



# Minnesota Department of Veterans Affairs

2018 Capital Investment  
Asset Preservation

# Minnesota Department of Veterans Affairs

## Agenda:

- Agency Overview
- Capital Investment Request



# Minnesota Department of Veterans Affairs

## About Us

### Mission

Dedicated to serving Minnesota Veterans and their families.

### Vision

Fulfilling the needs of Minnesota Veterans and their families by providing proven and innovative programs and services to maximize quality of life.

## Context

- 5 Veterans Homes Providing Skilled Nursing, Domiciliary & Adult Day Center
- 4 major Program Areas providing a variety of services
- Strong partnerships with U.S. Dept. of VA, VSO's, CVSO's, 501c(3)'s and private organizations

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## Minnesota Veterans Homes Critical Issues

- Physical plants are aging; buildings date as far back as 1887
- MDVA operates & maintains 68 buildings statewide totaling 1.061 million sq. ft. & \$310.7 million replacement value
- Nine of these buildings have 24/7 occupancy requiring ongoing repair and maintenance support
- Facility Condition Assessments (FCA's) completed in 2017
- 108\* asset preservation or repair projects with FCA Ratings of
  - 1 – Critical/Unacceptable, or
  - 2 – Poor

*\*Out of approximately 2,380 assessed items (~22%)*

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## Facility Condition Assessment/FCA's

The State of Minnesota requires a Facility Condition Assessment process that results in consistent, accurate, real-time information regarding the condition of real property in the State of Minnesota.

Data provided by the FCA can give MDVA a clear overall picture of facility conditions. The FCA is structured around the assessment of six standard building systems and their subcomponents.

The assessment consists of a specific rating assigned to each of the building systems and their subcomponents. This rating system is summarized below:

- ▶ Condition Ratings – General Definitions:
  - **5 Excellent:** Only normal preventive maintenance required.
  - **4 Good:** Some repairs needed, overall system generally functional.
  - **3 Fair:** Many repairs needed, limited functionality and availability.
  - **2 Poor:** May be functional but obsolete or does not meet codes.
  - **1 Critical/Unacceptable:** Not operational, unsafe.

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## Capital Bonding / Asset Preservation Projects

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## Agency Request

### ➤ \$13.1M (Asset Preservation)

- ▶ Request is intended to address significant, higher-cost building repair items which are beyond the day-to-day maintenance funding and capabilities of each facility
- ▶ Reflective of data produced during facility condition assessments initially completed in 2013 and updated in 2015 & 2017

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## Summary of Bonding Requests:

( \$ in Thousands )

Project Title	Total Request	City	County	Region
<b>Asset Preservation</b>				
Minneapolis Veterans Home	\$4,112,109	Minneapolis	Hennepin	Metro
Silver Bay Veterans Home	\$3,442,361	Silver Bay	Lake	Northeast
Fergus Falls Veterans Home	\$2,555,833	Fergus Falls	Otter Tail	Northwest
Hastings Veterans Home	\$2,794,484	Hastings	Dakota	Metro
Little Falls Cemetery	\$168,618	Little Falls	Morrison	Central
Luverne Veterans Home	\$50,900	Luverne	Rock	Southwest
<b>Total</b>	<b>\$13,124,305</b>			



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## Minnesota Veterans Home - Minneapolis

### Cross-Section of Campus Asset Preservation Projects

- Buildings 1, 2 & 10 – Exterior walls: Brick veneer W/CMU backup
- Tunnel Wall & Ceiling Repair – Central Plant Tunnels
- Building 15 – Cooling Generating Systems
- Building 14A – Concrete basement walls
- Building 15 – Window Replacement
- Building 10 – Basement Wall Repair
- Building 12A – Communication alarm, telephone, wiring
- Building 14A – Exterior Window Replacement

Total Campus Request: \$4,112,109

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## MVH-Minneapolis

### Building 10 - HVAC System Replacement

Facility Condition Assessment Rating: 1  
– Unacceptable

#### Project Justification:

- Pneumatic controls are obsolete and the building has issues with maintaining consistent temperatures year-round.
- There is no ventilation for the basement, resulting in moisture collection and damage to the existing structure and finishes.
- Chiller uses R-22 refrigerant which is being phased out nationally in 2020 due to its negative environmental effects.



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## MVH-Minneapolis

### Tunnel Walls & Ceilings Repair - Central Plant Tunnels

**Facility Condition Assessment Rating: 1 - Unacceptable**

#### **Project Justification:**

- Concrete basement walls are in poor condition and are rated as a 2-Poor.
- Leaks can be found at control joints allowing water into the structure.
- Standing water was found in two locations.
- The water has not yet damaged the structural integrity of the walls, but has damaged the structural supports for piping.



