May 14, 2010

QUESTIONS AND RESPONSES

FOR:

RFP: Residential, Assisted Living, and Commercial/Office Development Partners

Village for Healthy Living, East Meadow Campus Questions:

1. Question: Does the renovation work called for on the East Meadow Campus, in particular, the Medical Resident Housing component, need to be to a LEED Silver standard as well or only the new construction portion?
   Answer: NuHealth prefers that all development in E. Meadow and Uniondale be LEED silver standard.

2. Question: Is there a height restriction on new portion of the Medical Resident Housing component?
   Answer: There is no existing height restriction.

3. Question: Can the new Medical Resident Housing units to be constructed be set up/constructed to provide individually metered units for electric utility?
   Answer: Yes, but we don’t believe that is not necessary because NuHealth charges flat rents to the residents.

4. Question: Can the existing Medical Resident Housing units to be renovated be set up/constructed to provide individually metered units for electric utility?
   Answer: Yes, except that steam is used from the on-site steam plant, which cannot be metered. Further, we don’t believe sub-metering is necessary because NuHealth charges flat rents to the residents.

Senior Village at Patterson Questions:

1. Question: Is there a site plan/survey to scale available?
   Answer: Yes, there is a topographical survey on the FTP site that is broken down into two files.

2. Question: Has the acreage for senior housing component site been determined and/or finalized?
   Answer: The site has been subdivided and the senior housing, retail/office center, community center, ball fields and open space is on one 39.9-acre lot. Please use your best efforts to estimate the land necessary for the senior housing. You can view the conceptual plan master plan on the FTP site.
3. **Question:** Are there any plans showing existing or planned infrastructure and/or utilities that service the site, e.g. sewer hookups, main lines, electrical power, etc.?

   **Answer:** Yes, but only hard copies, these will be made available to the winning developer.

4. **Question:** The RFP indicates additional engineering and design of campus infrastructure will be undertaken as necessary to make certain the utility systems are adequate to handle the proposed redevelopment. Should development partners include any utility/infrastructure costs in proposals, or will the costs be borne by NuHealth separately?

   **Answer:** We anticipate those utilities and other infrastructure items (e.g. roadways, street lighting, signage, etc.) will be shared on a pro-rata basis between all parties involved based on density, usage and land area.

5. **Question:** The RFP indicates TRO/Jung Brannen has been retained to provide interior design, exterior design and landscaping design and provides that development partners will pay for these services. Has this firm provided a schedule of services and costs for same?

   **Answer:** No schedule is available. However, TRO/Jung will only be reviewing development plans for outside parties, therefore we anticipate minimal fees.

6. **Question:** What will be the extent of TRO/Jung Brannen's input or participation in the individual developer's projects, in particular, with regards to the senior housing component? Is there a contact at the firm we could speak to if we have any questions?

   **Answer:** TRO/Jung will give input to the overall campus look that NuHealth wants to portray. Developers can hire their own architects for construction.

7. **Question:** Are there any guide lines that established or suggested with regard to the 49 year annual lease rental payments? Any guide lines on Lease Renewal Options i.e.: suggested or acceptable length of time for lease extension periods?

   **Answer:** Lease payments can be based upon final building density. You can submit a proposal based on only 49 year lease and/or 49 year lease with options.

8. **Question:** Are there any rough estimates on the allocation percentages for common costs to be allocated to the various components, i.e., AFL, commercial, and senior housing components?

   **Answer:** It will be based on the final density given to each component.

9. **Question:** Who is responsible for demolition of present A. Holly Patterson Nursing Home facility? Is any portion of those costs allocated to the individual development components?

   **Answer:** The developer(s) will pay for and manage to removal of AHP.
10. **Question:** Is there an estimate available of the ongoing professional fees including NuHealth Executive/legal etc. mentioned in the RFP?

   **Answer:** No, but we estimate that the remaining fee’s will be nominal (+/- $100,000).

11. **Question:** Are there going to be any ongoing common area maintenance charges in addition to the up-front allocation? If so, are there any estimates?

   **Answer:** There may be common charges for roadways and “common” landscaped areas but we have not developed final planning for those items.

12. **Question:** Will each component developer be responsible for construction and maintenance of all roads, lawn and landscaping for their respective components?

   **Answer:** Yes, individual developers will maintain their own sites. Common roadways and landscaping (see # 11 above). The cost of the roads will be allocated on a pro-rata basis (see # 4 above).

13. **Question:** What is the status of the site plan approvals? What is the timing on finalization?

   **Answer:** We estimate that site plans will be approved for A Holly Patterson sometime around the end of 2010. The site will be delivered with zoning and density in place. Site plan approval will be the developer’s responsibility inasmuch as final layouts, plans and site plans will be the developer’s responsibility.

14. **Question:** Are there any overall security requirements?

   **Answer:** We have not developed security plans yet but there may be a Nassau County Police kiosk on-site.

15. **Question:** Has there been any discussion about what an appropriate real estate tax payment is for this property with the Town and/or County?

   **Answer:** No