

Questions of Oregon Department of Veterans' Affairs  
Concerning RFP #274-1010-10  
Site for Oregon Veterans Home

- Q Will the successful entity of the project see a signed agreement with the Department of Veterans' Affairs or the state of Oregon that they will always manage the facility?
- A **An independent contractor selected by ODVA through the RFP process will manage the facility. ODVA will monitor the contractor's performance.**
- Q If the answer to #1 is not forthcoming, who will manage the facility?
- A **An RFP will be released and an Operator selected to manage the facility for the ODVA prior to completion of the Home.**
- Q Who will own the facility?
- A **The facility and land will be owned by ODVA.**
- Q Is there a conceptional design of the building proposed?
- A **No, not at this time.**
- Q What is the total number of employees projected? # of Doctors? # of Administrative staff? # of Nurses? # of Technical personnel? # of Others?
- A **With the present number of proposed beds, we anticipate approximately 300 employees. The specific employment categories have yet to be determined.**
- Q What are the salary ranges of all personnel?
- A **The Operator of the Home would determine the pay structure for their employees.**
- Q What is the projected payroll budget for the facility?
- A **At this time ODVA accepts the facility to generate a payroll of approximately 10 million per year.**
- Q Is it the preference to see the facility constructed in a residential area?
- A **No, ODVA will follow the site guidelines as outlined in Section 2 of the RFP. The proposed land must be appropriately zoned for the construction of the facility.**
- Q Is there a definition of proximity to other services? Within walking or shuttle distance? Or a time frame for reaching destination
- A **Not really. We would anticipate that the defined services, outlined in Section 2 of the RFP, would be within the community selected, and that public transportation would be proximate to the facility for access to these services.**

Q Does the Veterans' clinic in Union County qualify as a USDVA medical center?  
A **No, a clinic would not qualify; a medical center means an acute care facility.**

Q What is the life span of the operations and funding for the Veterans' care facility by the state or federal Veterans' Affairs?  
A **There is no life span for these Veterans Homes. Other states have been operating Veterans' Home for over 100 years. These facilities will be in operation for generations to come.**

Q Given that the proposer has secured the dollar requirement and the 10 acres of property why would the expense of an appraisal be required?  
A **This requirement is mandated by USDVA, and assures that the final land and building appraisal meets, at a minimum, the total funds invested in the project.**

Q Would revising the zoning to accommodate the use be an acceptable condition of acceptance?  
A **Yes, a jurisdiction may change the zoning of the proposed land to accommodate the new intended use as set forth by local zoning codes.**

Q Will the state provide assurances that after an investment of this magnitude that the facility will remain open for a specific length of time so the maximum amount of dollars may be recouped?  
A **While the State of Oregon cannot provide any written assurances. The State is required, by USDVA, to keep a facility operational for a minimum number of years. Typically this is a 20-year time frame. However, the exact number of years is defined by the amount of the Federal grant funds provided, and a "recovery period formula" outlined in the "recapture provision" of Title 38 CFR Part 59. If the facility closes prior to the expiration of the recovery period, the State is required to payback the Federal portion of the grant funds as stipulated by the recapture provision.**

Q Regarding the anticipated Federal share of the project, will these funds be granted directly to the State of Oregon? The issue here is whether Federal funds might be used to match other Federal funds, a situation which is seldom allowed.  
A **Yes, Federal Funds will be granted directly to the State. It is our understanding that other Federal funds cannot be used to match the Federal funds granted through the State Home Construction Program from USDVA. The 35% match must come from the State.**

Q I understand the estimated construction cost of a 250-bed veterans home to be in the range of \$40-45,000,000, not counting cost of land. Does this estimate take into consideration...?  
o Architecture & Engineering

- Site improvements (roads, utilities, landscaping, etc.)
- Furnishings and equipment

A **Yes, the estimate includes all those items outlined above.**

Q Who at USDVA do you recommend I contact at USDVA should I have additional question?

A **USDVA Contact:**

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