nonveteran members shall be family members of veterans, veteran advocates, service providers, real estate professionals familiar with housing development projects, or stakeholders.

(3) COMMUNITY INPUT.—In carrying out paragraph (1), the Board shall—

(A) provide the community opportunities to collaborate and communicate with the Board, including by conducting public forums on the Campus; and

(B) focus on local issues regarding the Department that are identified by the community, including with respect to health care, implementation of the draft master plan and any subsequent plans, benefits, and memorial services at the Campus.

(j) NOTIFICATION AND REPORTS.—

(1) CONGRESSIONAL NOTIFICATION.—With respect to each lease or land-sharing agreement intended to be entered into or renewed at the Campus, the Secretary shall notify the Committees on Veterans’ Affairs of the Senate and House of Representatives, the Committees on Appropriations of the Senate and House of Representatives, and

each Member of the Senate and the House of Representatives who represents the area in which the Campus is located of the intent of the Secretary to enter into or renew the lease or land-sharing agreement not later than 45 days before entering into or renewing the lease or land-sharing agreement.

(2) ANNUAL REPORT.—Not later than one year after the date of the enactment of this Act, and not less frequently than annually thereafter, the Secretary shall submit to the Committees on Veterans' Affairs of the Senate and House of Representatives, the Committees on Appropriations of the Senate and House of Representatives, and each Member of the Senate and the House of Representatives who represents the area in which the Campus is located an annual report evaluating all leases and land-sharing agreements carried out at the Campus, including—

(A) an evaluation of the management of the revenue generated by the leases; and

(B) the records described in subsection (b)(3)(D).

(3) INSPECTOR GENERAL REPORT.—

(A) IN GENERAL.—Not later than each of two years and five years after the date of the enactment of this Act, and as determined necessary by the Inspector General of the Department of Veterans Affairs thereafter, the Inspector General shall submit to the Committees on Veterans' Affairs of the Senate and House of Representatives and the Committees on Appropriations of the Senate and House of Representatives, and each Member of the Senate and the House of Representatives who represents the area in which the Campus is located a report on all leases carried out at the Campus and the management by the Department of the use of land at the Campus, including an assessment of the efforts of the Department to implement the master plan described in subsection (g) with respect to the Campus.

(B) CONSIDERATION OF ANNUAL REPORT.—In preparing each report required by subparagraph (A), the Inspector General shall take into account the most recent report submitted to Congress by the Secretary under paragraph (2).

(k) RULE OF CONSTRUCTION.—Nothing in this section shall be construed as a limitation on the authority of the Secretary to enter into other agreements regarding the Campus that are authorized by law and not inconsistent with this section.

(l) PRINCIPALLY BENEFIT VETERANS AND THEIR FAMILIES DEFINED.—In this section the term “principally benefit veterans and their families”, with respect to services provided by a person or entity under a lease of property or land-sharing agreement—

(1) means services—

(A) provided exclusively to veterans and their families; or

(B) that are designed for the particular needs of veterans and their families, as opposed to the general public, and any benefit of those services to the general public is distinct from the intended benefit to veterans and their families; and

(2) excludes services in which the only benefit to veterans and their families is the generation of revenue for the Department of Veterans Affairs.

(m) CONFORMING AMENDMENTS.—

(1) PROHIBITION ON DISPOSAL OF PROPERTY.—Section 224(a) of the Military Construction and Veterans Affairs and Related Agencies Appropriations Act, 2008 (Public Law 110–161; 121 Stat. 2272) is amended by striking “The Secretary of Veterans Affairs” and inserting “Except as authorized under the Los Angeles Homeless Veterans Leasing Act of 2016, the Secretary of Veterans Affairs”.

(2) ENHANCED-USE LEASES.—Section 8162(c) of title 38, United States Code, is amended by inserting “, other than an enhanced-use lease under the Los Angeles Homeless Veterans Leasing Act of 2016,” before “shall be considered”.

SEC. 3. IMPROVEMENTS TO ENHANCED-USE LEASE AUTHORITY OF DEPARTMENT OF VETERANS AFFAIRS.

(a) PROHIBITION ON WAIVER OF OBLIGATION OF LESSEE.—Paragraph (3) of section 8162(b) of title 38, United States Code, is amended by adding at the following new subparagraph:

“(D) The Secretary may not waive or postpone the obligation of a lessee to pay any consideration under an enhanced-use lease, including monthly rent.”.

(b) CLARIFICATION OF LIABILITY OF FEDERAL GOVERNMENT TO THIRD PARTIES.—Section 8162 of such title is amended by adding at the end the following new subsection:

“(d)(1) Nothing in this subchapter authorizes the Secretary to enter into an enhanced-use lease that provides for, is contingent upon, or otherwise authorizes the Federal Government to guarantee a loan made by a third party to a lessee for purposes of the enhanced-use lease.

