

# CENTRAL NEBRASKA REPLACEMENT VETERANS HOME

Pre-Offer Meeting  
May 10, 2013



# WELCOME



# INTRODUCTIONS

# BACKGROUND

# BACKGROUND



# BACKGROUND



# BACKGROUND



**The cornerstone of the Grand Island Veterans Home was laid by General Thayer in 1887**



# NEEDS ASSESSMENT

## CURRENT CONDITIONS

-  **The existing Grand Island Veterans Home (GIVH) needs to be replaced**
-  **It does not meet current building codes and standards**
-  **It does not conform to the current Federal Department of Veterans Affairs Guidelines for Community Living Centers**

# NEEDS ASSESSMENT



Administration Building  
Egress Ramp



Phillips Addition  
Outside Stair



Pershing Building  
Egress

## Fire and Life Safety

# NEEDS ASSESSMENT



Door Opening Widths



Typical Veteran Resident Toilet

## ADA Accessibility

# NEEDS ASSESSMENT



Elevator Door and Cab Sizes

## Building Systems

# NEEDS ASSESSMENT



## Resident Dignity and Privacy

# STATE HOME CONSTRUCTION GRANTS PROGRAM

## REQUIREMENTS FOR MATCHING GRANT FUNDING

# US DVA SHCGP PROCESS

## CENTRAL NEBRASKA REPLACEMENT VETERANS HOME – PROCESS

-  **Program Name:** Grants to States for Construction of State Home Facilities
-  **Federal Agency:** Department of Veterans Affairs
-  **Authority:** Title 38 CFR: Pensions, bonuses and Veterans' Relief, Part 59: Grants to States for Construction or Acquisition of State Homes

# US DVA SHCGP PROCESS

## CENTRAL NEBRASKA REPLACEMENT VETERANS' HOME – PROCESS (continued)

 **Description:** Grants are available for State Governments for replacement, construction or renovation of State Veterans Homes. The U.S. Department of Veterans Affairs participation may not exceed 65% of the total project cost.

- *US DVA cannot participate in the cost of land acquisition*
- *US DVA cannot participate in cost of off-site improvements*

# US DVA SHCGP PROCESS

## CENTRAL NEBRASKA REPLACEMENT VETERANS HOME – PROCESS (continued)

-  **Project Priority:** An annual priority list is developed as of October 31 and approved by the U.S. Dept. of Veterans Affairs's Secretary for funding opportunities during the next fiscal year.
  - Because of significant life safety, ADA and building systems deficiencies, the former GIVH can no longer be utilized for a Veterans Home or long term care. The Nebraska Administrative Services must be notified to process the former Home as surplus property as prescribed by State statute for disposal or demolition.*

# ANTICIPATED TIMELINE

## REQUIREMENTS SCHEDULE

-  **April 15, 2013:** (no later than): **Initial Application due.** Application submitted in [grants.gov](http://grants.gov) by authorized State official. Initial application information includes Project Scope, Budget, Space Program Analysis & Schematics, Needs Assessment, Priority Recommendation, Bed Justification, Financial & Capital Plans.
-  **June 5, 2013:** 90th (and final) day of **Nebraska 103rd Legislature, First Session**
-  **August 1, 2013:** (no later than): **Certification of State matching funds** to be submitted no later than August 1, in order to be placed in Priority Group 1 of the priority list for the next fiscal year. Applications are not eligible for funding without certification that State funds are, or will be, available for project without further State action to make such funds available (such as further action to issue bonds).
-  **October 31, 2013:** (no later than): US DVA **prioritization** and **notification** to State that Federal funds are available.

