

Soldiers' Home in Chelsea, Domiciliary Campus RFP

Select Questions Received by Email and Responses – February 12, 2021

QUESTION 1

Demolition of Quigley Hospital: What is the timing of the demolition? Demolition may be viewed as Choice Limiting action if demolition happens after application for Federal funds for the project.

ANSWER 1

Demolition is projected to begin following occupancy of the new CLC which is anticipated in 2022. The Quigley Hospital is not within the Lease Area.

QUESTION 2

Demolition of Quigley Hospital: Can MHC confirm that the Soldiers' Home will remain eligible for listing in the National Register of Historic Places and therefore eligible for state and federal historic tax credits, with the understanding that Quigley Memorial Hospital will be demolished.

ANSWER 2

It is the opinion of MHC staff that the Soldier's Home in Chelsea (SHC) remains eligible for listing in the State and National Registers of Historic Places without the Quigley Memorial Hospital. The demolition of the Quigley Memorial Hospital and construction of the new long-term care Community Living Center was the subject of a Section 106 review that culminated in a Memorandum of Agreement accepting its demolition.

QUESTION 3

What existing services does the SHC want to continue to provide on its own? Are all services contemplated being provided by a new team/third party?

ANSWER 3

A primary objective of the RFP is an exemplary services program that improves and enriches offerings for the benefit of all Veterans living on the Domiciliary Campus. During the phased redevelopment period where Veterans are living in both redeveloped units and within the Commonwealth-held portions of the site, DVS would encourage the use of sharing agreements to maximize the ability of Veterans to take advantage of all services offered across the Campus, and support coordination of a comprehensive set of offerings across the Campus.

QUESTION 4

Will we see a form of the Master Disposition Agreement as part of the RFP process or not until a developer is designated?

ANSWER 4

A Form of Master Disposition Agreement will be available after the Provisional Designation Agreement is entered in to with the selected developer.

QUESTION 5

The RFP describes, in Section 2.1 and Appendix J, a set of services currently offered on site, through SHC and outside providers. Are any of the current service providers willing and able to continue providing services to the redeveloped campus? Are there any funding streams that will continue to be available to pay for the current set of services, or alternate services that may be proposed by a Bidder?

ANSWER 5

Current services on Campus are funded through a combination of Commonwealth and Federal sources as well as daily care charges paid directly by residents.

An overview of Veterans' resources available through the Commonwealth of Massachusetts can be found here: <https://www.sec.state.ma.us/cis/cisvet/vetidx.htm>

The VA currently offers financial support for services through a few different mechanisms. We expect the project to be eligible for VASH (Veterans Affairs Supportive Housing) rental vouchers which provide services support as well as rent support. Certain other VA funding sources are limited to State-operated Soldiers' Homes and we do not expect those would be available. The above description is not exhaustive as to VA resources that may be available.

QUESTION 6

The RFP clearly states the Proposer will not assume responsibility for operating costs until a particular section of the Campus is Leased. How will service coordination work when the campus is partially redeveloped? Is there flexibility for the Designated Developer to provide management and/or supportive services to areas not yet leased, in order to improve the effectiveness and efficiency of management and services offered?

ANSWER 6

Areas of the Domiciliary Campus that have not yet been leased will continue to receive property management services by the Soldier's Home in Chelsea. See response above regarding services.

QUESTION 7

Do each of the current residents get their healthcare through the VA? If not, is there a healthcare provider who provides services to a significant portion of the residents?

ANSWER 7

Most of the Veterans receive their health care through the VA unless they are using MassHealth or another provider. Those who receive health care through the VA are able to take the Soldiers' Home shuttles to the VA Medical Centers or the Causeway Clinic. Some have their own vehicles or they use the Ride or take the 112 Bus. There is currently a care unit in the Domiciliary Campus that assists with

things like checking vitals, changing dressings, and medication management. Medical staff perform an annual physical for each Veteran.

QUESTION 8

Will DCAMM be posting photos of the interiors of the structures?

ANSWER 8

Select interior and exterior photos are now posted on the RFP web site. The Master Plan contains additional interior images.

QUESTION 9

Can DCAMM confirm that a proposed member of our team does not have a conflict of interest?

ANSWER 9

The composition of a proposer's team must conform to the requirements of the RFP, as well as all applicable law, including G.L. 268A. Inquiries regarding potential conflicts of interest should be posed to the State Ethics Commission. DCAMM will accept both formal and informal determinations of the Ethics Commission; but may require additional information as appropriate and reserves all rights under the RFP. An informal determination from the State Ethics Commission should, at a minimum, consist of a confirmatory email from an Ethics Commission attorney, stating that the party has contacted the Commission, disclosed the relevant facts and circumstances, and does not have a conflict of interest. The telephone number to request advice from the Ethics Commission is: 617-371-9500.