

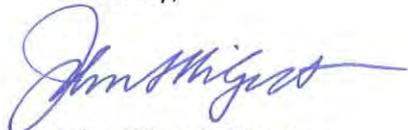
May 31, 2013

Patrick O'Donnell, Clerk of the Legislature
State Capitol, Room 2018
P.O. Box 94604
Lincoln, NE 68509

Dear Mr. O'Donnell:

In accordance with Legislative Bill 194, which was approved by the Governor on May 21, 2013, please find attached the report with the evaluation criteria and scoring methodology for the determination of the location of a new Central Nebraska Veterans' Home.

Sincerely,



John Hilgert, Director
Division of Veterans' Homes
Department of Health and Human Services

Department of Health & Human Services



N E B R A S K A

**Department of Health and Human Services
Legislative Report
LB194**

Selection of Central Nebraska Veterans' Home

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| REPORT FOR: | LEGISLATURE |
| REPORT DATE: | MAY 31, 2013 |
| LEGISLATIVE BILL: | 194 |
| CONTACT PERSON: | JOHN HILGERT, DIRECTOR DIVISION OF VETERANS' HOMES |

On April 29, 2013, the Department of Administrative Services, State Building Division released the Request for Statement of Interest and Offer (hereinafter "RSIO") Site Evaluation and Selection for the proposed Central Nebraska Replacement Veterans' Home. A copy is attached. The RSIO contains the site selection criteria and scoring information.

Legislative bill 194 (2013) required the Department of Health and Human Services (DHHS) to include "an assessment of: 1) the labor force that is available to serve the needs of the residents of the veterans' home; 2) public lands available for the site of a new veterans' home; 3) infrastructure available in the community to support the construction of a new veterans' home; 4) and the best interest of the veterans in Nebraska" when determining the site of the new central Nebraska Veterans' Home. LB194 also required DHHS to report to the Legislature the evaluation criteria and scoring methodology for determining the site of the new Central Nebraska Veterans' Home by June 1, 2013.

The Legislature's first assessment criterion was the labor force available to serve the needs of the residents of the Veterans' Home. DHHS believes this is addressed in category seven, workforce factors. This category takes into consideration:

- workforce competition,
- available workforce, and
- workforce development.

The applicants are to identify:

- other long term care facilities within a 50 mile radius of the site, including scope of care and the range of number of employees;
- the number of people currently in a 50 mile radius of the site with health care provider licenses (physician, registered nurse, medical technician, licensed practical nurse, certified nurse assistant, physical therapist, psychologist, psychiatrist, social worker, physician assistant, nutritionist, dietician, laboratory technician, etc);
- the number of people commuting to the location within a 50 mile radius of the site;
- the number of graduates from institutions of higher education within a 50 mile radius of the site, with degrees, associate degrees or certificates in related health care fields; and
- provide a list of the institutions of higher education or other training providers that offer education or certification programs for related health care fields. Including a description of the programs offered, the admissions process or the specialized training opportunities that would support the workforce at the site. Provide letters of support for workforce development of employees at the site.

This category is worth 300 points, which is 25% of the total points.

The Legislature's second assessment criterion was public lands available for the site of a new Veterans' Home. DHHS believes this is addressed in category one, physical factors, and three, cultural factors. Physical factors include:

- location,
- topography,
- physical features,
- access and circulation,
- vegetation,
- wetlands,
- off site drainage, and
- geotechnical/soil conditions.

Applicants are to:

- provide a map showing proposed site location within the State and County, depicting road(s) accessing the site;
- provide information depicting the location and distance to the following:
 - (1) Nearest VA Medical Center, VA Community Based Outpatient Clinic (CBOC) and Vets Center,
 - (2) Distance from community or communities providing Services and Support,
 - (3) Distance from Workforce Education institutions;
- provide a current aerial photograph (1":200' scale) of the proposed site;
- provide a boundary survey of the proposed site prepared by a licensed Nebraska land surveyor. The survey shall include the location of all improvements, fences, easements and rights of way on or adjacent to the property, total acreage with a metes and bounds description. Include depiction of 100 and 500 year floodplain;
- provide a United States Geological Survey (USGS) 7.5 Minute Series topographical map, with the property boundaries outlined, which indicates patterns of drainage on and off the proposed site. Note any limiting factors (flood plain, creeks and other off-site drainage passing through property) which would limit construction or location of improvements on the site;
- provide Web Soil Survey with types of topsoil and subsoil extracted from digital soil survey database maintained by the US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) /National Cooperative Soil Survey. Soil survey shall indicate whether infertile topsoil would require replacement, whether there would be a need for over-excavation of unsuitable soil or subsoil and replacement with surcharge for construction; and
- provide a geotechnical report consisting of at least six soil borings at a minimum of twenty-five feet depth. The report must include information on the existing and normal water table along with data on any known subterranean streams or related conditions along with recommendations and suggestions for the type of foundation.

This category is worth 200 points.

Cultural factors includes:

- previous history of existing structures on site;
- adjacent land use and structures;
- land use, ownership, and control; and
- community crime rate.