*Note: This was issued February 14, 2013 for FY2013.*

# ANTICIPATED TIMELINE

## REQUIREMENTS SCHEDULE (continued)

-  **December 31, 2013:** (no later than): **Schedule** of when **remaining requirements** will be met is due to DVA from State.
-  **February 28, 2014:** (no later than): Design Development **drawings** and **specifications (35%)** due to US DVA.
-  **March 15, 2014:** (no later than): State to submit various required **certifications** to DVA, such as Compliance Regarding Debarment, Suspension, And Other Responsibility Matters for Primary Covered Transactions; Compliance with Drug-Free Workplace, Compliance with Lobbying Act and Compliance with The Davis-Bacon Act
-  **August 15, 2014:** (no later than): Written **request by State to VA for Conditional Approval.**

# ANTICIPATED TIMELINE

## REQUIREMENTS SCHEDULE (continued)

-  **October 1, 2014:** (no later than): **State receives Conditional Approval.**
-  **March 27, 2015:** estimated (180 days from the date of Conditional Approval by DVA): **Submit Final drawings**, tabulation of **bids** for construction, **revised budget** and final application.
-  **June 10, 2015:** estimated (75 days following final application): **Grant Award** and obligation of federal funds.
-  **June 30, 2015:** estimated: **Commence Construction.**

# ANTICIPATED TIMELINE

## REQUIREMENTS SCHEDULE (continued)

**Offerors** recognize and acknowledge:

-  that the USDVA State Home Construction Grant Program parameters, criteria, funding, evaluation schedules and other requirements **are subject to change**
-  that the Central Nebraska Veterans Home Replacement Project is **dependent on Federal and State funding**
-  that the **requirements may change**, that the RSIO may be amended, revised and/or abandoned depending on the aforementioned and other considerations

# SITE SELECTION

## GREATER NEBRASKA INTEREST

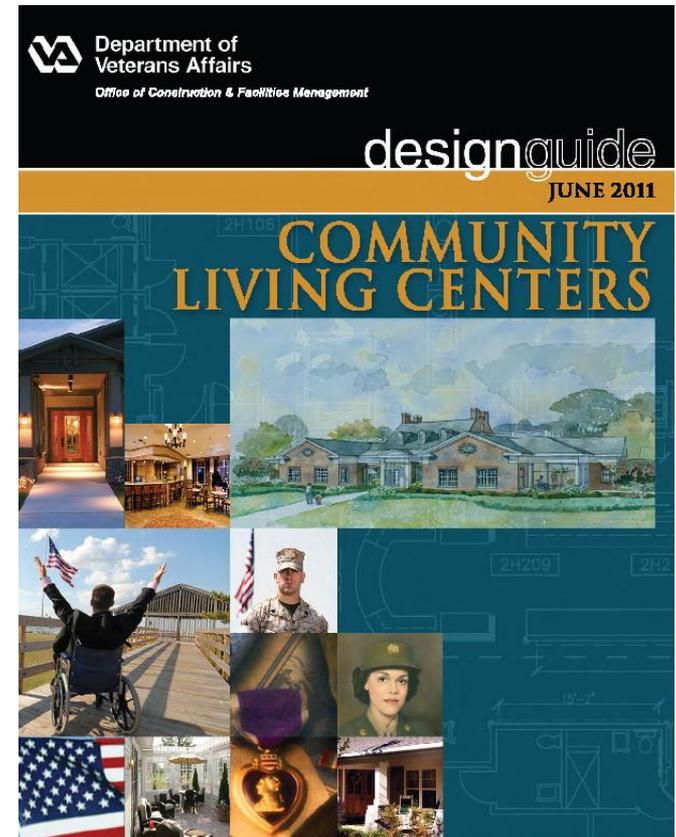
-  Nebraska DHHS/DVA was not looking to move GIVH
-  Other communities have expressed interest in hosting this State Home
-  In order to acknowledge those that desire to be considered and to provide the best care for Veterans, it is appropriate to allow communities that can meet the geographic parameters stipulated by the US DVA State Home Construction Grants Program to express interest and offers

# OVERVIEW & PURPOSE

## GOAL OF PROJECT



To meet the long term care needs of Nebraska Veterans and to provide facilities that meet current U.S. Department of Veterans Affairs (DVA) Guidelines



