

## Department of Veterans Affairs

### Northern Indiana Health Care System - N.I.H.C.S.

#### VA-Medical Center

Ft. Wayne Campus

2121 Lake Avenue

Fort Wayne, IN 46805-5100

#### VA-Medical Center

Marion Campus

1700 East 38 Street

Marion, IN 46953-4589

## Enhanced Use Lease – Site Visits questions and discussions.

### A. Questions and subsequent Answers from a site visit from the Pruitt Group Representatives on 2 Nov. 2011.

The one thing that should be remembered is that the first priority of the VA campus is for the uninterrupted continuation of our main and primary responsibility, which is the continuous 24/7 care of Veterans. If the developer proposes something that we believe might increase our risk of not being able to provide this care then we will error on the side of not putting the care of patients into jeopardy. So the answers provided here are not final answers but are more of a generic answer which is the best answer that we can provide **without understanding the exact needs and proposal of each developer.**

1. Availability of **Water**? The VA will require that Separate Metered Water supply will be installed by the Developer. The water lines are in 38<sup>th</sup> Street, City of Marion.  
(Revision 17 Nov. 2011: Sub Metering for Domestic Water is Okay with the VA)
2. Availability of **Sanitary Sewer**? The VA might allow the developer to tie into our sanitary sewer, but first we will need to understand what amount and what type of waste will be expected to run through the VA's sewers. If the developer is intending to have a kitchen and a grease trap and they do not service the grease trap correctly or in a timely manner than the overflow grease could harm the VA's sewers and perhaps clog them. The possibility for a contentious disagreement as to who should pay for the sewers to be cleaned would have to be considered up front. The Sanitary sewer is in 38<sup>th</sup> Street and the VA connects via a Grinder-pump at the Railroad track and then forces the sewage to the West.
3. Availability of **Storm Sewer**? The VA might allow the developer to connect to our storm system, here in Marion, as we have the excess capacity. (The Ft. Wayne Campus will probably require the developer to connect their own storm line as the vertical elevations will probably not allow connection to the VA's line which will be much higher) This appears to be a greater possibility that connecting to the Sanitary Sewer where it appears there is more possibility for conflict. At Marion the VA storm lines outfall into the river on the South side of the campus. The developer should contact the City of Marion to see if they will allow new development on the VA campus to outflow to the river. Then it will just be a discussion to see if we allow the developer to connect to our line or have the developer install a new line. My assumption is that connecting to the VA's existing line will be allowed.

4. Availability of **Electrical**? The VA does have excess capacity here at the Marion Campus, but we will require separate metering if we were to allow the developer to connect to our system.
5. Availability of **Natural Gas**? The VA campus has natural gas on campus and the Developer will be required to bring in a new line from 38<sup>th</sup> Street with a separate meter.
6. Developer **Access** to the site? The property offered at the Marion-VA is more or less integral to the entire campus and the need or requirement for separate entrances or roads will not be required. The developed property will use the existing entrances and roads and streets that are presently here. Since Dix Road Entrance is the obvious direct entrance to the property, we might consider making this entrance the unofficial entrance for this development and install a sign at this entrance so that patrons will more or less have a separate entrance that is pretty much separated from the main VA traffic.
7. **Parking**? None of the sites offered have off street parking and the developer will be required to develop exclusive off street parking lots for their needs.
8. **Police** services? The VA facility is Federal Property and as such -- the on Campus police are VA Police and they patrol the facility and maintain the speed limits. The VA Police also take care of all incidents on Campus that might require Police intervention. Beyond that the VA will call the local police for issues and events that require additional intervention.
9. **Fire Department** services? The VA does not have a Fire Department on campus anymore and now depends on the local City fire department. A Township Volunteer Fire department is located directly across the street on 38<sup>th</sup> Street and the City of Marion **responds** as well.
10. **Trash**? The VA contracts with an outside company for trash removal. We have our own housekeeping staffs which clean our buildings and place all bags of waste in our dumpsters. The Developer will be required to contract with a vendor for trash services for their own building's needs.
11. **Snow removal**? The VA has their own grounds crews which plow snow on all of the streets and clean all of the sidewalks. The VA will continue to clean all streets but the Developer will be required to clean their specific parking lot and specific sidewalks on their 'property' which will eventually be carefully spelled out and clarified.
12. Any **Environmental** Concerns at the VA? The VA does not currently know of any Existing environmental concerns or issues with the 'property' that is being offered. If any Existing environmental issues are found that are pre-developer then these will of course belong to the VA to correct. Any Environmental damage caused by the Developer will be the responsibility of the developer to correct.

**B. Question and Answers from the official Site Visit Meeting held at the Marion-VA Campus on Thursday, 17 Nov. 2011.**

13. **Police Services**, this was again answered that we have VA-Police on Campus who will police the entire campus including the EUL sites.