“(2) Nothing in this subchapter shall be construed to abrogate or constitute a waiver of the sovereign immunity of the United States with respect to any loan, financing, or other financial agreement entered into by the lessee and a third party relating to an enhanced-use lease.”.

(c) TRANSPARENCY.—

(1) NOTICE.—Section 8163(c)(1) of such title is amended—

(A) by inserting “, the Committees on Appropriations of the House of Representatives and the Senate, and the Committees on the Budget of the House of Representatives and the Senate” after “congressional veterans’ affairs committees”;

(B) by striking “and shall publish” and inserting “, shall publish”;

(C) by inserting before the period at the end the following: “, and shall submit to the congressional veterans’ affairs committees a copy of the proposed lease”; and

(D) by adding at the end the following new sentence: “With respect to a major enhanced-use lease, upon the request of the congressional veterans’ affairs committees, not later than 30 days after the date of such notice, the Secretary shall testify before the committees on the major enhanced-use lease, including with respect to the status of the lease, the cost, and the plans to carry out the activities under the lease. The Secretary may not delegate such testifying below the level of the head of the Office of Asset Enterprise Management of the Department or any successor to such office.”.

(2) ANNUAL REPORTS.—Section 8168 of such title is amended—

(A) by striking “to Congress” each place it appears and inserting “to the congressional veterans’ affairs committees, the Committees on Appropriations of the House of Representatives and the Senate, and the Committees on the Budget of the House of Representatives and the Senate”;

(B) in subsection (a)—

(i) by striking “Not later” and inserting “(1) Not later”;

(ii) by striking “a report” and all that follows through the period at the end and inserting “a report on enhanced-use leases.”; and

(iii) by adding at the end the following new paragraph “(2) Each report under paragraph (1) shall include the following:

“(A) Identification of the actions taken by the Secretary to implement and administer enhanced-use leases.

“(B) For the most recent fiscal year covered by the report, the amounts deposited into the Medical Care Collection Fund account that were derived from enhanced-use leases.

“(C) Identification of the actions taken by the Secretary using the amounts described in subparagraph (B).

“(D) Documents of the Department supporting the contents of the report described in subparagraphs (A) through (C).”; and

(C) in subsection (b)—

(i) by striking “Each year” and inserting “(1) Each year”;

(ii) by striking “this subchapter,” and all that follows through the period at the end and inserting “this subchapter.”; and

(iii) by adding at the end the following new paragraph: “(2) Each report under paragraph (1) shall include the following with respect to each enhanced-use lease covered by the report:

“(A) An overview of how the Secretary is using consideration received by the Secretary under the lease to support veterans.

“(B) The amount of consideration received by the Secretary under the lease.

“(C) The amount of any revenues collected by the Secretary relating to the lease not covered by subparagraph (B), including a description of any in-kind assistance or services provided by the lessee to the Secretary or to veterans under an agreement entered into by the Secretary pursuant to any provision of law.

“(D) The costs to the Secretary of carrying out the lease.

“(E) Documents of the Department supporting the contents of the report described in subparagraphs (A) through (D).”.

(d) ADDITIONAL DEFINITIONS.—Section 8161 of such title is amended by adding at the end the following new paragraphs:

“(4) The term ‘lessee’ means the party with whom the Secretary has entered into an enhanced-use lease under this subchapter.

“(5) The term ‘major enhanced-use lease’ means an enhanced-use lease that includes consideration consisting of an average annual rent of more than \$10,000,000.”.

(e) COMPTROLLER GENERAL AUDIT.—

(1) REPORT.—Not later than 270 days after the date of the enactment of this Act, the Comptroller General of the United States shall submit to the appropriate congressional committees a report containing an audit of the enhanced-use lease program of the Department of Veterans Affairs under subchapter V of chapter 81 of title 38, United States Code.

(2) MATTERS INCLUDED.—The report under paragraph (1) shall include the following:

(A) The financial impact of the enhanced-use lease authority on the Department of Veterans Affairs and whether the revenue realized from such authority and other financial benefits would have been realized without such authority.

(B) The use by the Secretary of such authority and whether the arrangements made under such authority would have been made without such authority.

(C) An identification of the controls that are in place to ensure accountability and transparency and to protect the Federal Government.

(D) An overall assessment of the activities of the Secretary under such authority to ensure procurement cost avoidance, negotiated cost avoidance, in-contract cost avoidance, and rate reductions.