# OVERVIEW & PURPOSE

Iowa Veterans Home

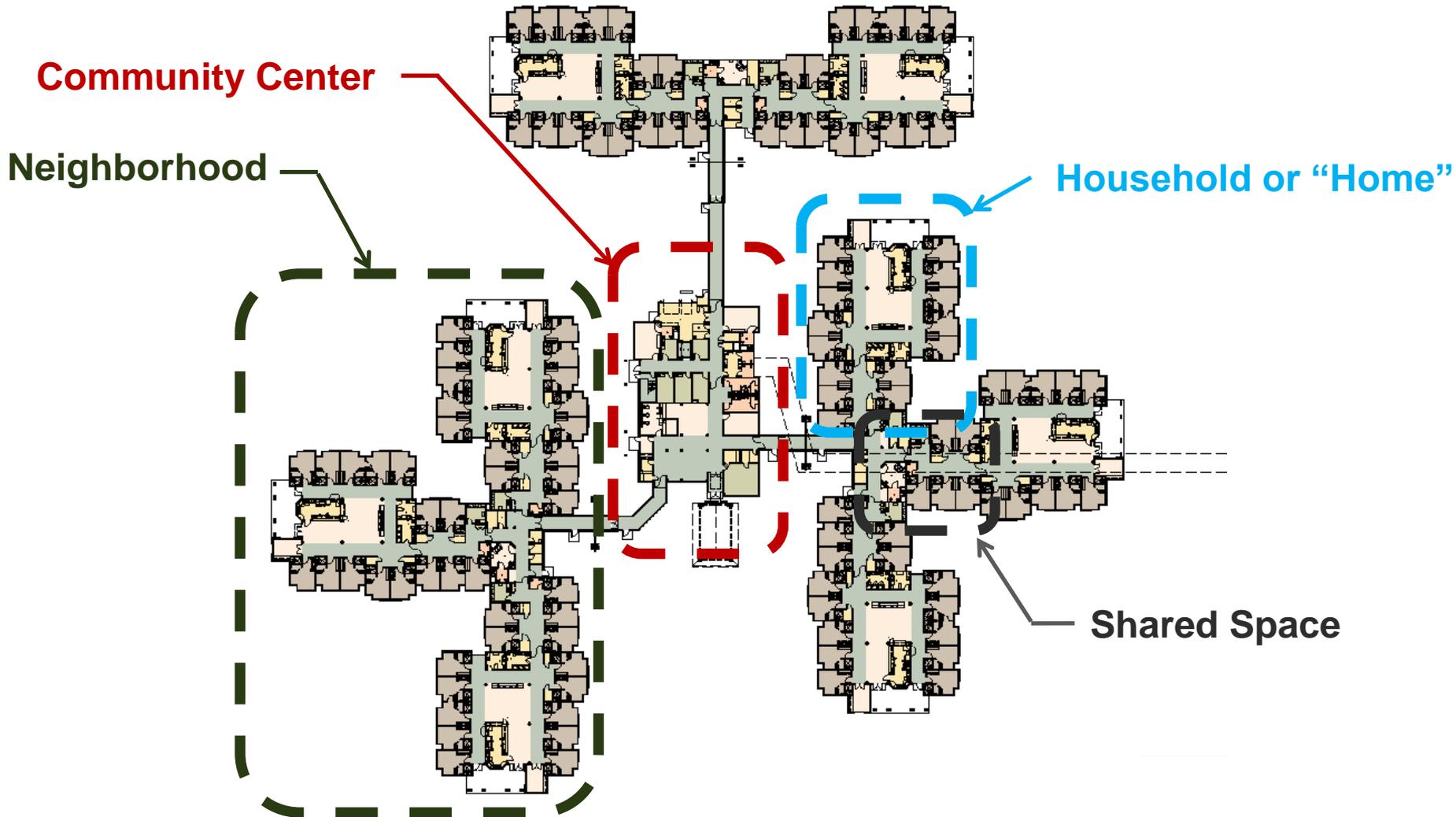


# OVERVIEW & PURPOSE



Eastern Nebraska Veterans Home

# OVERVIEW & PURPOSE





# OVERVIEW & PURPOSE



Household  
Hearth Room



Household Dining

Veteran Member Room

# OVERVIEW & PURPOSE



# OVERVIEW & PURPOSE



Town Square



Library

# OVERVIEW & PURPOSE



# OVERVIEW & PURPOSE

## PROPOSED REPLACEMENT HOME



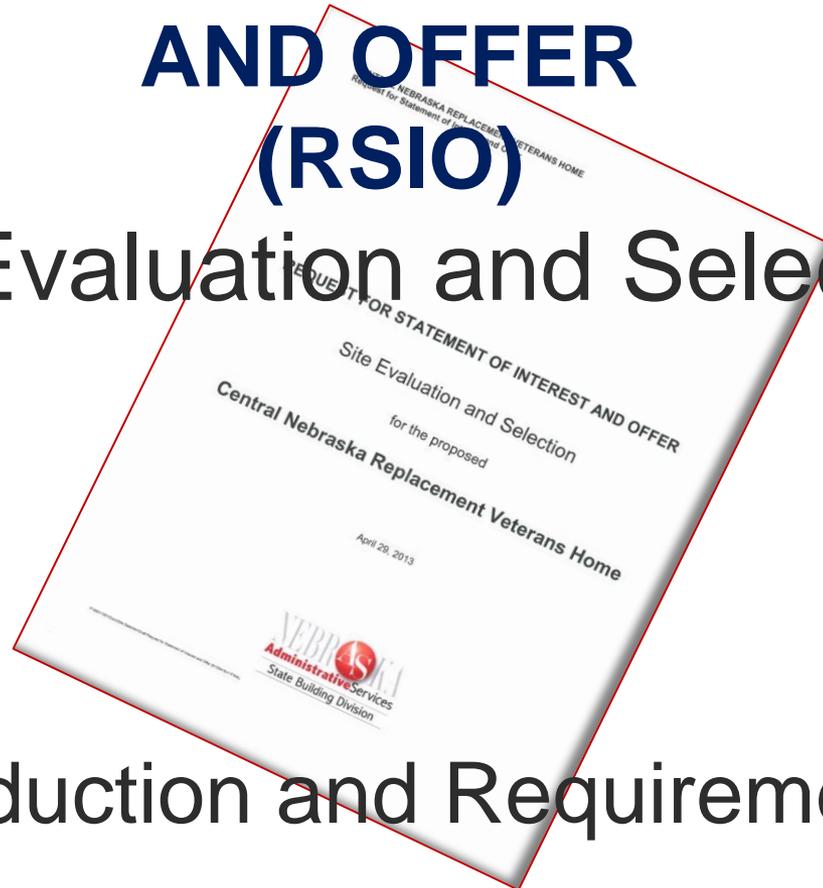
The project proposes the construction of an approximately 310,000 gross square feet building, with 225 private bedrooms, on a single level. The 225 will be distributed among five care levels – Long Term Care, Medically Complex, Dementia, Hospice, and Assisted Living in households of 12 - 15 members



# SITE SELECTION

## REQUEST FOR STATEMENT OF INTEREST AND OFFER (RSIO)

Site Evaluation and Selection



Introduction and Requirements

# SITE SELECTION

## PROCESS

-  Issue a **Pre-Solicitation** notice, then;
-  Issue **Request for Statement of Interest and Offer**
-  Host a **Pre-Offer Meeting**
-  Receive Written **Questions and Clarifications**

# SITE SELECTION

## PROCESS (continued)

-  **Publish Responses** to Written Questions and Clarifications
-  Receive Statements of **Interest and Offers**
-  **Evaluation** of Offers and **Site Visits**
-  Site Selection **Committee Recommendation**

# SITE SELECTION

## Requirements

-  US DVA Time – Travel Distance Criteria



# SITE SELECTION

## Requirements (continued)

-  Site must be able to support a 225 bed Veterans Home
-  Land at no cost to State of Nebraska
-  45 Acres with 30 acres buildable
-  Appropriate topography not located in flood plain

# SITE SELECTION

## Requirements (continued)

-  “Green Site” with no environmental remediation required
-  Utilities extended to Veterans Home
-  Temporary construction utilities
-  Accessible by paved roads meeting Nebraska Roads Classification Stds.
-  No zoning, permitting or regulatory encumbrances

# SITE SELECTION

## Requirements (continued)

-  Established legally incorporated entity, City of First Class if a municipality
-  Full time professional first responders (fire, EMT, etc.)
-  Qualified workforce
-  Community support for the Veterans Home

