

# Capital Asset Realignment for Enhanced Services (CARES)

St. Albans ECC

Local Advisory Panel  
Public Meeting

October 19, 2006



# Local Advisory Panel (LAP) Meeting Objectives

- Recap the CARES study process and project overview
- Communicate Contractor recommended Business Plan Options and rationale
- Communicate the Secretary's Decision and rationale
- Obtain Stakeholder feedback on implementation considerations

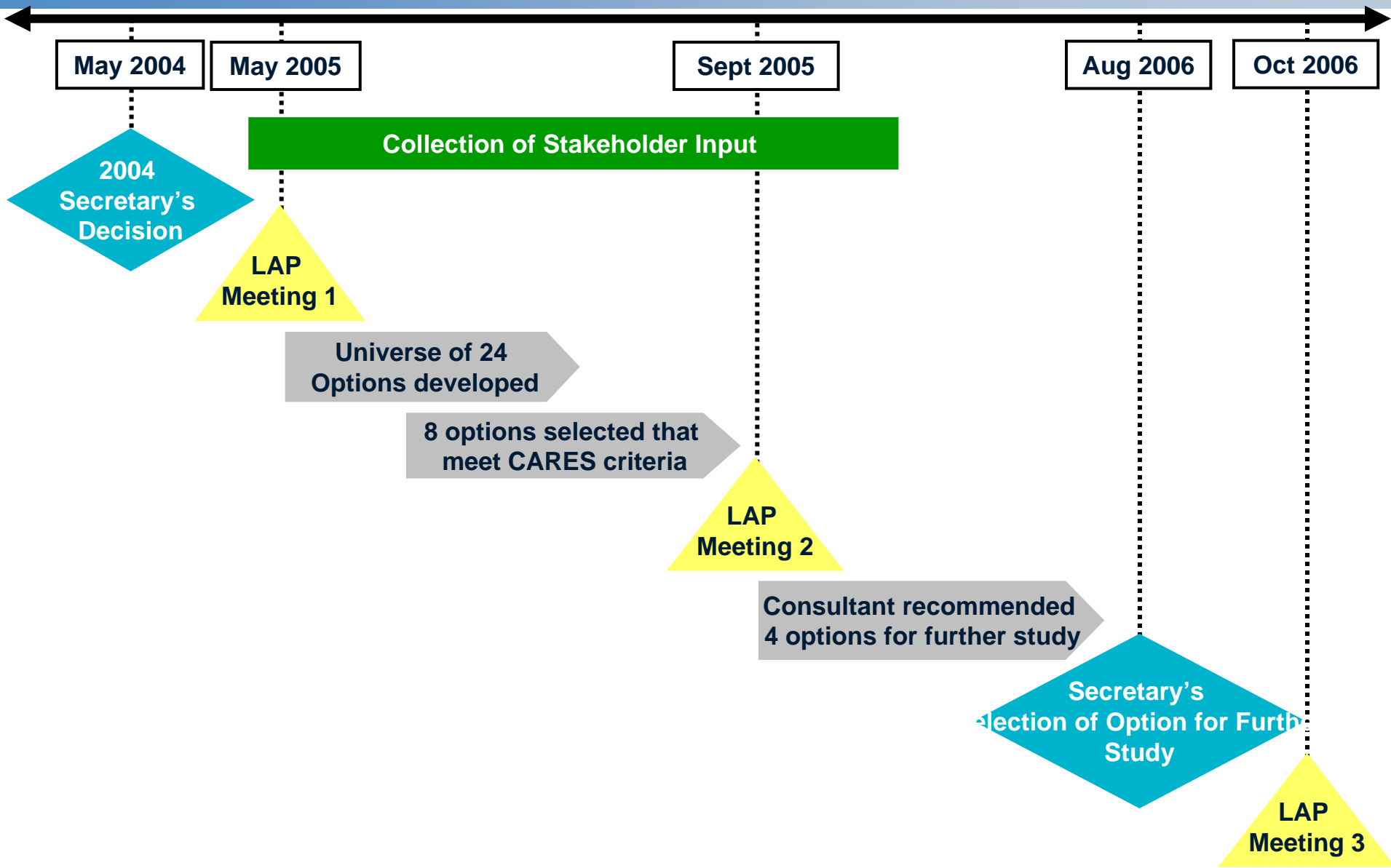
## Background – 2004 Secretary's Decision Document