(3) APPROPRIATE CONGRESSIONAL COMMITTEES DEFINED.— In this subsection, the term “appropriate congressional committees” means—

(A) the Committees on Veterans’ Affairs of the House of Representatives and the Senate;

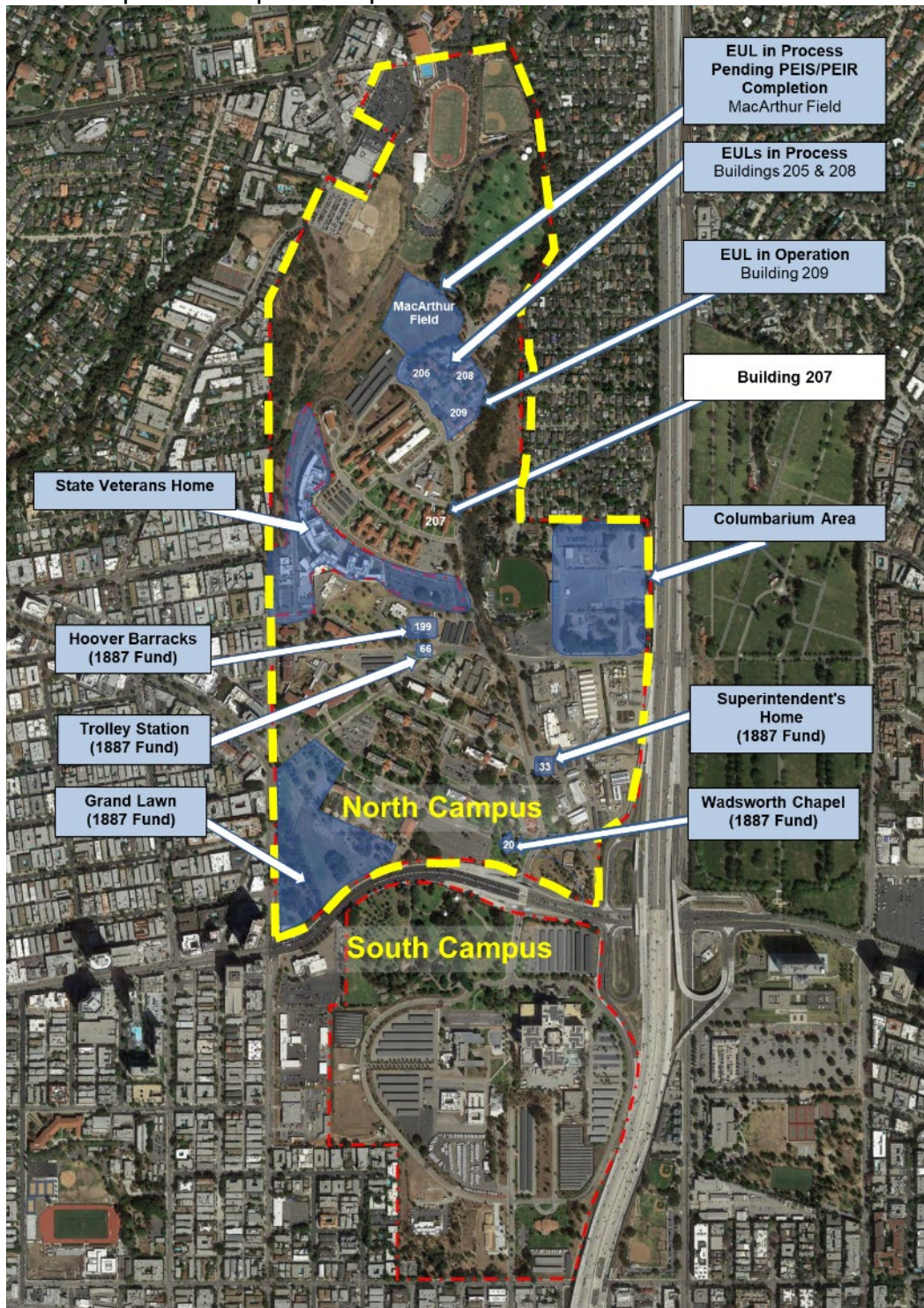
(B) the Committees on Appropriations of the House of Representatives and the Senate; and

(C) the Committees on the Budget of the House of Representatives and the Senate.

Approved September 29, 2016.

ATTACHMENT C – GLAHS WEST LOS ANGELES CAMPUS MAP

Note: All North Campus assets with the exception of all previously executed EULs and the State Home, Columbarium, Columbarium expansion area, and North Campus assets associated with the 1887 Fund would be evaluated by the Principal Developer for potential redevelopment, subject to VA approval. The South Campus is excluded from the Principal Developer's scope.