# SITE SELECTION

## BASIC SITE SELECTION CRITERIA AND REQUIREMENTS EVALUATION

No.	Category/Total Points Possible	Sub-Category	Category Score
1	Physical Factors 200	Location Topography Physical Features Access and Circulation Vegetation Wetlands Off-Site Drainage Geotechnical/Soil Conditions	
2	Utilities / Infrastructure Factors 150	Electrical Service Reliability Water Table Service Reliability Water Table Service Reliability Water Table Service Reliability Water Table Service Reliability Sanitary Sewer Service Rates Natural Gas Service Reliability Natural Gas Service Rates Telephone Service Reliability Telephone Service Rates DSL Service Reliability DSL Service Rates Cellular Reception Internet Connectivity Cable Television Service	160
3	Cultural Factors 50	Previous History of Existing Structures on Site Adjacent Land Uses and Structures Land Use, Ownership and Control Community Crime Rate	60
4	Environmental Factors 100	Environmental Hazards Noise Odors	100
5	Community Services 200	Fire/EMT Response Police/Sheriff Service Trash/Refuse Removal Services Snow Removal Services Public Transportation Proximity & Access to Specialty Care Proximity & Access to Acute Care Medical Center	200
6	Regulatory Factors 50	Zoning Capital Development/Impact Charges Off-Site Improvements Plan Review & Permitting Environmental Regulations Other Codes and Regulations	60
7	Workforce Factors 300	Available Workforce Workforce Competition Workforce Development	300
8	Community Support Factors 50	Funding availability from Community Sources Area Government Support Support of Admissions to Home	60
9	Program Enhancements 100	Larger Chapel Woodshop Ceramic Kiln Area Library	100
<b>TOTAL OF CATEGORIES</b>			<b>1200</b>

# SITE SELECTION

## SITE SELECTION CRITERIA CATEGORIES

1. Physical Factors
2. Utilities/Infrastructure Factors
3. Cultural Factors
4. Environmental Factors
5. Community Services
6. Regulatory Factors
7. Workforce Factors
8. Community Support Factors
9. Program Enhancements

Each Principal Category has Sub-Category Elements

# SITE SELECTION CRITERIA

## Site Selection Criteria and Requirements

CATEGORY	SUB-CATEGORY	CATEGORY SCORE
1. Physical Factors		200
	Location	
	Topography	
	Physical Features	
	Access & Circulation	
	Vegetation	
	Wetlands	
	Off Site Drainage	
	Geotechnical/Soil Conditions	

# SITE SELECTION CRITERIA

2. Utilities / Infrastructure Factors		150
	Electrical Service	
	Electrical Rates	
	Water (potable & fire protection) Service	
	Water (potable & fire protection) Rates	
	Sanitary Sewer Service	
	Sanitary Sewer Rates	
	Natural Gas Service	
	Natural Gas Rates	
	Telephone Service	
	Telephone Service Rates	
	Data Service	
	Data Rates	
	Cellular Reception	
	Internet Connectivity	
	Cable Television Service	

# SITE SELECTION CRITERIA

<b>3. Cultural Factors</b>		<b>50</b>
	Previous History of Existing Structures on Site	
	Adjacent Land Uses & Structures	
	Land Use, Ownership & Control	
	Community Crime Rate	
<b>4. Environmental Factors</b>		<b>100</b>
	Environmental Hazards	
	Noise	
	Odors	
<b>5. Community Services</b>		<b>200</b>
	Fire/EMT Response	
	Police/Sheriff Service	
	Trash/Refuse Removal Services	
	Snow Removal Services	
	Public Transportation	
	Proximity & Access to Specialty Care	
	Proximity & Access to Acute Care Medical Center	

