



FREQUENTLY ASKED QUESTIONS

Question	Answer
Where is Vivos xPoint?	Vivos xPoint is located in the southwest corner of South Dakota, south of the Black Hills recreation area and Mt. Rushmore; about 10 miles from both Wyoming and Nebraska, in Fall River County, just south of the town of Edgemont, SD. https://www.google.com/maps/place/Vivos+xPoint+Shelter/@43.1777636,-103.9172859,17z/data=!3m1!4b1!4m5!3m4!1s0x87636a0805537163:0x9c992b1993c48ebe!8m2!3d43.1777597!4d-103.9150972?hl=en
Was this site a former military base?	Yes. It was known as the Black Hills Ordnance Depot (BHOD) aka Ft. Igloo, from 1942 to 1967, when the base was retired. The base was built as a munitions storage facility formerly operated by the Ordnance Corps of the United States Army. Munitions were stored within bunkers spread across a vast area of about 15 square miles, each designed to resist the blast forces of a neighboring bunker, should an explosion occur.
How many bunkers are there?	There are 575 concrete and steel bunkers, spread 400' apart in every direction, over a land area of approximately 9 square miles, with another 9 square miles to the east, providing an open buffer to the nearest public roadway.
How large are the bunkers?	Each bunker is approximately 26.5' wide, by 80' long. The arched ceiling is approximately 13' high at its apex.
Is there any contamination on the property?	The entire bunker area has been scoured, tested, and remediated of all known environmental hazards. Contamination was found where the bombs were assembled – at the far eastern side of the base – about 3 miles away; and within a separate testing and demolition area, fenced off and miles away from the bunkers. The area containing the bunkers was reportedly never exposed to open or leaking explosives and the deadly materials that were contained inside. After 50 years of inspection, there are no known contaminants within the bunker area.
What forces will the bunker withstand?	The U.S. Army built the bunkers to withstand a “reported 500,000-pound blast” from explosives within. This extreme strength is achieved by the amount of concrete and steel in the structures, their massive blast doors, and the soil on top. Due to the slope of the earth covering each bunker, protection from blast, extreme winds, hail stones, and most other risks is mitigated.
Are the bunkers protected from an EMP wave?	Yes. The extensive steel mesh wrapping around each bunker, within the concrete, is believed to provide a Faraday cage to protect electronics within each bunker.
Can the bunkers withstand a nuclear blast?	That depends on the distance from and magnitude of the nuclear device. The location is considered a safe distance from all known nuclear targets, with the nearest being the Ellsworth Air Force Base north of Rapid City (100 miles away). The combination of the concrete thickness and the appropriate soil on top, will protect you from radiation fallout.

