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June 11, 2013

Fred Zarate, Architect/Project Manager
State of Nebraska Department of Administrative Services
State Building Division
521 South 14th Street, Suite 500
Lincoln, NE 68509

RE: Proposal – New Central Nebraska Veterans' Home (Project Honor)

Dear Mr. Zarate:

The City of Kearney is pleased to submit our proposal in cooperation with Buffalo County for the construction of the new Central Nebraska Veterans' Home. As the home of a former military base, Kearney is ready to demonstrate our strong and unwavering commitment to veterans and their service by providing funding to enhance their quality of life now and in the future.

Funds are provided for enhancements such as paved lit walking trails, water features, wood and ceramic shops, a chapel, a library, landscaping, garden areas and a new Veterans' Memorial. Further, this proposal includes long-term funding for employee recruitment, relocation, training and scholarships for future employees. Also, the proposal represents a significant savings in operational costs due to utility rate reductions, rebates and snow removal services.

The proposed 75 acre site, at no cost, is located at the intersection of 56th Street and Cherry Avenue offers excellent access to Interstate 80 as well as the city of Kearney. A new fully staffed fire station within a few blocks, Kearney's ISO II rating for fire protection services, and a low crime rate ensures veterans and their families that they will be safe whether living in or visiting the Kearney area. Finally, discretionary funds are included allowing for necessary improvements that may arise now and in the future.

Accordingly, we are excited to provide a significant financial contribution of \$10,104,000 for the construction and operation of a new Central Nebraska Veterans Home.

PROJECT FUNDING

	<u>Total Funds</u>	<u>City Funds</u>
• Physical Factors	\$ 1,400,000	\$ 1,300,000
• Utilities/Infrastructure Factors - Rates	\$ 1,800,000	\$ 1,800,000
• Environmental Factors	\$ 200,000	\$ 200,000
• Community Services	\$ 1,204,000	\$ 1,204,000
• Workforce Factors	\$ 2,500,000	\$ 1,500,000
• Community Support	\$ 1,000,000	\$ 500,000
• Program Enhancements	\$ 2,000,000	\$ 2,000,000

TOTAL FUNDS = \$10,104,000 \$ 8,504,000

* Note: Land is provided at no cost.

The amounts and categories referenced are suggested and it is recognized and encouraged that the State may adjust as needed. The intent of this proposal is to provide a total of \$10,104,000 in funding support for this project.

POTENTIAL FUNDING USES

Physical Factors: \$1,400,000 intended for site development costs including grading, site prep, internal roadways, etc.

Utilities/Infrastructure Factors – Rates: Reflects a 50% reduction in water and sewer rates. \$20,000 for 10 years for electric rebate.

Environmental Factors: \$200,000 for landscaping.

Community Services: \$1,204,000 Funding provided for transportation needs including purchase of capital equipment, RYDE and taxi vouchers and or similar needs. Reflects 50% reduction in trash/refuse services.

Workforce Factors: \$2,500,000 Funding for workforce recruitment, employee training, relocation incentives, retention incentives, scholarship programs and funding for an onsite certified trainer.

Community Support: \$1,000,000 Veterans Memorial

Program Enhancements: \$2,000,000 Funding for requested program enhancements and funding for other site amenities such as paved lit walking trails, garden areas, water features, fishing pond, etc.

We look forward to our upcoming site visit and the opportunity to discuss the specifics of our proposal. On behalf of Buffalo County and the City of Kearney thank you for your consideration and evaluation of our proposal. Please feel free to contact me at (308)-233-3214 if you have any questions.

Sincerely yours,

CITY OF KEARNEY



Michael W. Morgan
City Manager

MWM/jms