

Questions and Answers
Property Management Pre-bid Meeting

What agency will be responsible for issuing building and construction permits?

Prior to transfer of Fort Monroe from the U.S. Army to FMFADA, building permits will be issued by the U.S. Army Department of Public Works. After transfer, FMFADA anticipates that permits will be issued by the Commonwealth, either through the Department of General Services or FMFADA; arrangements and processes for building and construction permit issuance are still under development.

Municipal Services?

The FMFADA anticipates that basic municipal services will be provided by a combination of the City of Hampton, Newport News Waterworks, and FMFADA. The specific allocation of services and responsibilities is subject to negotiation between local service providers, the Commonwealth, and FMFADA. The FMFADA does not anticipate requiring municipal-like services to be provided by the Leasing and Property Manager contractor(s).

Residents with current leases, will they last or expire?

The FMFADA anticipates that existing Army leases will be honored under their current terms and conditions. As residential vacancies occur, the Contractor and FMFADA will determine whether additional improvements in vacated units are economically justified. Market newly vacated units would follow the “waterfall” preferences to ensure that new occupants are likely to be short term (e.g., one to three years) rather than long-term renters. To the extent that a rental is made to a military family, the rents charged would need to fall under the Base Allowance for Housing.

How can I get a copy of the Fort Monroe Real Estate Strategy?

The Interim Leasing Strategy is now available on the FMFADA website. This gives additional information regarding the targeted tenant markets for interim residential leasing as well as information regarding commercial leasing.

Commercial Properties Target Date?

Target date for commercial properties to be available is September 15, 2011. As the Army vacates commercial buildings, the FMFADA and contractor can make such building available for new occupants.

Use of FMFADA Architects?

FMFADA is currently in the process of qualifying Architectural Firms for a proposed casemate renovation. Current RFQ is available on FMFADA website for information. If an Offeror has a specific proposal with respect to using architects engaged directly by the FMFADA in lieu providing architectural services as part of your team, the FMFADA is open to alternative approaches so long as they result in cost-effective results.

Can the selected Contractor use its own attorney for evictions?

The FMFADA is open to alternatives proposed by Offerors regarding how eviction and non-payment of rent are handled. The FMADA seeks the most cost-effective approach to this issue.

Tenant Rules –

After transfer, the FMFADA will work with its selected Contractor(s) to formulate new Fort Monroe Tenant Rules that are consistent with commercial practices and the Fort Monroe Programmatic Agreement.

If additional support is received from the National Park Service, what, if any involvement or support, will be expected from the selected Contractor(s) for these areas?

Presently the National Park Service does not occupy any facilities at Fort Monroe, but provides technical assistance to the Army because the property is a National Historic Landmark District.

While it is unlikely that assistance would be needed from the Contractor for any possible NPS-occupied or managed facilities, the FMFADA generally seeks flexibility in its negotiated contract to give the FMFADA the ability to add any additional buildings or other facilities (at a separately negotiated cost) to the Contractor's assigned facilities. For occupants that are not paying rent AND for whom FMFADA agrees to make arrangements for property maintenance services, the FMFADA would anticipate negotiating additional Contractor support as "Additional Services" (see Section B.1 of Appendix A).