Can the bunkers be submerged under water?	Yes. With sealing of both the blast door and air vents a bunker can be watertight, however, the depth of submersion is a variable that must be considered. Due to the elevation of the site (3,850') and distance from large water bodies, the chance of flooding is extremely remote and unlikely.
What is the distance to Rapid City?	About 88 miles driving on Highway 79, 18 and 471 to the property.
What is the distance airports?	Rapid City is the major airport with flights from most of the major airlines. There is a municipal airport for private aircraft located in Edgemont, about 10 miles away.
How do I get to the site?	You may fly into Rapid City (1.5 hours north by car), Sioux Falls (about 3.5 hours east), or Denver (5 hours south); or, drive from anywhere in North America in about a day. Getting there depends on when you leave. Staying alert and willing to head to shelter before it is too late, is the key.
How large is the property?	The overall site is about 18 square miles. The area containing the bunkers is about 3 miles by 3 miles.
Is there road access to each bunker?	Yes. The property has about 100 miles of roads providing vehicle access to each bunker, with perimeter roads for security patrols.
How close is the property to the Black Hills recreation areas?	Custer, SD is about 50 miles north and is considered the southern gateway to the historic Black Hills National Forest area, that includes Mt. Rushmore, the annual Sturgis event, lakes, fishing, boating, biking, hiking, horseback riding, alpine slides, rock climbing, motorcycle tours, camping, restaurants, and much more to enjoy prior to a catastrophic event. Watch
What is the climate in the area?	The average high temperature is 62.6°F; and, the low is 32.8°F. Summer temps can reach 90°F, winter lows down to 10°F. Annual precipitation is about 16.29 inches, with an annual snowfall of an average 33 inches. The snow typically is light and gone within days.
How is the bunker delivered?	Each bunker is delivered in its “as-is” shell condition, including the 4' x 8' concrete and steel blast door and a rear air ventilation shaft.
Who maintains the bunker structure?	To keep the upfront cost as low as possible, we are offering each bunker in its “as-is” condition. Each bunker is in slightly different condition. Once you have leased a bunker, you will be responsible to maintain it. There will be little ongoing maintenance to the concrete bunker itself, other than adding soil over the top from wind erosion, and waterproofing joints as needed. The cost of repairing the waterproof membrane and adding more soil overburden is minimal. Vivos can do this for you for a fee.
Are there any restrictions on how I can buildout the interior of my bunker?	No. Vivos will guide you on the essentials, but you can consider your bunker to be your blank canvas to buildout to your requirements the number of bedrooms and bathrooms, size of your kitchen, living areas, a theater, an attic for storage, hydroponic and aquaponic areas, flooring, wall and ceiling treatment, workshop, mechanical room, etc. There is a Vivos showroom bunker on site, fully built out and furnished to demonstrate what can be done.
What is the estimated cost to retrofit and outfit each shelter?	The basic life-safety mechanical systems, including: the blast door seal and interior lock, an escape hatch, exhaust and air vents, a diesel generator (6.5kW), diesel fuel tanks, electrical wiring, plumbing, a hot water heater, compost toilet, grey water system, and the water line connection to the Vivos well is estimated to cost about \$15,000.
What is the estimated cost for walls, doors, a bathroom and kitchen?	A basic floorplan and finishes for walls, flooring and appliances, can cost as little as \$10,000 (with a casual “Glamping” style, to as much as \$75,000 for a completely built and outfitted bunker like our showroom. Vivos has many floorplans you can work with and a unique construction system for all interior walls that can be assembled quickly at a very low cost. You decide what you need and want. You can even do the work yourself or with other members to save on cost. Download more information on the wall systems and estimated costs here .

Are there home improvement stores nearby?	Rapid City has a variety of home improvement stores and construction suppliers. Vivos xPoint also plans on having an onsite warehouse for immediate access and supply of commonly used materials.
How many people can I have in my bunker?	Vivos does not limit the number of shelterists in each bunker, <u>nor is there any extra charge per person</u> . You may outfit your bunker for as many as you like with family and friends.
How many people can a bunker comfortably accommodate?	10 to 24 people can comfortably live in one bunker, with enough space for food and supplies in an attic loft area above.
Who is allowed to join Vivos xPoint?	Vivos is building a community of like-minded people, with similar values and concerns for both manmade and natural disasters. The bunker lessees (“Members”) will have much in common, building new friendships within the community. In time, members will become a huge support to each other with their respective skillsets and knowledge, both before and after a shelterization event. Vivos does not pre-screen for skillsets, as the nature of the people that will join the project, and the sheer volume of members, assure a very diverse knowledge and talent base.
Are background checks done on members.	Vivos conducts background checks on individuals applying for space in its bunkers as and when we deem necessary. However, our Rules and Regulations govern each person’s conduct while on the Vivos xPoint property, for safety and security of all shelterists. Serious or repeated violations of these rules can be cause for an eviction.
Can I park my car in my bunker?	No. The blast door is not large enough to pull a vehicle larger than a motorcycle or ATV through. However, you can park your vehicle(s) outside your bunker within the 30’ of exclusive space extending from all sides of your bunker, except the roadways.
Where can I park my car or RV?	You may park your vehicles along the side of your bunker within your leased land area.
Will I need a septic system?	No. All toilets and showers utilize a composting and greywater treatment system. Liquids are filtered through a gray water filtration system. Once treated the gray water can be safely pumped out onto the surrounding land. Solids are composted into a dry organic material that can be safely stored in a composting bin or 55-gallon drum. However, if you prefer, you may install a septic system adjacent to your bunker with one of the local licensed septic contractors.
How will I cook in the bunker?	You will need to outfit a kitchen with the appliances and cabinets you desire. Remember, you will mostly be cooking freeze-dried and canned foods once under a lockdown. You may also grow fresh vegetables inside, and have an abundant supply of all required staple items.
How is electricity provided?	Each bunker will need to install a power system that may include a wind turbine (the area enjoys year-round winds of about 15 mph), solar panels, and a diesel generator with fuel storage tanks. We recommend a Perkins 6.5kw diesel generator to run the entire bunker. This generator sells for about \$5,600 and uses less than ½ gallon of fuel per hour, making it the most ideal power solution for long term shelterization. You may download a schedule of all mechanical equipment here .
How is water provided?	Vivos distributes water from our deep aquifer well to an 250,000+/- gallon underground cistern located on a hill within the complex. Water is then gravity fed to each bunker. The initial water line hookup to each bunker is just \$3,000. Thereafter, you may use as much water as you like, for inside shelterization purposes, at no extra charge. The water comes out of the ground at temperatures in the 100°F range +/- . Once stored the water cools to a comfortable range.