ATTACHMENT D – NORTH CAMPUS ASSET LIST

Parcel #	Building #	Building GSF	Estimated Land Acreage (if vacant)	Current Use per Draft Master Plan	Preferred Use per Draft Master Plan	Alternative Use per Draft Master Plan
1	n/a	n/a	n/a	Barrington Village Parking Lot	Veterans' Employment Opportunities / Parking	None specified
2	n/a	n/a	n/a	U.S. Postal Service	U.S. Postal Service	None specified
3	n/a	n/a	1.5	Green Space / Recreation (Barrington Park)	Green Space / Recreation ("Veterans Park")	None specified
4	n/a	n/a	n/a	Green Space / Recreation (Brentwood School Athletic Facilities)	Green Space / Recreation / Athletic Complex on GLA campus	Housing or Remains VA Athletic Complex on GLA campus if determined to be Veteran focused.
5	n/a	n/a	n/a	Brentwood School Athletic Facilities	Green Space / Recreation / Athletic Facilities	Supportive Housing / Columbarium / cemetery expansion
6	n/a	n/a	6.5	Green Space / Recreation (Golf Course)	Green Space / Recreation (Golf Course)	Supportive Housing / Columbarium / cemetery expansion
7	n/a	n/a	1	Green Space / Recreation	Green Space / Recreation	None specified
8	n/a	n/a	n/a	Green Space / Recreation (Arroyo)	Green Space / Recreation (Arroyo)	None specified
9	n/a	n/a	n/a	Green Space / Recreation (Arroyo)	Green Space / Recreation (Arroyo)	None specified
10	n/a	n/a	4	Green Space / Recreation (MacArthur Field)	Supportive Housing	None specified
11	n/a	n/a	n/a	Green Space / Recreation (Bluff)	Green Space / Recreation (Bluff)	None specified
12	205	46,000	n/a	Transitional Housing / Vacant	Supportive Housing	None specified
12	208	42,000	n/a	Transitional Housing / Vacant	Supportive Housing	None specified
12	209	48,000	n/a	Transitional Housing / Vacant	Supportive Housing	None specified
13	156	47,000	n/a	Administration	Supportive Housing / Neighborhood Center / Administration	None specified
13	157	32,000	n/a	Administration	Supportive Housing / Neighborhood Center / Administration	None specified
13	158	47,700	n/a	Administration	Supportive Housing / Neighborhood Center / Administration	None specified
13	300	60,650	n/a	Administration	Supportive Housing / Neighborhood Center / Administration	None specified
13	258	56,000	n/a	Administration	Supportive Housing / Neighborhood Center / Administration	None specified
14	n/a	n/a	n/a	Parking	Parking	Supportive Housing
15	n/a	n/a	n/a	Parking	Parking	None specified
16	211	n/a	n/a	Arts and Culture (Brentwood Theater)	Arts and Culture (Brentwood Theater)	None specified
17	256	41,200	n/a	Mental Health Services	Supportive Housing	Welcome Center / Mental Health Services / Parking
17	257	56,000	n/a	Mental Health Services	Supportive Housing	Welcome Center / Mental Health Services / Parking
18	207	44,000	n/a	Transitional Housing (Salvation Army)	Supportive Housing	Mental Health Services / Transitional Housing
18	206	45,700	n/a	Transitional Housing (Salvation Army)	Supportive Housing	Mental Health Services / Transitional Housing
19	210	35,400	n/a	Research	Supportive Housing	Supportive Housing
20	n/a	n/a	1.3	Parking	Town Center (Homeless Welcome / Counseling Center)	None specified
21	n/a	n/a	n/a	Parking (Veterans Home of California)	Town Center (Legal services)	None specified
22	236	n/a	n/a	Parking (Veterans Home of California)	Town Center	None specified
23	n/a	n/a	3.5	Parking	Police Station	Parking
24	n/a	n/a	n/a	State (Veterans Home of California)	VA Nursing Home	State Veterans Home of California)
25	264	10,080	n/a	Vacant	Green Space / Recreation	Supportive Services
26	116	60,300	n/a	Transitional / Bridge Housing (New Directions)	Transitional / Bridge Housing (New Directions)	Supportive Housing
27	n/a	n/a	2.2	Parking / Hoover Barracks (vacant)	Town Center (Town Hall / Amenities)	None specified
28	n/a	n/a	n/a	Parking	Town Center (Square / Café / Amphitheater)	None specified
29	66	n/a	n/a	Trolley Depot / Parking	Town Center (Trolley Depot / Museum)	None specified