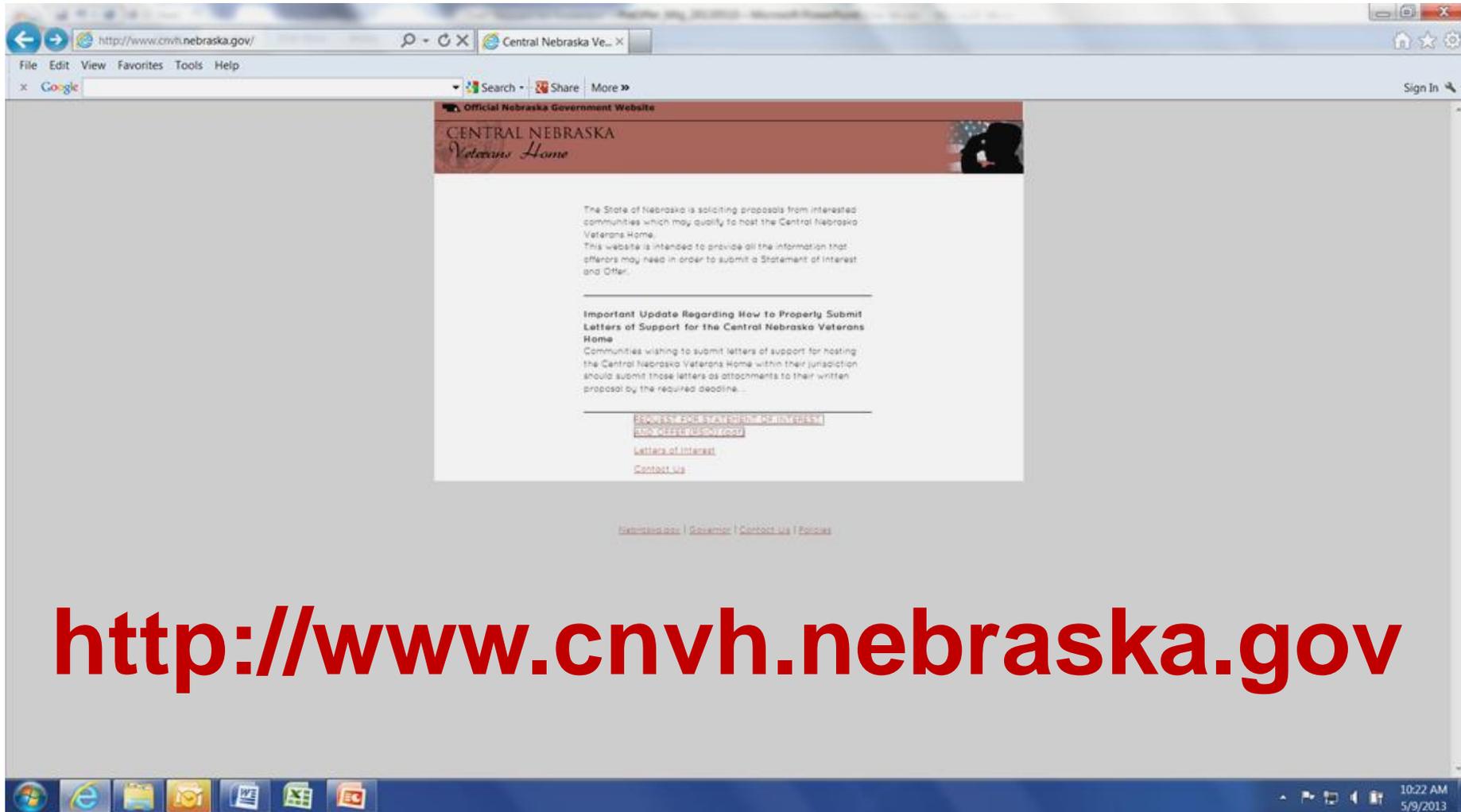
# SITE SELECTION CRITERIA

<b>6. Regulatory Factors</b>		<b>50</b>
	Zoning	
	Capital Development/Impact Charges	
	Off-Site Improvements Plan Review & Permitting Requirements	
	Environmental Regulations	
	Other Codes and Regulations	
<b>7. Workforce Factors</b>		<b>300</b>
	Workforce Competition	
	Available Workforce	
	Workforce Development	