- The St. Albans ECC campus was not designed for modern health care delivery, is aging, and is in need of replacement.
- VA will develop a Master Plan that will propose an efficient and a cost-effective design for the replacement buildings at the St. Albans ECC and ensure an effective transition of services.
- VA will develop plans for the size of the nursing home and domiciliary buildings using its mental health and long-term care strategic plans.
- The Master Plan also will describe the most effective footprint for the campus and ensure that any plans for alternate use of VA property serve to enhance the Department's mission.

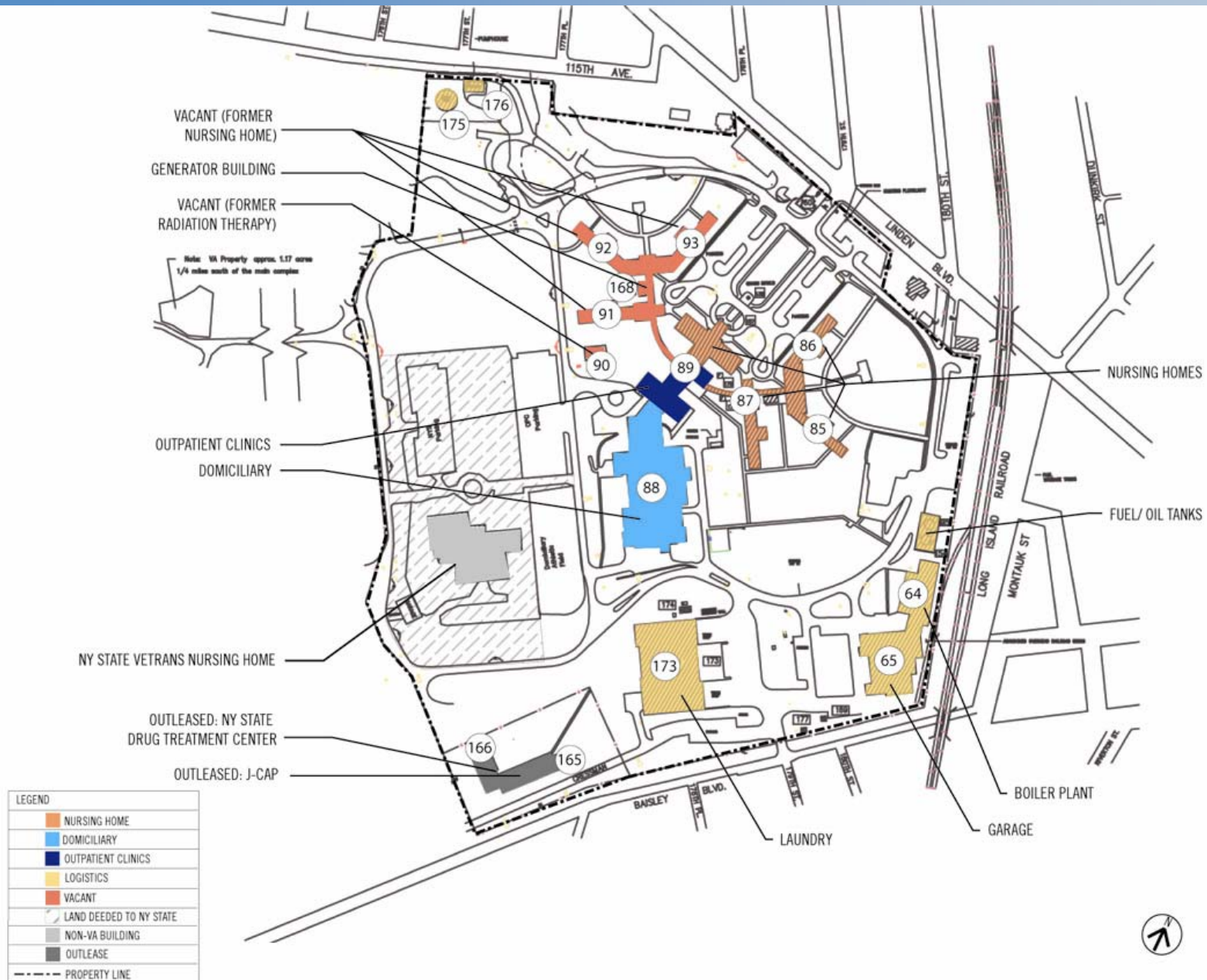
# CARES Project Overview



# CARES Study Process



# Current Site Plan





## The Following Factors Were Considered in Developing and Assessing Each Option

- The number of enrolled veterans is decreasing.
- Demand for healthcare services at St. Albans ECC is projected to show small increases for ambulatory care, slight decreases for nursing home and domiciliary care, and larger decreases for outpatient mental health.
- Existing outdated buildings require large capital investments to upgrade and right size facilities to modern standards.
- Replacement of the St. Albans campus should result in greater operating efficiencies and greater re-use/redevelopment proceeds potential.
- Re-use proceeds have the potential to partially offset the capital investment needed for construction costs.
- Renovating existing facilities presents greater implementation risk than new construction due to potential disruptions to continuity of care during complex phasing, limited future flexibility, and lengthier implementation time.

# Stakeholder Input

- Stakeholder input was used in Stage I to assist in the development of potential options as well as to evaluate the degree of support or concern regarding the potential option
  - Stakeholders were most supportive of the baseline option (BPO 1) that keeps services on site with as little change to the campus as possible.
  - Stakeholders showed some support for BPO 2 which calls for the construction of a facility on the site adjacent to the existing state veterans nursing home.
