

FLORIDA DEPARTMENT OF VETERANS' AFFAIRS

STATE VETERANS' HOMES PROGRAM

SITE SELECTION CRITERIA
FOR A STATE VETERANS HOME



February 6, 2014

FLORIDA DEPARTMENT OF VETERANS AFFAIRS
State Veterans' Home Program

SITE SELECTION CRITERIA

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PART I: NEED FOR STATE VETERAN NURSING HOME

It is essential that s selected site provide nursing home availability to the greatest number of eligible veterans within a reasonable distance of the facility. The number of eligible Florida veterans living in a site area will be determined by using the most current VA statistical resources. A majority of veterans admitted to state veterans’ nursing homes reside within 75 mile radius of a facility. Beyond the 75 mile radius few veterans utilize a facility. The need for veteran nursing home care in the vicinity of a site will be assessed by these criteria.

Numerical scores will be awarded based on the objective calculation of the number of veterans living in counties within 75 miles of a proposed site. The information required will establish the number of counties in the market area and the total number of veterans 65 of older living in those counties. Scoring will be awarded based upon proportional population.

To help determine the need for additional nursing home beds in a proposed area, information on the number and type of existing beds will be required. Additional, information on the medical services available in the immediate area is also required. This includes hospitals, emergency clinics, walk in services, etc.

It is anticipated that the State of Florida via State Veterans’ Homes Trust Funds, will provide approximately \$17,000,000 for this project. Applicants are encouraged to provide funding in the amount of \$500,000 to be applied toward project costs, but inability to do this will not disqualify your proposal from consideration.

A. Veteran Population (0-50)

1. One description of the relative need for veteran nursing home beds in the area of a proposed site is the number of Florida veterans 65 or older living in the counties that are included in a circle with the radius of the circle being 75 miles from the proposed site. To calculate this number, indicate the exact location of proposed site, and list all of the counties that fall within the 75 mile circle. Where only a part of a county is enclosed in the circle, the county’s veteran population will be included in the total if at least 25% of the county’s total population resides inside of the circle.

The exact location of a proposed site is:

2. The counties that are within the 75 mile radius of a site, the veteran population, and the aging veteran population of those counties are to be set forth below.

<u>County</u>	<u>Veteran Population</u>	<u>Population >65</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

HISTORICAL DOCUMENT ONLY

B. Nursing Home Beds and Other Medical Service/ Facilities in the Proposed Site Area (0-50)

1. A second descriptor of need for a State Veterans' Nursing Home is the number of licensed nursing home and ALF beds located within 10 miles of the proposed site. Please provide the information requested below for the last twelve (12) months, or the last twelve (12) month period available, and specify the twelve (12) month period used.

Time period for data below:

<u>Facility Name</u>	<u># of Licensed Nursing Beds</u>	<u>Occupancy Rates</u>	<u># of Licensed ALF beds</u>	<u>Occupancy Rates</u>

HISTORICAL DOCUMENT ONLY

2. For each of the above named facilities, please provide the following:

<u>Facility Name</u>	<u>Facility Address</u>	<u>Services Provided</u>	<u>Average Daily Cost of Care</u>

HISTORICAL DOCUMENT ONLY

PART II: SUITABILITY OF DONATED SITE

Utilizing the criteria below, each site will be evaluated based upon the quality of the response to Part II and awarded 0-50 points.

- Each site must consist of 20 or more acres for a 120 bed facility. The parcel that is being donated must not be in one of the following hurricane evacuation zones A, B, C, D, or E.
- It should be appropriate for a building, roads, retention ponds and parking as necessary to meet local government requirements.
- The intended construction of a multi-bed nursing facility must be consistent with all state and local land use laws, rules, and regulations. Appropriate verification of said laws and zoning will be required.
- All fill and other preparation necessary to place a site above the flood plain and make suitable for construction will be provided at no cost to the state.
- All environmental concerns of the U.S Department of Veterans Affairs (VA) and the State must be met. A Phase I Environmental Assessment will be required for all submissions. These assessments will be due before site selection is complete. Exact time frames will be specified when site selection commences.
- Soil samples of the proposed site will be required for all land that is being considered for construction. The reports will include soil borings one (1) per acre throughout the parcel under consideration. The reports must be done by a certified Geotechnical firm, and be properly certified. These reports will be due before selection is complete.
- The State Land Trust will not accept land until the donor has successfully completed the "ENVIRONMENTAL AUDIT REQUIREMENTS FOR BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA." A site must be able to qualify for a favorable review by the Florida Department of State, Division of Historical Resources, conducted pursuant to convey clear and unencumbered title to the property before the commencement of construction.

Failure to meet any of these requirements will eliminate a site from consideration.

Failure on the part of a sponsor to meet these requirements will disqualify a site from further consideration. The environmental assurances that the state must make to the VA regarding a site selected are shown on pages 7 and 8. A series of questions designed to determine if a proposed site can be approved are set forth beginning on page 9. Each of these questions MUST be answered in the affirmative.