# SITE SELECTION CRITERIA

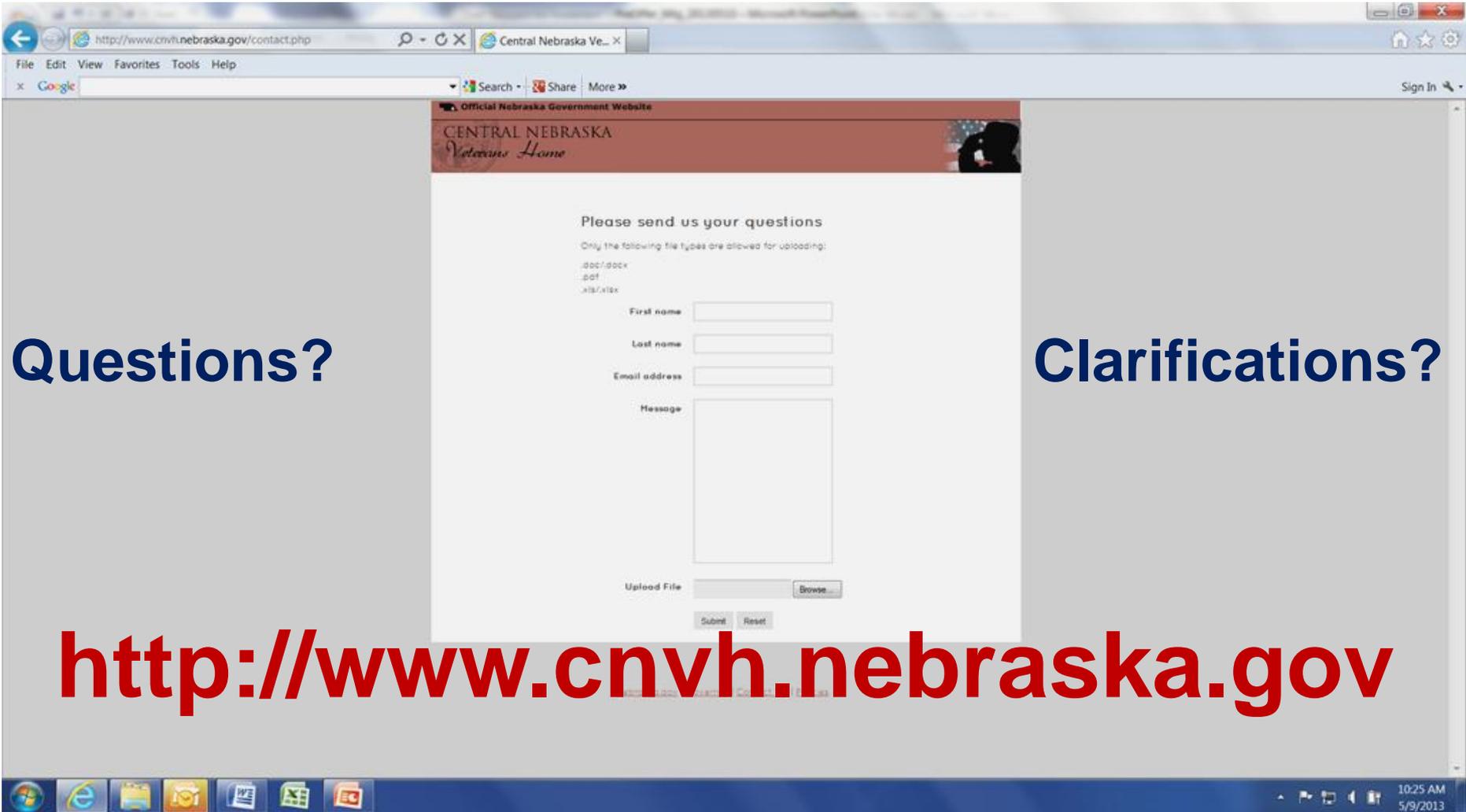
<b>8. Community Support Factors</b>		<b>50</b>
	<b>Funding Availability from Community Sources</b>	
	<b>Area Government Support</b>	
	<b>Support of Veterans Home</b>	
<b>9. Program Enhancements</b>		<b>100</b>
	<b>Support for Program Enhancements</b>	
<b>TOTAL OF CATEGORIES</b>		<b>1200</b>

# CNVH WEBSITE



<http://www.cnvh.nebraska.gov>

# CNVH WEBSITE



Questions?