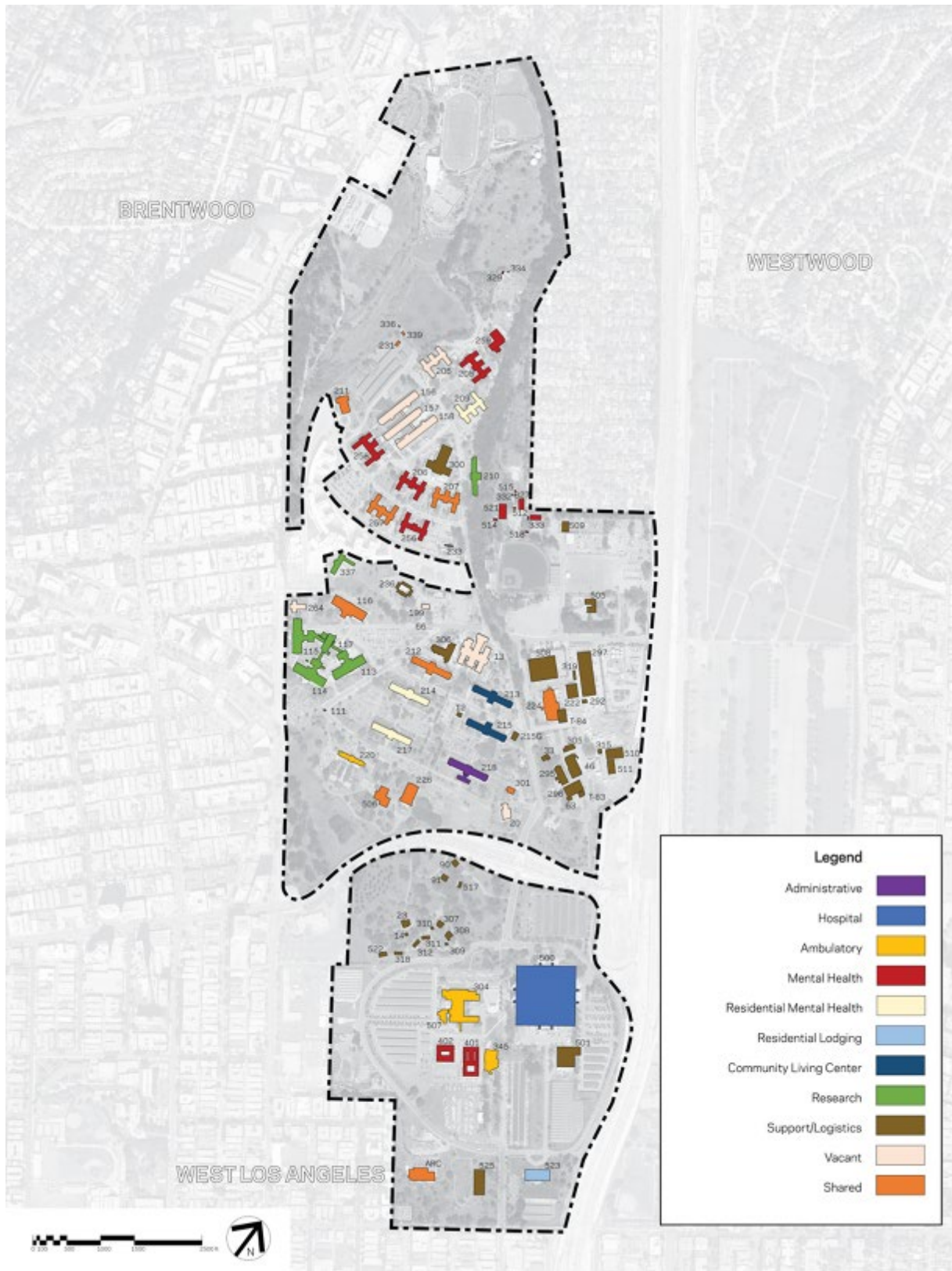
Parcel #	Building #	Building GSF	Estimated Land Acreage (If vacant)	Current Use per Draft Master Plan	Preferred Use per Draft Master Plan	Alternative Use per Draft Master Plan
30	n/a	n/a	6.5	Research	Research	Supportive Housing
31	n/a	n/a	n/a	Parking	Supportive Services – General (Information Gate)	None specified
32	115	n/a	n/a	Research	Research	Green Space / Recreation
32	116	n/a	n/a	Research	Research	Green Space / Recreation
32	117	n/a	n/a	Research	Research	Green Space / Recreation
33	13	55,000	n/a	Cafeteria / Vacant	Town Center (Veteran Multipurpose Union)	Cafeteria
34	212	67,000	n/a	Transitional / Bridge Housing (Salvation Army)	Transitional / Bridge Housing	Supportive Housing
35	n/a	n/a	n/a	Green Space / Recreation	Green Space / Recreation	None specified
36	213	42,000	n/a	Community Living Center	Community Living Center	Supportive Housing
37	n/a	n/a	n/a	Parking	Green Space / Recreation	Supportive Housing
38	215	54,903	n/a	Community Living Center	Community Living Center	Supportive Housing
39	n/a	n/a	n/a	Parking	Supportive Housing	Parking
40	n/a	n/a	n/a	Green Space	Supportive Housing	None specified
41	214	n/a	n/a	Domiciliary	Domiciliary	None specified
42	n/a	n/a	n/a	Parking	Supportive Housing	Parking
43	n/a	n/a	n/a	Parking	Parking	None specified
44	n/a	n/a	n/a	Domiciliary	Domiciliary	None specified
45	n/a	n/a	n/a	Green Space	Supportive Housing	None specified
46	n/a	n/a	n/a	Green Space	Supportive Housing	None specified
47	218	n/a	n/a	Administration	Administration	None specified
48	301	n/a	n/a	Parking / Office (AFGE Union)	Parking / Office (AFGE Union)	None specified
49	111	n/a	n/a	Green Space (Grand Lawn)	Green Space / Memorial Space / Parking (Grand Lawn)	None specified
50	220	n/a	n/a	Administration / Arts & Culture (Rose Garden, Wadsworth Theater)	Family Wellbeing Center / Administration / Arts & Culture (Rose Garden, Wadsworth Theater)	Major Welcome Center
50	226	n/a	n/a	Administration / Arts & Culture (Rose Garden, Wadsworth Theater)	Family Wellbeing Center / Administration / Arts & Culture (Rose Garden, Wadsworth Theater)	Major Welcome Center
50	506	n/a	n/a	Administration / Arts & Culture (Rose Garden, Wadsworth Theater)	Family Wellbeing Center / Administration / Arts & Culture (Rose Garden, Wadsworth Theater)	Major Welcome Center
51	20	n/a	n/a	(Wadsworth Chapel)	(Wadsworth Chapel)	None specified
52	n/a	n/a	n/a	Green Space / Recreation	Green Space / Recreation	None specified
53	n/a	n/a	3.2	Green Space / Recreation	Metro Transit / Transit- oriented Development	None specified
54	33	n/a	n/a	Green Space / Vacant (Superintendent's House B33)	Supportive Services - General (Visitor Information Center)	None specified
55	n/a	n/a	3.75	Site Services & Utilities / Parking	Veteran Employment Opportunities / Vocational Enterprises	Parking / Site Services & Utilities
56	n/a	n/a	3.15	Site Services & Utilities / Parking	Veteran Employment Opportunities / Vocational Enterprises	Site Services & Utilities
56A	210	n/a	n/a	Green Space / Recreation	Utility	None specified
56B	222	n/a	n/a	Site Services & Utilities / Parking	Veteran Employment Opportunities / Vocational Enterprises	Site Services & Utilities
57	n/a	n/a	n/a	Parking / Utility (Oil Drill Site)	Parking / Utility (Oil Drill Site)	None specified
58	222	n/a	n/a	Site Services & Utilities / Parking	Veteran Employment Opportunities / Vocational Enterprises	Site Services & Utilities
58	292	n/a	n/a	Site Services & Utilities / Parking	Veteran Employment Opportunities / Vocational Enterprises	Site Services & Utilities
59	224	n/a	n/a	Site Services & Utilities / Parking	Veteran Employment Opportunities / Vocational Enterprises	Site Services & Utilities
60	n/a	n/a	n/a	Green Space / Recreation	Green Space / Recreation	None specified
61	508	n/a	n/a	Site Services & Utilities / Parking (Laundry)	Veteran Employment Opportunities / Vocational Enterprises	Site Services & Utilities
62	297	n/a	n/a	Site Services & Utilities / Parking	Neighborhood Center (Welcome Center / Education & Training)	Site Services & Utilities