A. Suitable of Donated Site – Narrative and Specific Questions (0-50)

Provide a narrative description of the site in terms of its general surrounding and support capabilities. Clarifying comments may be added and may address any of the following items. (This list is not all-inclusive; additional items may be added at your discretion)

- Land-Shape of the parcel
Soil types and quality
Surrounding area land usage
Urban or rural setting
Trees on site, and types of ground cover
Indications of pesticides or herbicides
Strong or pungent odors

- History-Any historical significance
Usage history
Title history
Environmental liens
Landfills history, if applicable

- Misc. – Availability of all pertinent
Utilities. Description of area transportation
network. Availability of community support
services and facilities.

B. Respond to the Following Questions by Answering “Yes or No”

1. Is the land use of each site for a nursing home consistent with the community’s comprehensive plan adopted and approved pursuant to Part II chapter 163, Florida Statutes (2013)? Please attach a copy of the county’s: land Use Plan.

YES _____ NO _____

2. Does the sponsor assure that the following will be provided with no additional cost to the State?

- a. All fill necessary to meet the VA requirement that the building, access road, and parking be above the flood plain.

YES _____ NO _____

- b. All site preparation necessary to include, but not limited to fill necessary to make the site suitable for the construction of the building.

YES _____ NO _____

3. Has the sponsor reviewed the U.S. Department of Veterans Affairs environmental documentation requirements found at 38 CFR Part 26 and does the sponsor provide the following assurance? The site will qualify for a Categorical Exclusion; or an Environmental Assessment prepared in accordance with the above cited VA regulation will reveal no significant effect on the human environment?

YES _____ NO _____

4. Has the sponsor reviewed the Florida Department of Environmental Protection Division of State Lands, Bureau of Land Acquisition, Environmental Audit Requirements which must be met before land will be accepted by the State Land Trust that a favorable environmental audit of a proposed site can be certified to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida?

YES _____ NO _____

5. Title transfer must be completed before construction begins, but after selection. Can the sponsor assure that a clear and unencumbered title to the real property be obtained and the site will be conveyed to the State Land Trust by deed in a timely manner?

YES _____ NO _____

C. Assurances

As part of the application process of the UDVA, the following “Assurances” concerning environmental matters must be given by the State at the time of pre-application is filed and again when the application is filed. The assurances below are directly related to the selection of a suitable site:

1. The site will comply with environmental standards, which may be prescribed pursuant to the following:
 - Institutions of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190), and Executive Order, (EO), 11514.
 - Notification of violating facilities pursuant to EO 11738
 - Protection of wetlands pursuant to EO 11990.
 - Evaluation of flood hazards plains in accordance with EO 11988.
 - Assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972, 16.
 - Conformity of federal actions to state (Clean Air) implementations plans under section 176 (c) of the Clean Air Act of 1955, as amended 42 U.S.C. 7401.et seq.
 - Protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended, P.L. 93-523.
 - Protection of endangered species under the Endangered Species Act of 1973, as amended P.L. 93-205.
2. The applicant will comply with the Wild and Scenic Rivers Act of 1968, related to protecting components or potential components of the national wild and scenic rivers system.
3. The State will assist the awarded applicant in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended 16 U.S.C. 470, EO 11593, Identification and Preservation of Historic Properties, and the Archeological Historic Preservation Act of 1974, 16 U.S.C. 469a-1 et seq.

Are there any known reasons or conditions that would in any way inhibit State from certifying compliance with the conditions listed above in “C”?

YES _____

NO _____

HISTORICAL DOCUMENT ONLY

PART III: AVAILABILITY OF INFRASTRUCTURE AT SITE

It is essential that roads utility infrastructure services be available to the property. Roads, water, sewer, telephone lines, electricity and/or natural gas services must be brought to the property line as required by local code before construction begins at no cost to the State.

Since no funds are provided by the federal grant to bring these services to the property it is necessary that the donor or local community provide them to the site at no cost to the project. A series of questions designed to ascertain the willingness of the sponsor of a site to provide the needed services and infrastructure to a site are set forth below. Infrastructure requirements must be completed before construction commences. If concurrency requirements are not met, and further infrastructure services are not adequate and timely, then a site cannot be approved, and no further consideration is warranted. A qualifying official must make the following assurances in writing:

- The FDVA will not be charged any impact or any other type of fees by either the County or the City in which the site is located.
- Infrastructure will be in place at the beginning of construction.
- If grants of any other application for funding to provide infrastructure are needed to secure the infrastructure requirements, the FDVA will not be a participant in that process. The applicant cannot obligate the FDVA for additional requirements of information. All infrastructure requirements must be completed as outlined above.
- If construction is delayed due to the applicants inability to provide infrastructure to the site any costs associated with the delay will be solely the responsibility of the applicant.

A. Narrative

Provide a narrative description of the infrastructure that is currently in place. Include identification of roads that provide access to a site; main, county, state, or federal roads and/or interstate highways, and average travel time from major population centers to the site. Indicate the availability of water and sewage treatment facilities. Indicate the source of telephone, electric power, and natural gas suppliers, if available, in a site area.