Will the water need to be filtered?	Most people will prefer filtered water. Each bunker owner should include a water softener, reverse osmosis system, UV light water filter, and a charcoal filter to purify the water before potable use.
How will outside air be filtered?	You will need to add an NBC filtration system, that includes both a HEPA and HEGA filter to scrub nuclear, biological and chemical particulates out of the air being pumped into your shelter. These systems sell for \$3,000 to \$4,000 complete with blast valves for the air intake and exhaust ports. However, most events will not be nuclear and will only require a reusable prefilter to remove dirt or ash from the outside unfiltered air. You can also simply add a HEPA filter (like hospitals use) to filter out all radioactive particles and airborne pathogens. These can cost a little as a few hundred dollars each.
How much food can I store?	If you build an attic, there will be enough area for food, toiletries and general supplies storage for a year of shelterization.
Can I store my valuables and guns?	Yes. We recommend you install a safe within your bunker for security and safety.
Can I come and go as I please?	Yes. There are no restrictions on your access to your bunker, either before, during or after an event.
Can this be my home?	No. You will be welcome to arrive and stay in your bunker prior to any well-acknowledged event or catastrophe, even if it is months away. Due to building codes for a “residential unit”, requiring a window in each bedroom, your bunker cannot be used as a residence. Adding windows would obviously defeat the use as an underground bunker. Think of Vivos xPoint as a campground that you will visit, as often as you like, as you outfit and stock your private bunker. Many members are planning to park an RV next to their bunker as their official living quarters, prior to activation as a shelter. The same water utilized by the bunkers can be plumbed (hooked up) into an RV, as can the power source (wind or generator). You may live in a recreational vehicle parked adjacent to your bunker, without restrictions, but not “officially” inside your bunker, until conditions require you to begin a lockdown for an imminent threat.
Do the bunkers meet building code requirements?	The bunker structures meet the requirements of FEMA and the International Code Council standard ICC 500-2014 for the design, construction and use as survival shelters.
What is the thickness of the concrete?	The thickness varies by design for maximum strength, from approximately 15” at the base of the arch, to 6” at the top. A prism of protection is provided by the amount of earth overburden placed on top, sloping from the apex.
Are the bunkers completely sealed and water-tight?	The soil overburden on some of the bunkers has eroded from wind over the years. In those areas, the waterproofing membrane has deteriorated, although the concrete is intact. These areas will require a new waterproof coating, and soil added to return it to the original specifications. The cost of the waterproofing is very affordable, and the application is easy. Additional waterproofing sealants may be needed in various locations to keep the structure in optimum condition.
Can I add more soil on top of the bunker?	Yes. There is an abundant supply of soil located in berms between each bunker. You may use this material to increase the amount of protection, by several feet, over your bunker. Just 3’ of soil, added to the thickness of the concrete structure will provide ample radiation protection inside.
Where will the Vivos staff be located?	Security, maintenance, support and management staff live nearby and onsite in separate living quarters.