Parcel #	Building #	Building GSF	Estimated Land Acreage (if vacant)	Current Use per Draft Master Plan	Preferred Use per Draft Master Plan	Alternative Use per Draft Master Plan
63	n/a	n/a	n/a	Parking	Columbarium / cemetery expansion	Veteran Employment Opportunities / Vocational Enterprises
64	n/a	n/a	n/a	Parking	Columbarium / cemetery expansion	Veteran Employment Opportunities / Vocational Enterprises
65	n/a	n/a	n/a	Green Space/ Recreation (Jackie Robinson Stadium)	Green Space / Recreation / Parking (Jackie Robinson Baseball Stadium)	Supportive Housing / Education and Training
66	n/a	n/a	n/a	Green Space / Recreation (Jackie Robinson Stadium)	Green Space / Recreation (Jackie Robinson Baseball Stadium)	Supportive Housing / Education and Training
67	n/a	n/a	n/a	Green Space / Recreation (Jackie Robinson Stadium)	Green Space / Recreation (Jackie Robinson Stadium)	Supportive Housing / Education and Training
68	n/a	n/a	n/a	Parking	Columbarium / cemetery expansion	Veteran Employment Opportunities / Vocational Enterprises
69	n/a	n/a	n/a	Parking	Columbarium / cemetery expansion	Veteran Employment Opportunities / Vocational Enterprises
70	n/a	n/a	1	Parking	Columbarium / cemetery expansion	Veteran Employment Opportunities / Vocational Enterprises
71	n/a	n/a	4	Parking	Columbarium / cemetery expansion / Supportive Housing	Parking
72	327	n/a	n/a	Green Space / Recreation (Veteran gardens; bird sanctuary)	Green Space / Recreation (Veterans' Gardens)	Supportive Housing
72	512	n/a	n/a	Green Space / Recreation (Veteran gardens; bird sanctuary)	Green Space / Recreation (Veterans' Gardens)	Supportive Housing
72	514	n/a	n/a	Green Space / Recreation (Veteran gardens; bird sanctuary)	Green Space / Recreation (Veterans' Gardens)	Supportive Housing
72	515	n/a	n/a	Green Space / Recreation (Veteran gardens; bird sanctuary)	Green Space / Recreation (Veterans' Gardens)	Supportive Housing