Applicants are to provide statements describing:

- former site uses such as hazardous dumping, landfill, old foundations, archaeological grounds and note history of existing structures;
- nearby and adjacent land uses and structures;
- function and pattern of land use, e.g., public domain, farming/ranching, urbanized;
- present and former type of land ownership, and use and control of nearby and adjacent property; and
- Community Crime Rate as measured or reported by the Nebraska Commission on Law Enforcement and Criminal Justice, Uniform Crime Reporting Program and Nebraska Incident-Based Reporting Systems.

This is worth 50 points. These two categories together are worth 250 points, which is approximately 21% of the score.

The Legislature's third assessment criterion was infrastructure available in the community to support the construction of a new Veterans' Home. DHHS believes this is addressed in category two, utilities/infrastructure factors and five, community services.

Utilities/infrastructure factors includes:

- electrical service and rates,
- water (potable and fire protection) service and rates,
- sanitary sewer service and rates,
- natural gas service and rates,
- telephone service and rates,
- data service and rates,
- cellular reception,
- internet connectivity, and
- cable television service.

Applicants are to provide:

- information and description of the availability, adequacy, cost and specifics of electricity, water, sanitary sewer, natural gas, telephone, cellular, data, internet connectivity and cable utility services to the site;
- information regarding the source of water and chemical analysis for compliance with U.S. Environmental Protection Agency (EPA) and Nebraska DHHS/ Department of Environmental Quality standards;

- maps that depict the locations of all required utilities, with a description of how these utilities will be extended to the proposed site;
- Public Utility Commission county maps showing electric utility certification;
- detailed county and area gas pipeline maps listing available utilities with sizes and pressures of pipelines;
- map of water and sewer lines, noting size and capacity of lines, lift stations, pump stations and water towers;
- information on pressure and flow at proposed site for fire protection;
- schedule and assurance of when permanent utilities would be in place to serve the proposed site;
- schedule for provision of temporary power for construction of improvements at site;
- information on utility rates in unit measures as follows: potential pioneer, capital facilities, extension or connection charges; assurance that rates will not vary based on any bond issue or other factors; note available interruptible, large volume or other program rates; detail on incentive rates compared to normal rates;
- electricity per kwh (kilowatt hour) and any applicable demand charges;
- water per mgal (thousand gallons);
- sewage per mgal (thousand gallons);
- natural gas per therm; and
- documentation that service from local telecommunications providers, high speed data, telephone land line and cellular service, television provider channels offered and reception quality, certificated by the Nebraska Public Service Commission, if available.

This category is worth 150 points.

Community services includes:

- fire/EMT response,
- police/sheriff service,
- trash/refuse removal services,
- snow removal services,
- public transportation,
- proximity and access to specialty care, and
- proximity and access to acute care medical center.

Applicants are to provide:

- name, address, and telephone number of local fire protection services, including name and contact information for Fire Chief;
- statement describing the authority and type of fire rescue and EMT services;
- brief description of responder capabilities including number of staff and positions, qualifications and certifications, number and type of equipment;
- response time/distance to proposed site, and whether there are any impediments e.g. railroads, areas subject to flooding, routes through residential areas, etc. to the path between the fire service and the proposed site;

- Insurance Services Office (ISO) Public Protection Classification rating;
- name, address, telephone number of local public safety services, including name and contact information for Police Chief or Sheriff;
- brief description of department capabilities including number of staff and positions, qualifications and certifications, number and type of equipment;
- response time/distance to proposed site, and whether there are any impediments e.g. railroads, areas subject to flooding, routes through residential areas, etc. to the path between the public safety service and the proposed site;
- method(s) of community solid waste disposal including the name, location and permit number of the solid waste facility proposed to serve the site, or a list of capable vendors; rate structure measured per ton, and sizes and types of available containers, either front loaded, compactors, roll-off or self-contained;
- proposed method(s) and provider(s) of snow removal on public roads that service the Offeror's site. Note whether provided by local government, or contractors, or combination of the two. Provide a list of capable local vendors;
- information on local public and/or commercial ground transportation such as bus service, including schedule service to region and/or community and ability to serve proposed site;
- name, address, and contact information for hospital and hospital administrator;
- brief statement describing ownership and type of hospital;
- brief statement of the hospital's capabilities, including the number of beds, average census, number of staff and positions. Note any specialized capabilities of the hospital;
- information regarding emergency care capability, including American College of Surgeons (ACS) Level designation/certification;
- response time to proposed site, and whether there are any impediments to the path between the hospital and the proposed site; and
- information regarding the availability of various specialty medical care providers and the distance from the Offeror's proposed site to the location where specialized medical care is provided.

This is worth 200 points. These two categories together are worth 350 points or approximately 29% of the total score.

The Legislature's fourth assessment criterion was the best interest of the veterans of Nebraska. Although that is not a category for scoring, DHHS believes that all of the criteria together will show which site is in the best interest of the veterans of Nebraska. In addition to the scoring areas above, the sites will also be scored on:

- environmental factors including environmental hazards, noise, and odors;
- regulatory factors including zoning, capital development/impact charges, off-site improvements plan review and permitting requirements, environmental regulation, other codes and regulations;

- community support factors including funding availability from community sources, area government support, support of Veterans' Home; and
- support for program enhancements including a chapel consisting of 3,600 additional square feet, woodshop consisting of 1,000 additional square feet, ceramic kiln consisting of an additional 1,000 square feet, and a library consisting of 750 additional square feet.

These make up the remaining 25% of the scoring factors.