What amenities will Vivos xPoint provide?	Given enough time and the lease of a minimum number of bunkers, Vivos intends to include a general store, a “members only” restaurant, a BYOB bar, BBQ areas, a theater, a hot tub spa, a workout gym, a medical clinic, community greenhouses, a wood working shop, a metal fabrication and welding shop, horse stables, a gun range, ponds and lakes stocked with fish, a prayer/chapel, meeting rooms, survival training school, maintenance areas, a communications station, security facilities and stations, a management office, and more. Many of these amenities will be operated by the Vivos xPoint members themselves, within certain bunkers to be provided on this basis. There is no guarantee as to when each amenity will be brought online. Therefore, Vivos xPoint members should not base their decision to lease a bunker(s) upon any of these amenities being completed. Please let us know if you would be interested in owning and operating any of the facilities mentioned.
Will there be onsite medical facilities?	Vivos intends to provide a basic emergency medical clinic, however the Fall River Health Services (hospital) is located just 32 miles away. Therefore, Vivos xPoint members should not base their decision to lease a bunker(s) upon a clinic being completed.
Will I have a private ground area outside of my bunker?	Yes. You will control an area of up to 30’ in each direction from the base of your leased bunker. This area can be fenced to maintain privacy and to keep grazing cattle safely out. This area may be used for parking of your registered vehicles, a storage shed, a garden, and even a corral for a horse.
Can I have a private garden area?	Yes. You may create an outdoor garden within your ground lease area, but you will need to fence it to keep the grazing cattle out.
Will there be a collective garden?	Yes. There will be many designated outdoor garden areas and indoor (within dedicated bunkers) that members can mutually maintain and manage.
Are there cattle grazing on the site?	Yes. There are about 1,000 head of Black Angus cattle seasonally open grazing on the rolling grasslands. They are not an annoyance, and provide both natural nutrients and maintenance of the grasslands.
Will Vivos maintain a supply warehouse?	As the community grows, Vivos plans to maintain warehouses with essential supplies, mechanical equipment and building materials that can be conveniently purchased by the xPoint members for the buildout of their bunker(s).
Are there stores nearby?	Yes. The town of Edgemont has several gas stations and markets with fresh meats and supplies. Larger markets are available in Hot Springs , Custer and Rapid City.
Will there be a shooting range?	Yes. Vivos plans to create several safe and secure areas designated for a shooting range.
Will there be a school?	Vivos plans to provide a bunker to educators that may be utilized for educational and/or training purposes.
Will there be a church?	Vivos intends to provide a bunker that may be utilized for religious worship purposes. It will be non-denominational, allowing for all religions to pray, worship and meditate as they wish.
Will there be exercise areas?	The entire site is one big natural oasis for walking, hiking, bicycle riding, ATV’s, horseback riding, you name it!
Can I ride my ATV or UTV on site?	Yes. Provided you stay on the designated roadways/trails and obey the speed limits, you may ride your ATV or UTV anywhere on the Vivos xPoint site.
Are guns allowed?	Vivos xPoint will not regulate your ownership or storage of guns. However, all members will need to comply with all local, state and federal gun laws in existence.