Clarifications?

<http://www.cnvh.nebraska.gov>

# TIMELINE DATES

**Deadline for Receipt of Written Questions and Clarifications**

**May 17, 2013**

**Publish Responses to Written Questions and Clarifications**

**May 23, 2013**

**Statement of Interest and Offers Due**

**June 11, 2013**

**Site Visits**

**June 13 & 14, 2013**



# SUBMITTAL FORMAT

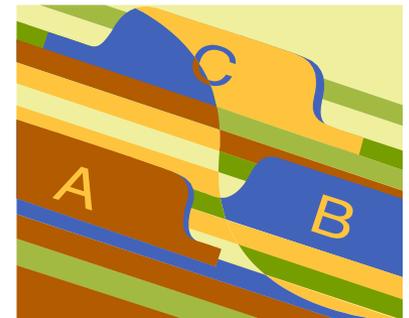
## GENERAL PROVISIONS ITEMS TO BE INCLUDED

-  **Clear Point of Contact**
-  **Authorization to Sign**
-  **Signature in Ink**
-  **Identification of Representatives Involved in Offer**
-  **Copies of Applicable Resolutions, Certifications, Agreements and/or Representations**
-  **Stipulation that Offer Valid for one (1) year**

# SUBMITTAL FORMAT

## TECHNICAL, DESCRIPTIVE AND SUPPORTIVE INFORMATION

- Required Submittal Information Detailed in Appendix Exhibits A, B, C, D and E
- Notebook Format is Recommended
- Indexed Table of Contents
- Logical Page Numbering
- Utilize Divider Tabs Aligned with Categories (1 – 10)
- Provide All Required Items of Information
- Be Clear and Concise



# SUBMITTAL FORMAT

## TECHNICAL, DESCRIPTIVE AND SUPPORTIVE INFORMATION

- 🇺🇸 Electronic Copy (1) Identical to Printed Documents (7)



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- 🇺🇸 Include Letters of Support in the Offer

# SITE VISITS

## PRIMARY PURPOSE

-  Visit and View the Offeror's Site(s)
-  Firm Dates Are Set --- Thursday, **June 13** and Friday, **June 14**, 2013
-  Meet with Offeror Point of Contact and Maximum of **Two (2)** additional Offeror Representatives
-  No Marketing or Sales Presentations

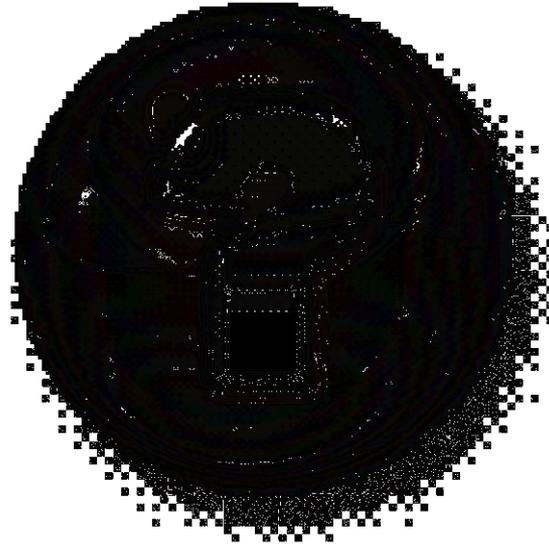
# SITE VISITS

## ITINERARY

-  Arrive at Designated Meeting Location
-  Introductions
-  Travel to Offeror's Site(s)
-  Tour Site(s)
-  Depart

# OVERVIEW & PURPOSE

## QUESTIONS



(Please Identify Yourself)

# CONCLUSION



**“THANK YOU”** to the people of Central Nebraska who provided the land for our first Veterans home 126 years ago

**“THANK YOU”** to the thousands of State employees who have staffed the home providing quality care, and;

**“THANK YOU”** to all who served our Nation in the Armed Forces

# CENTRAL NEBRASKA REPLACEMENT VETERANS HOME

Pre-Offer Meeting  
May 10, 2013