ATTACHMENT E – DRAFT MASTER PLAN PARCEL MAP



ATTACHMENT F – GLAHS CAMPUS BUILDING MAP



ATTACHMENT G – PROJECT PLANS

Following its selection, the Principal Developer will be responsible for preparing a detailed Design Plan, Development Plan, Operations & Maintenance Plan and Tenant Selection Plan for Building 207 (the Project Plans). These documents must contain a description of the Building 207 Project and address comprehensively all significant issues regarding the financing, design, development, renovation, construction, operation, and maintenance, including but not limited to the following items:

A. Project Overview

- (1) The specific type of project contemplated and a comprehensive plan for the redevelopment of the EUL Site;
- (2) Project feasibility, including any anticipated barriers and a plan to overcome those barriers;
- (3) Plan to ensure proposed uses are compatible with VA's mission;
- (4) Development schedule
- (5) Development team composition;
- (6) Community awareness strategies;
- (7) Using small and local businesses such as Services Disabled Veteran Owned Small Business (SDVOSB) and Veteran Owned Small Businesses (VOSB) and;
- (8) Plan to secure applicable zoning, permits and other building and land use requirements, noting any expected obstacles and a strategy to overcome those obstacles.

B. Transaction Terms

- (1) Proposed entity of the Offeror that would serve as the lessee (on behalf of the Offeror) under the EUL, including all ownership structures associated with the lessee; and,
- (2) Proposed term of EUL (i.e., up to a maximum of 75 years).

C. Project Financing

- (1) Financing plan, including sources of funds and any proposed tax abatements;
- (2) Development budgets;
- (3) Pro forma statements for a minimum of the lease term;
- (4) Supportive/resident services budget;
- (5) Sources and uses of funds;
- (6) Plan to obtain Financing Commitment Letters that will provide written assurance(s) from the proposed funding sources that those sources will provide the project financing proposed at the EUL closing, with all conditions required for such funding clearly articulated; and,
- (7) Plan to execute a Performance bond that will provide a written commitment from a surety to provide a performance bond equal to the total development cost at the EUL closing.

D. Construction Plan

- (1) Conceptual drawings and site plans;

- (2) Analysis of existing land use restrictions governing the EUL site, development and land use recommendations, variances required and plan for obtaining them;
- (3) Preliminary utilities, parking, site accessibility, traffic mitigation, and landscape plans;
- (4) Impact of proposed Development Plan on historic properties, including documentation required to comply or facilitate compliance with NHPA;
- (5) Plan for obtaining all necessary public/private entitlements; and,
- (6) Development and construction management plan.

E. Project Operations & Tenant Selection

- (1) Marketing and Leasing Plan, including an ongoing outreach plan to identify and screen potential residents to ensure that the facility is fully occupied;
- (2) Property and asset protection (e.g., security, police, and fire arrangements), management, and maintenance (e.g., a funded maintenance account to cover non-routine repairs), water, gas, electricity sources and arrangements with VA or utility companies;
- (3) Realistic on-site staffing plan for resident management, service needs and other operational considerations, qualifications for positions; and,
- (4) Supportive/resident services plan, which outlines how services appropriate for supportive housing will be coordinated with GLAHS Director of Community Engagement and Reintegration Services (CERS) and managed; the plan must address which services will be provided under each funding source (i.e., HUD-VASH or other services):
 - i. Discuss how residents are to be involved in making facility decisions that affect their lives, including how they are to be involved in selecting supportive/ resident services, establishing personal goals, and developing plan to achieve these goals so that they achieve greater self-determination;
 - ii. Include an employment and income plan designed to help the residents attain long-term housing stability and employment as clinically indicated;
 - iii. Include a plan to minimize legal substance use in project (Note: Use of illegal substances is prohibited);
 - iv. Identify which supportive/resident services are to be provided on-site; and,
 - v. Discuss how residents are to be assisted in assimilating into the community through access to neighborhood facilities, activities and services.