B. Respond to the following questions by responding “YES or “NO”

1. Does a site provide 20 acres or more acres clear of any easements that would interfere with the construction of a 120 bed facility, and such additional space for access roads, retention, and parking as required by the local governing body?

YES _____ NO _____

2. Will the local governing body ensure that all concurrency requirements made necessary by the development of a site for the proposed use will be provided?

YES _____ NO _____

3. Are the local utility companies capable of ensuring that utility services adequate for the needs of the proposed facility can be brought to the property line in accordance with government code requirements?

YES _____ NO _____

PART IV: AVAILABILITY OF HEALTH CARE PROFESSIONALS

A major concern when you site a Nursing Home is the national shortage of health care professionals. It is essential that a supply of health care professional sufficient to support this facility be available in the surrounding community. Out of state resources are not to be excluded. The presence in the community or area of accredited educational institutions offering health care programs that can provide a source for the professionals can ameliorate this condition. Willingness on the part of these institutions to establish or expand such programs is essential.

Scoring in Part IV will be subjective based upon the total section response and will result in a total point award in the arrange of 0-50 points. The presence of accredited health care training in the community is important to the success of the home. Given the national shortage of health-care professionals, the presence in the vicinity of the site of educational institutions accredited to train health-care professionals is a key to having a steady production of individuals to support the Home who can render valuable service as a student or graduate assistants.

A. Narrative

Provide a narrative description of the e accredited educational institution(s) located within 50 miles of a site that offer health-care programs, and describe the programs offered. (0-25)

B. Institutions

1. List the institution(s) described above and the health-care program(s) offered by each.

Institution(s)

Program Offered

PART V: AVAILABILITY OF 24 HOUR EMERGENCY HEALTH CARE

It is essential that emergency health care facilities be available near each State Veteran’s Nursing Home to provide rapid response to emergency situations and to accommodate acute conditions. A health care facility capable of providing emergency services and care for any emergency medical condition as defined at F.S. Sections 395.1041, must be within 25 mile radius of a proposed site.

The following questions are designed to ascertain the adequacy of available emergency medical health care. Part V points will be awarded based upon distance between the proposed site and the nearest emergency health care facility. (0-50)

Provide the following information for all emergency medical services within 25 miles radius.

A. Emergency Health Care Facilities

Identify each hospital and/or emergency care center within 25 miles of the proposed site. For each, specify the distance to the proposed site:

<u>Facility</u>	<u>Distance from Proposed Site</u>
_____	_____
_____	_____
_____	_____
_____	_____

B. Emergency Room Holding Beds

Provide an inventory of the number of ER holding beds per facility.

<u>Facility</u>	<u>Number of Beds</u>
_____	_____
_____	_____
_____	_____
_____	_____

C. In-House Physicians

Indicate whether the facility maintains in-house physicians on staff in the emergency department/room 24 hours, seven days a week:

Facility

Physician on Duty 24/7 y/n

1. Provide data that shows the title of health care programs and the number of health care graduates that each institution or program has produced annually for the last five years.
2. Provide a narrative statement, supported by assurances from the institution(s) involved, setting forth their willingness to utilize existing programs, or add additional programs to the health care curriculum of the institution to provide a source/supply of health care professionals.
3. Provide a narrative statement of the willingness of local institution (s) located within 50 miles of a site to cooperate with the Home by supplying student assistants to render services to veterans in the home as a part of its curriculum of training.

D. Nursing Workforce

1. Please provide the following information for both Registered Nurses and Licensed Practical Nurses by county: (0-25)
 - a. RNs per 100,000 _____
 - b. LPNs per 100,000 _____

2. Turnover Rate:

3. Vacancy Rate:

4. Average Hourly Wage: This should be reasonable within the state average as defined by the AAHSA Nursing Home Salary and Benefits Report.

5. ER Visitation

List the number of ER visits within six months of this application, per facility.

Facility

Number of Visits

6. Medical Specialties

Identify all medical specialties available on staff, all specialized services provided, and all major medical equipment owned or utilized by the hospital.

Facility

Specialties

Equipment

HISTORICAL DOCUMENT ONLY

A Florida Department of Veterans' Affairs selection committee will evaluate all responses. The Department will be in contact with each submitting entity if further clarification is required.

Key dates are summarized below.

- Notification of intent to submit an application must be received at the address below by 5:00P.M.
- Completed applications must be received at the following address by 5:00P.M.
- Site Selection Committee visits to each proposed site are currently scheduled to be conducted during the period _____.
- The Executive Director of the Florida Department of Veterans' Affairs will recommend selection of the most suitable site to the Governor and Cabinet during _____ cabinet meeting.

Thank you for completing this site selection questionnaire.

Submit applications to:

FLORIDA DEPARTMENT OF VETERANS' AFFAIRS

Attn: – Connie Tolley

11351 Ulmerton road # 311-K

Largo, FL 33778-1630

727-518-3202 ext. 5585