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## MVH-Minneapolis

### Building 13 - Floor & Structure Repairs

Facility Condition Assessment Rating: 1 -  
Unacceptable

#### Project Justification:

- Load-bearing walls supporting wood framed floor system is in critical condition.
- Wood columns have been added haphazardly in the basement to support the first floor.
- Rotting wood on the second floor has created openings to below.
- The structure is unsafe and functional only as storage



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## Minnesota Veterans Home – Silver Bay

### Boiler Replacement

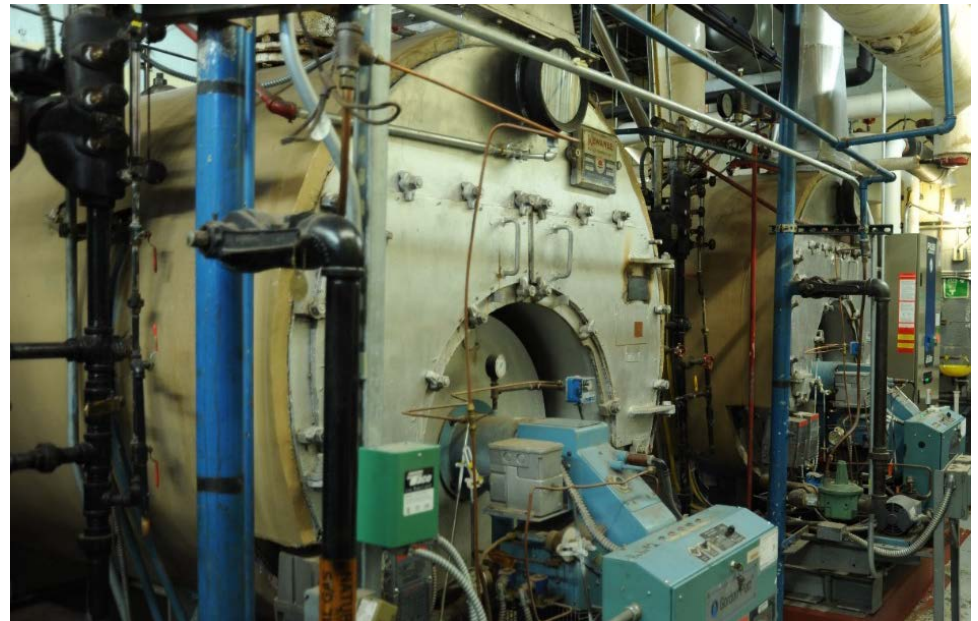
#### Facility Condition Assessment

**Rating: 2 - Poor**

#### Project Justification:

- The system is inefficient and nearing the end of its useful life.
- The distribution system is also nearing the end of its useful life.

Total Request: \$3,442,361



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## Minnesota Veterans Home – Fergus Falls Foundation System Repairs

**Facility Condition Assessment Rating:** Overall rating of 4, with the section at issue rated 2 - Poor

Project Justification:

- Building has settled; shifting has resulted in foundation fractures and cracking allowing water infiltration
- Water intrusion & moisture has damaged interior finishes

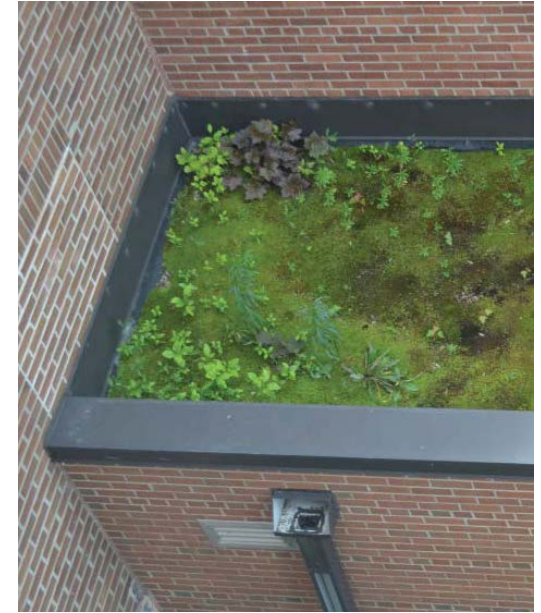
Total Request: \$2,555,833

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## Minnesota Veterans Home – Hastings Summary of Asset Preservation Projects

- Building 23 Roof Replacement
- Tunnel Wall Repairs
- Buildings 30 HVAC controls
- Buildings 34 & 35 Roof replacement
- Building 23 Domestic water line replacement
- Building 1 & 2 Exterior/Interior Doors

Total Request: \$2,794,484



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## Minnesota Veterans Cemetery – Little Falls

### Committal Building Roof

**Facility Condition Assessment Rating:** 1 - Unacceptable

Project Justification:

- The roof is near its end of life cycle

### Domestic Water Heater

**Facility Condition Assessment Rating:** 1 - Unacceptable

Project Justification:

- The water heater is nearing the end of its useful life.

Total Request: \$168,618



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## Minnesota Veterans Home – Luverne

### Domestic Water Heater Replacement

**Facility Condition Assessment Rating: 2-Poor**

Project Justification:

- Split systems for office/hot water heat/gas fired warehouse heaters
- The system is nearing the end of its useful life.

Total Request: \$50,900

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This request targets the highest-priority items; it represents only about 35% of the total value of existing Deferred Maintenance, estimated at just under \$38 million agency-wide.

The Governor's recommended \$13.1 million in Asset Preservation funding for the Minnesota Department of Veterans Affairs targets only items of repair in existing infrastructure and building systems; no 'new' projects are included.

Securing funding for these Asset Preservation projects is vital to fulfilling our mission of delivering the best possible care, and is essential our continued commitment to ensure the health, safety, comfort and well-being of our Residents, staff and guests.

- END -