F. Energy Conservation and Sustainable Design

Discuss the building design, construction, and other administrative work necessary to both: 1) comply with the Guiding Principles outlined in VA's Sustainable Design and Energy Reduction Manual; and 2) apply for and receive a minimum of the Silver Certification for the Leadership in Energy and Environmental Design for Homes (LEED-H) of the U.S. Green Building Council's (USGBC) Green Building rating system for homes or Green Globe certification or other similar certification programs.

ATTACHMENT H – BUILDING 207 INFORMATION

The following table contains information on Building 207 (the first asset to be developed by the Principal Developer).

Campus Background	See Section 3 for information on the subject campus.
Location of Campus	<p>The Greater Los Angeles Healthcare System West Los Angeles Campus' (Campus) address is 11301 Wilshire Boulevard, Los Angeles, CA 90073.</p> <p>The Campus is located at the major intersection of Sepulveda Boulevard, Interstate 405 (also known as the San Diego Freeway), and Wilshire Boulevard in Los Angeles, California, and is generally bounded by Barrington Avenue, Bringham Avenue, San Vicente Boulevard and Federal Avenue on the west; Ohio Avenue on the south; and Veteran Avenue on the east.</p>
Site	<p>Approximately 1.5 acres of relatively flat land with the historic building (Building 207).</p> <p>The site is located on the northern half of the Campus, and is generally bounded by Arnold Avenue, Bonsall Avenue, and Vandergrift Avenue.</p> <p>Building 207 Details:</p> <ul style="list-style-type: none"> • Size: 51,010 Gross Square Feet • Year Built: 1940 • Most Recent Use: Supportive Housing • Condition: Poor • Contributing Historic Resource <p>Additional Building Information: Buildings 207 will require extensive renovations, to include hazardous materials abatements (asbestos and potential lead paint) and seismic correction work to meet the proposed use. The finishes, mechanical, and electrical systems are deteriorated and beyond their useful life.</p>
Utilities	It is the responsibility of the lessee to pay for all utilities either through separate metering or reimbursement to VA.
Access and Road Infrastructure	<p>The Site can be accessed by vehicles directly from Bonsall Avenue and the lessee shall have a non-exclusive right to other GLAHS roads that lead to the Site.</p> <p>The bus lines that run along Wilshire Boulevard include the #4 San Vicente Boulevard, #3 Montana Avenue, #720 Metro Rapid Line, #2 Wilshire Boulevard, and #20 Metro Local Line. There are two bus lines that enter the Campus. The first is the LADOT Commuter Express line that runs down Sepulveda Boulevard, and enters the low lands of the eastern side of Campus. The second is the Santa Monica Big Blue Bus, which travels through the south campus from Wilshire Boulevard to Ohio Avenue.</p>

ATTACHMENT I – BUILDING 207 FLOOR PLANS

See separate Attachment files on the FBO site

ATTACHMENT J – EXISTING INFRASTRUCTURE DRAWINGS

See separate Attachment files on the FBO site

ATTACHMENT K – INDUSTRY FORUM AND BUILDING 207 ACCESS

VA will host an Industry Forum to provide Offerors with an opportunity to learn more about this EUL opportunity and understand how the opportunity relates to the rest of the VA campus and community.

INDUSTRY FORUM

Date: Tuesday, July 10, 2018

Time: 10:00am – 2:00pm PDT (Note: Registration will begin at 9:30am)

Location: Bob Hope Patriotic Hall, 1816 S. Figueroa Street, Los Angeles, CA 90015

Registration: All attendees must register in advance for the Industry Forum. Please use the subject line “WLA Principal Developer Industry Forum” and provide the names, titles, organization names, and email addresses of all attendees to Marc Waddill via email at marcellus.waddill@va.gov.

BUILDING 207 ACCESS

VA will provide Offerors with access to Building 207 as follows:

Dates and Times:

- Tuesday, July 10, 2018, 3:00 – 5:00pm
- Wednesday, July 11, 2018, 1:00 – 3:00pm
- Thursday, July 12, 2018, 10:00am – 12:00pm
- Thursday, July 12, 2018, 1:00 – 3:00pm

Location: Building 207, West Los Angeles VA Campus, 11301 Wilshire Boulevard, Los Angeles, CA 90073

Registration: All attendees must register to access Building 207 in advance. Please use the subject line “WLA Principal Developer B207 Access”, identify the preferred access date and time, and provide the names, titles, organization names, and email addresses of all attendees to Marc Waddill via email at marcellus.waddill@va.gov.