  - Stakeholders also showed some support for BPO 8 which calls for the construction of a new outpatient building and renovation of existing buildings for nursing home and domiciliary care.



# LAP Input

- The LAP focused on the necessity to upgrade facilities to modern standards.
- The LAP emphasized the potential impacts on veterans' access to care.
- The LAP discouraged demolition of buildings and de-emphasized the importance of potential re-use proceeds.
- The LAP believed that the residential facility should be as close to one story as possible in order to promote community and conform to generally accepted standards for similar residential healthcare facilities.
- The LAP highlighted the impacts of increased traffic congestion under options that construct new facilities along 115<sup>th</sup> Ave or Baisley Blvd.
- The LAP showed special interest in preserving the chapel, auditorium, J-CAP, and NY State Drug Treatment Center buildings in all options.
- The LAP proposed Option 10 as an additional option.

# The Consultant Recommended Four Options for Further Study

<b>Option 1</b>	Baseline: Renovation and maintenance of existing buildings for a modern, safe, and secure healthcare environment
<b>Option 3</b>	Construct New Residential and Outpatient/ Clinic Buildings by 115 <sup>th</sup> Ave. (Northwest Campus)
<b>Option 4</b>	Construct New Residential and Outpatient/ Clinic Buildings by Linden Blvd. (North Campus)
<b>Option 10</b>	New option added by LAP: Construct New Residential and Outpatient/Clinic Buildings by Linden Blvd. (North Campus), Maintain Chapel and Auditorium (Central Campus)

## Why the Consultant Recommended These Options for Further Study

- The consultant recommend Options 1, 3, 4 and 10 for further study for one or more of the following reasons:
  - All of the recommended options provide an attractive solution to upgrading the campus to modern, safe, and secure standards
  - New construction of residential and outpatient clinics provide lower implementation risk – related to continuity of care - than renovation in the baseline
  - More cost effective than baseline due to gains in operating cost efficiencies and realization of re-use proceeds potential

