

**REQUEST  
for  
SITE SELECTION  
PROPOSALS**



**Southeast Alabama  
Land Opportunities for  
Alabama's Fifth State Veterans Home**

July 15, 2019

The Alabama Department of Veterans Affairs (ADVA) is seeking a minimum of 27 acres of land to construct a fifth State Veterans Home in southeast Alabama. The single-story facility to be constructed will be approximately 182,000 square feet and provide skilled care for 150-175 eligible veterans.

### **Background Information**

ADVA currently operates Bill Nichols State Veterans Home in Alexander City, Tut Fann State Veterans Home in Huntsville, William F. Green State Veterans Home in Bay Minette and Col. Robert L. Howard State Veterans Home in Pell City. They collectively provide care to 704 veterans with a staff of approximately 900. The healthcare operation for these homes is contracted to a private management company with oversight by the ADVA.

In late 2018 ADVA hired a firm to conduct a Feasibility Study of Healthcare Needs. The study determined the need for a fifth State Veterans Home and indicated the location should be in Southeast Alabama. The counties in consideration include: **Barbour, Butler, Coffee, Covington, Crenshaw, Dale, Geneva, Henry, Houston and Pike**. Those particular counties, or any municipalities or official economic development entities located within those enumerated counties, may submit a proposal in response to this request.

The final site selection for the fifth State Veterans Home will be made by the State Board of Veterans Affairs (SBVA) in a formal vote at a date to be determined. The SBVA has delegated to its Veterans Homes (VH) Committee the authority to conduct an initial assessment of any proposals received in response to this request and recommend to the SBVA a final site selection. The Commissioner and staff of ADVA will administratively assist the VH Committee and the SBVA throughout the entire selection process.

### **Format of Proposals**

Proposals must be prepared in writing. The entire proposal package is limited to 30 single-sided total pages. Double-sided pages will count against the 30-page limit as two pages for each doubled-sided page. The typewritten or printed pages shall be no smaller than Courier 12 point or equivalent as the minimum size standard, with no reduction permitted except organization charts, maps, or other graphic illustrations. Proposers shall ensure that the print is easily readable. Each typewritten page shall have not less than one-inch margins on each side of the page. Footnote information for clarification or legal justification only may be included in the 1" margin space. Each 8 ½" by 11" sheet shall count as one page. Foldouts for complete spreadsheets, organization charts, maps, or other graphic illustrations are permissible up to 11" by 17" but shall count as two pages if they exceed 8 ½" by 11".

Please submit 10 hard copies of your proposal to:

Attn: Kimberly B. Justice  
Executive Director, Alabama State Veterans Homes  
Alabama Department of Veterans Affairs

Street address for hand delivery or delivery by commercial carrier:

100 N. Union Street  
Suite 850  
Montgomery, AL 36104

Mailing address for delivery by U.S. Postal Service:

P.O. Box 1509  
Montgomery, AL 36102-1509

### **Deadlines for Submission**

**The following strict deadlines governing submission of proposals will not be waived for any reason:**

Any procedural or substantive questions regarding this site selection process must be submitted no later than **Friday, August 2, 2019 at 12:00 PM (noon)** and must be directed in writing to Kimberly B. Justice, Executive Director, Alabama State Veterans Homes. Her e-mail is [kim.justice@va.alabama.gov](mailto:kim.justice@va.alabama.gov).

Those jurisdictions wishing to submit a proposal must notify ADVA of their intent to submit a proposal no later than **Friday, August 2, 2019 at 12:00 PM (noon)** by contacting Kimberly B. Justice, Executive Director, Alabama State Veterans Homes in writing. Her e-mail is [kim.justice@va.alabama.gov](mailto:kim.justice@va.alabama.gov). This deadline is necessary to inform all proposers of any questions received and the ADVA responses to those questions so that all proposers are equally advised of clarifications prior to submission of final proposals.

Proposals must be physically received at the above address no later than **Thursday, August 15, 2019 at 12:00 PM (noon)**. Receipt will be accepted via hand delivery of the proposer, U.S. Postal Service, or commercial carrier (e.g., FedEx, UPS, etc.). Any proposal physically received after the date/time specified immediately above will not be considered.

ADVA will be glad to provide confirmation of receipt of any question, intent to submit a proposal, or individual proposal upon request of the proposer.

## **Factors to Be Considered in the Site Selection Process**

**Each proposal received will be evaluated against the five factors set forth below, each of which must be specifically addressed in detail in the proposal:**

### **1. Favorability of the Plot of Land Proposed**

- Size and location of the plot of land. Include narrative description of identified land and map of identified area and surroundings
- Provide narrative of public road access to proposed land. Identify on map all city/county/state/federal highways near property
- Validation of current fee simple ownership (including all property rights) and estimated value of proposed property
- Any additional offerings in addition to land such as infrastructure
- Environmental considerations such as identification of wetlands, landfills, and flood zones
- Existence/accessibility/capacity of all utilities on the plot (to include water/sewer, gas, electric, phone, television, and high-speed internet)
- Area lodging availability, restaurants, shopping, recreational opportunities for future home residents and their families, and other points of interest with proximity to the plot of land

### **2. Transportation Accessibility**

- Existing reliable, well-maintained system of state/federal highways for ease of accessibility to the rest of the state

### **3. Workforce**

- Specialized healthcare workforce (e.g., RNs, LPNs, physicians, social workers, etc.) within proximity of the site
- Service-oriented workforce (e.g., CNAs, housekeepers, dietary, building maintenance, etc.) within proximity of the site

### **4. Specialized Healthcare Services within Proximity of the Site**

- Local hospital with acute and emergency care
- Medical offices for specialty care services
- Dialysis Clinic
- Health Professional Schools for partnership

### **5. Additional Factors Identified by the Proposer (Optional)**

At the discretion of each proposer, proposals may include additional information that might be relevant to a site selection decision. Such additional information might include:

- Letters of support
- Additional financial/economic or quality of life incentives offered by the proposer

- Other relevant considerations not included within the factors discussed above

### **Site Selection Process**

The selection will be a three- or four-part process as outlined below.

**Part I:** Review all proposals received and identify the top 3 proposals based on the selection factors identified above.

**Part II (Optional):** The VH Committee may, at its sole discretion, offer proposers the opportunity to deliver a verbal presentation of their proposals at ADVA Headquarters in Montgomery.

**Part III:** Schedule on-site tour of selected locations.

**Part IV:** Conduct VH Committee meeting to make final site selection recommendation to the full SBVA for its vote.

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