How is the property secured?	The entire property is protected by a military grade security fence and planned cameras to keep out unlawful intruders. The Vivos security force will patrol the entire property as needed, while also maintaining multiple security gates and check points within the property.
How can I secure my own unit?	You may easily secure your bunker with a high security lock on the blast door, protecting everything of value inside.
Will there be Rules & Regulations?	Yes. Vivos xPoint will include a set of Rules & Regulations that all members and visitors must comply with. These will include the use or display of firearms, speed limits, treatment of cattle, wildlife and domestic pets, the use of each bunker's private ground lease area, outdoor storage, and maintaining the decorum of respect and courtesy to ALL others within the community. <u>The complete set of Rules & Regulations will be provided to you, with the package of lease documents, after Vivos receives your signed reservation agreement.</u>
Who enforces the local laws?	Vivos xPoint is located within the jurisdiction of Fall River County. All public laws and regulations will be enforced by local law enforcement, with respect of and for our private property rights.
Are there speed limits on the roadways?	Yes. All roads will have safe speed limits posted, enforced by the onsite security force. We recommend a limit of 30 mph on the primary roadways.
Will I be forced to stay inside my bunker during a shelterization event?	No. You may open your blast door at your own discretion and step out of your bunker. This should, of course, only be done when it is safe to do so, by monitoring the event and the conditions outside, as well as knowing what the catastrophe was that caused you to lockdown.
How can I communicate with other bunkers during a lockdown?	Vivos intends to provide a network of cable to each bunker, allowing members to communicate with each other. This system may also be used for closed circuit television and audio broadcasting throughout the community. Each bunker should include a short wave and CB radio system to communicate both within the community and long distance with others.
What is the temperature inside the bunkers?	Due to the thermal mass of the concrete and the earth buried on top, the bunkers maintain a very comfortable temperature in the summer, needing only a small heater in the winter, or redirecting the heat from your generator into the bunker area. You may add a geothermal heating and cooling system for more control of the temperature inside.
How are the bunkers being sold?	The bunkers are not being sold, but rather leased, each under the remainder of a 99-year lease from Vivos, expiring on October 3, 2115. This provides you a long-term life assurance solution for many generations, while also giving you ample time to amortize your investment.
What is the current price for a bunker?	Under the current phase, the bunkers are being leased with an upfront payment of \$35,000 (effective 10/15/18); and, an ongoing lease payment of just \$1,000 per year. You may alternately purchase a space within a turnkey shared bunker with 24 occupants for a one-time fee of just \$7,500; or, rent a bunker for just \$291.00 per month.
How do I obtain one of the bunkers?	You can make a reservation for one or more bunkers with a fully refundable deposit.
Is financing available?	Vivos is offering financing on the upfront private Bunker Lease with low monthly payments. You may bring together your own group of like-minded friends and family to share the cost, making Vivos xPoint more affordable! Please contact us for more information on obtaining financing.
Are there discounts available?	No. We have already discounted the price as low as possible. Unlike our other shelters, we do not provide further discounts for special skills or professions at Vivos xPoint.

Who maintains the common areas outside of my bunker?	Vivos xPoint maintains all outdoor common areas, including roads, fences, gates, security cameras, signage, trash service, water wells, outside drainage, snow removal, etc.
Who pays for the ongoing common area expenses?	Each bunker lessee pays a small monthly fee for Vivos oversight and management of the operations, security, maintenance, rules, and all other aspects of Vivos xPoint.
Are there be ongoing common area fees?	Yes. The fees per bunker are currently \$99 per month; or, \$50 per person for the shared bunkers. This reimburses Vivos for all expenses, including: property taxes, insurance, common area utilities, 24/7 security, trash service, water well operations, onsite management and common area improvements.
Is there mail service to the bunkers?	No. Due to the vast distance of internal roadways (100+ miles), it would be impossible for the Post Office to deliver mail to each bunker. We hope to eventually offer post office boxes near the main gate. Until then, you may obtain a post office box at the local Post Office in Edgemont, SD.
Will there be employment opportunities within Vivos xPoint?	Yes. Vivos first looks to the skills and abilities of the members for full, or part-time employment for the operations of all services. Opportunities will include working on the security team, maintenance, construction, within the greenhouses, stables, restaurants, medical clinic, and even management.
When can I visit Vivos xPoint to select my preferred bunker?	Vivos xPoint is secured so you will need to make an appointment to tour the site, and to select your preferred bunker from the current phase. We recommend you provide at least 3 days' notice of your intended arrival time to schedule a private tour. Each bunker is being assigned on a first come basis.
Can Vivos construct a shelter on my private property elsewhere?	Yes. We have a line of Quantum and Trine shelters that can be built anywhere, for any size group, and any budget. For more information contact us at: info@terravivos.com
Can I resell or will my bunker to a third party?	Yes. You may assign your lease to any third party, including the improvements that you have made, at any time, for whatever consideration you deem appropriate, subject to the approval of Vivos xPoint that will include a security check of the proposed assignee.
Are pets allowed?	Yes. Domesticated pets (dogs and cats) are allowed in private bunkers subject to the rules and regulations. Due to the concerns of co-habitation pets are NOT allowed in the shared bunkers, unless all sharing members agree to allow pets in their respective bunker.

All information, terms and conditions provided above are subject to change without notice. The lease documents when signed by both Vivos xPoint and each bunker lessee will govern the terms and conditions of each lease. While Vivos plans to add certain community amenities and features, there is no assurance as and when each such will be completed.