## The Consultant Did Not Recommend Six Options for Further Study

<b>Option 2</b>	Construct New Residential and Outpatient/Clinic Buildings by 115 <sup>th</sup> Ave. (West Campus)
<b>Option 5</b>	Construct New Residential and Outpatient/Clinic Buildings by Linden Blvd. (Northeast Campus)
<b>Option 6</b>	Construct New Residential and Outpatient/Clinic Buildings by Baisely Blvd. (East Campus)
<b>Option 7</b>	Construct New Residential and Outpatient/Clinic Buildings by Baisley Blvd. (Southeast Campus)
<b>Option 8</b>	Construct New Outpatient Clinic Building (Northwest Campus), Renovate Residential Building (Central Campus) by Linden Blvd
<b>Option 9</b>	Construct New Residential Building (East Campus), Renovate Outpatient/Clinic Building (Central Campus) by Linden Blvd

## Why the Consultant Did Not Recommend These Options for Further Study

- The consultant did not recommend options 2, 5, 6, 7, 8, and 9 for further study for one or more of the following reasons:
  - Concerns about continuity of care and future flexibility under complex renovation options
  - Reduced vehicular and public transportation access
  - Lack of local acceptance
  - Current contracts with NY State Drug Treatment Center and J-CAP create obstacles to implementation
  - Higher capital investment costs
  - Lower re-use proceeds potential