- 14. Fire Services** this was answered that the City of Marion Provides fire protection services to the VA.
- 15. Is Alcohol** allowed on campus, this was asked in relation to some type of a halfway house, but we answered that Alcohol is not allowed on VA Property. We also told them that **Weapons** are also not allowed on campus.
- 16. On site Storm Water Retention** came up. The existing VA storm sewers outflow to the Mississinewa River on the south side of the Marion Campus. We see no reason to disallow the Developer to connect to our existing Storm Sewer system. But if the Indiana Department of Environmental Management (I.D.E.M.) or if some other authority reviews the plans and decides that this will not be allowed then the developer may need to create and provide onsite, storm water retention pond. The existing greenhouse B-62 is being torn down and this land would be excellent for the developer to create an onsite retention pond. This area is outside of the existing 'plot' of land identified by the EUL but the VA is willing to have this property available to the developer and it is 'downhill' from the buildable sites and is adjacent and 'above' the existing storm water lines.
- 17. Entrances** to the property: The VA Medical Center has three entries and while the Developer will be allowed to utilize all three, we prefer for Dix Road to become the 'Main' entrance for the EUL use and would suggest that if signage is a part of the development then the preferred location for the EUL signage will be at the Dix Road Entrance. It was also established that the Dix Road entrance will be designated at the **Construction Entrance** for the Developer to use for construction and that the Cemetery is to be considered off limits for the Developer's future staff, patients and construction traffic.
- 18. Building Permits**, were discussed and while it is true that the VA does not apply for any building permits since this is Federal Property, it is unknown if some entity might 'require' the Developer to secure a building permit. We told them that at a minimum we will want the Developer to submit their plans to the State of Indiana Fire Marshall for review and approval. (It came to mind latter after the meeting that the Developer may be required to provide to his Lender, a Certificate of Occupancy so that the Lender will be assured that their money was spent wisely and that the building is "occupy-able" by law. So I am not sure how the Developer and the Lender will resolve this issue of the assumed necessity of the Lender needing a Certificate of Occupancy.

It is believed that a regular Building Permit will not be required but the VA will require that the plans are submitted to us for our review and the VA will be providing to the Developer; suggestions for changes or will might also 'require' changes to the plans if we see things that are not believed to be up to the Building Code or VA standards. Any project proposed for the Marion or Ft. Wayne facility must be designed and constructed to the most current edition of the State Building Code, which also includes the International Building Code. If your proposed building is going to be "medical" and not just housing, then the VA Design Requirements for 'medical' facilities will also need to be followed.

**C. Question and Answers from the official Site Visit Meeting held at the Ft. Wayne-VA Campus on Friday, 18 Nov. 2011.**

19. **Existing Utilities**, were discussed and a handout was provided (the same .pdf's are visible on the BURR website) by the VA that shows the approximate location of the assumed underground utilities for this area along Lake Avenue. It will be up to the Developer to make the final determination of the location of the existing utilities. But it is apparent that the exiting electrical and Natural Gas supply lines bisect the site more or less in the middle of the property.
20. **Separate Metered Utilities** will be necessary for the Developer to provide for this site as the VA does not have any excess capacity to share. At the same time it appears that most if not all of the utilities are available in the adjacent streets, Lake Avenue and Randallia Drive.
21. **Buildable property**, it was noted that the Developer will need to meet with the City of Fort Wayne or Allen County in order to determine the width of the Right-of-way along Lake Avenue and what Zoning setback might be applicable to the proposed building site.
22. **Parking** was discussed and it was noted that the Developer will be required to provide off street parking for their development and will not be allowed to use the VA property for parking as we are already critically short of spaces.
23. While the question of **Building Permits** did not come up as a question it was mentioned that the Developer will be required to meet the same requirements for building design as mentioned previously for the Marion site.

#### **D. Services offered at the VA.**

24. **Services** offered at the Fort Wayne and the Marion campuses were discussed. Each of the Fort Wayne and Marion VA medical centers offers a Home-Based Primary Care Program, active outreach programs for newly-returning Veterans, extensive primary care and specialty clinics, urgent care, and mental health care clinics which include substance abuse treatment and aftercare as well as PTSD treatment. Outreach services for homeless Veterans also continue to be expanded throughout the service areas. VANIHCS has recently initiated a Medical Home Foster Care Program. Patient Aligned Care Teams are continuing to be implemented throughout VANIHCS, including the Muncie and Peru CBOCs and the Marion and Fort Wayne campuses.

In addition to the above, the Fort Wayne facility provides inpatient medical and surgical care and features an intensive care unit.

The Marion facility additionally provides chronic and acute psychiatric care and long-term care, serving as the psychiatric referral hospital for Veterans throughout the state of Indiana. Outpatient services include Mental Health Intensive Case Management, a vocational rehabilitation treatment program, and a Psychosocial Rehabilitation and Recovery Center. A Substance Abuse Residential Rehabilitation Treatment Program is beginning its third year. The Geriatrics and Extended Care Program includes a Veteran Community Living Center and VA Adult Day Health Care. The Veteran Community Living Center offers a palliative care program, a short-stay skilled care program, respite care, and a dedicated dementia unit.

## E. Homeless needs for the VA.

- 25. Homeless** issues were discussed with questions asked about the number of homeless veterans in Fort Wayne. The official count of homeless veterans comes from a HUD-sponsored Point in Time count conducted during one day in the last week of January each year. Based on the 2011 PIT count, there were 50 Veterans in Fort Wayne/Allen Co. The Homeless Coordinator for NIHCS commented that, in her opinion, this was under-represented. There are 52 transitional housing beds for Veterans in Fort Wayne, and these beds are kept full most of the time. In addition, another 40 transitional housing beds will be added this year. All of these Veterans will need permanent housing at some point. It was also noted that homeless veterans from the NIHCS catchment area migrate to Fort Wayne as it is the largest city in our catchment area.
- 26.** A question was asked about what kind of **services** would be needed by the **homeless** population in permanent supportive housing. The Homeless Coordinator suggested having office space available for counseling services on site by VA and community staff to provide various social services along with conference rooms for group therapy and other meetings, a computer lab and space for job search activities.