# Review of Secretary's Decision

Jay Halpern  
Special Assistant to the  
Secretary





## Criteria Used By Secretary

- Quality
- Access
- LAP Recommendations
- Community concerns
- Reuse
- Cost

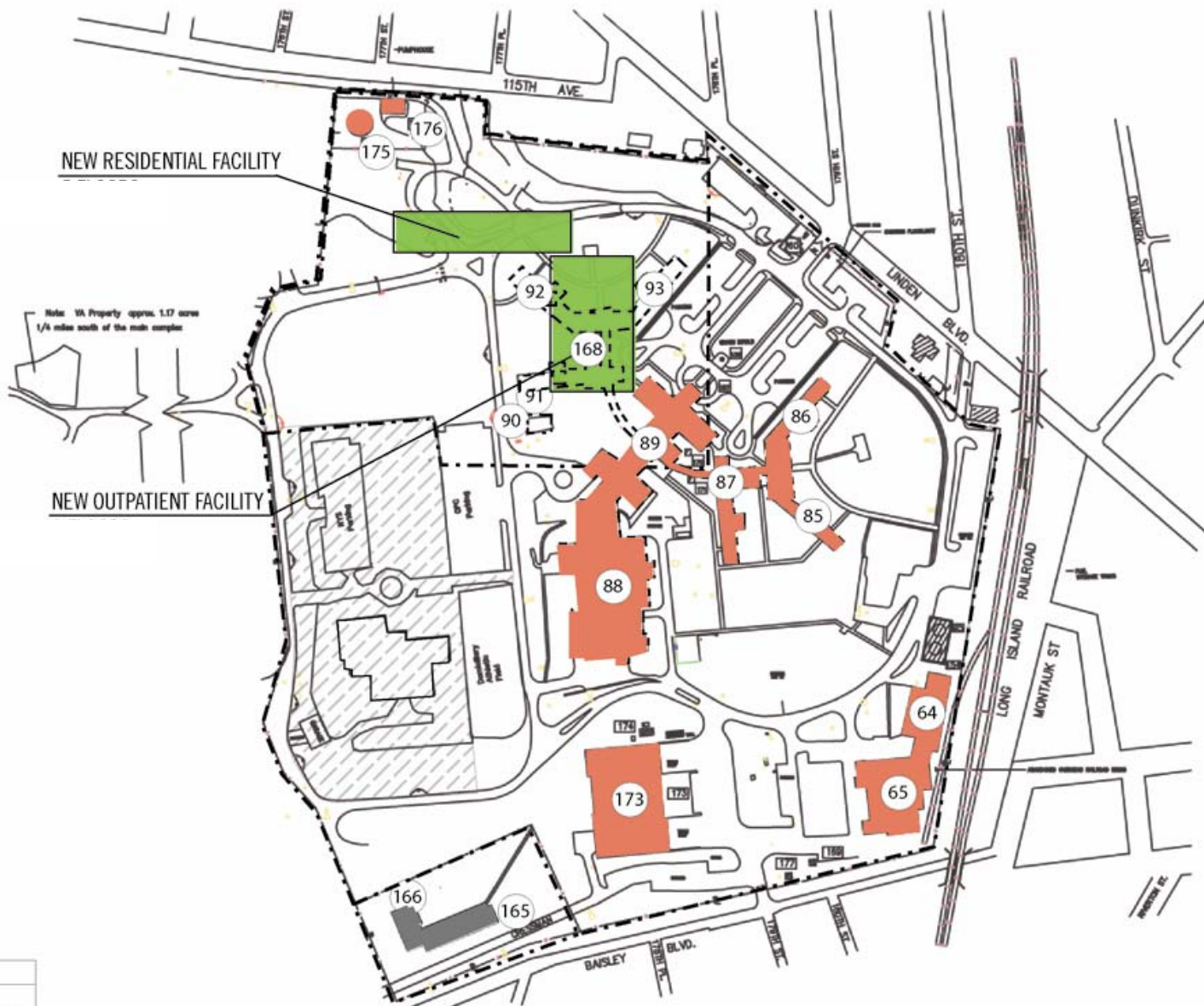
## Option Selected By the Secretary

- Secretary Selected Option Number 4
- Required that the development of the reuse and capital plan consider the feasibility of retaining the chapel and auditorium
- However, it is subject to their impact upon the reuse and capital plan
- The option must now be further refined with additional information to ensure the option continues to meet all the selection criteria



LEGEND	
[Grey Box]	NEW SITE ZONE
[Yellow Box]	150' SETBACK REQUIREMENT
[Green Box]	NEW CONSTRUCTION
[Red Box]	VACATE
[Hatched Box]	LAND DEEDED TO NY STATE
[Dark Grey Box]	OUTLEASE
[Dashed Line]	DEMOLISH BUILDING
[Dotted Line]	PROPERTY LINE

**BPO4. ST.ALBANS: NEW NEAR LINDEN Blvd.**



NEW RESIDENTIAL FACILITY

NEW OUTPATIENT FACILITY

Note: VA Property approx. 1.17 acres  
1/4 mile south of the main complex

LEGEND	
	NEW SITE ZONE
	150' SETBACK REQUIREMENT
	NEW CONSTRUCTION
	VACATE
	LAND DEEDED TO NY STATE
	OUTLEASE
	DEMOLISH BUILDING
	PROPERTY LINE

**BPO 3/CP-2B: ST. ALBANS: NEW NEAR 115TH AVENUE**



# Input Needed from LAP and Public

What is important to you in the implementation of the capital and re-use plan for St. Albans?

- Topics to consider:
  - Adequate facilities (modern facility meeting healthcare demands)
  - Timeliness (length of time to complete Option)
  - Availability of care (construction disruptions)
  - Use of facilities (good use of existing land/facilities)
  - Campus environment (disrupt historic quality/natural setting)

# Enhanced-Use Leasing (EUL) Program

- Secretary's final decision will provide definitive guidance on the Reuse Plan for leasing the remaining land or buildings to private or public ventures
- Reuse Plan will study many factors including the real estate market for redevelopment, local municipal regulations, financial markets, and community compatibility
- EUL Program uses a competitive "*Request for Proposals*" process which includes a public hearing and seeks to select projects that support VA's mission and benefit veterans through modernized amenities, enhanced services and improved property



## Next Steps

- LAP recommendations for any additional issues from this 3<sup>rd</sup> LAP meeting to consider for the capital and re use plan are made part of planning process
- VA has an Architectural and Engineering contractor and Re use contractor who will work hand in hand to develop the capital and re sue plans
- Web site comments and paper comments submitted are gathered and considered
- Draft capital and re use plan is completed and presented to LAP at a 4<sup>th</sup> meeting
- LAP recommendations are submitted with the plan to the Secretary

# How Can You Provide Input?

## Local Advisory Panel Meeting

- Provide testimony at the meeting
- Fill out a comment form at the meeting

## CARES Project Website

[www.va.gov/CARES](http://www.va.gov/CARES)

- An **electronic comments form** is available to share your views and opinions on the options presented – specify ‘St. Albans, NY’ as prompted
- Website provides public meeting information, agendas, meeting summaries, and links to background documents

## CARES Central Mailstop

St. Albans Study

VA CARES Studies

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