

**2017 Capital Investment Request
Minnesota Veterans Home - Hastings**



Minnesota Veterans Homes – Hastings Facility Summary

Total Building Count: 31

Total Gross Square Footage: 231,010 ft²

Current Replacement Value: \$42,997,254

Deferred Maintenance Value: \$10,733,187

Asset Preservation Requested Item Summary – Hastings

	Project Description	Cost	Page
	Building 23 Repairs		
1.	a. Domestic Cold Water Line Replacement	\$150,000	2
2.	b. Roof Replacement	\$600,000	3
3.	c. Window Replacement	\$245,169	4
4.	Tunnel E - Tunnel Wall Repair	\$295,155	5
5.	Building 25 - Elevator Replacement	\$208,014	6
6.	Building 20 - Window Replacement	\$282,114	7
	TOTAL	\$1,780,452	

1. Domestic Cold Water Line Replacement - Building 23

\$150,000

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

Project Square Footage: 73,584 sq-ft (area served)

Project Justification:

Replacement of domestic cold water line in Building 23 and C1 tunnel. The galvanized water line has had a number of pin-hole leaks in the past. The water line is located in the ceiling and leaks will cause a serious safety concerns over electrical equipment, along with other related building damage. Copper, PVC, - Systems have been installed and modified for more than 60 years. Some original waste piping still is in use. Some domestic water piping has been replaced. Majority of the pipe and fixtures are original and need replacement due to age and condition.



Domestic cold water line leaks and is causing corrosion and wear on the piping and surrounding areas.

2. Roof Replacement - Building 23

\$600,000

Facility Condition Assessment Rating: 3 - Fair

Project Square Footage: 24,857 sq-ft

Project Justification:

Major System: Ballasted built-up roof - The system is in fair condition. Replacement of sections were completed in 2003 and 2008. Western portion of roof is still in good condition. The majority of roof is in need of replacement (3/4 of 33,143 total roof area)

- pea gravel does not cover completely
- vinyl liner is separating from tar on edges
- moisture is holding on roof and allowing plants to grow



Roof is not sloped correctly in places. Moisture is collecting on the roof and allowing plants to grow. Replacement is needed for all but the western portion.

3. Window Replacement - Building 23

\$245,169

Facility Condition Assessment Rating: 2 - Poor

Project Square Footage: 73,584 sq-ft

Project Justification:

Building 23 FCA Individual window system is rated as poor. They are a challenge to operate and maintain and have less than 3 years remaining.



The exterior windows for Building 23 are worn and difficult to operate. Many of the windows are unable to be opened and closed.

4. Tunnel Wall Repair - Tunnel E

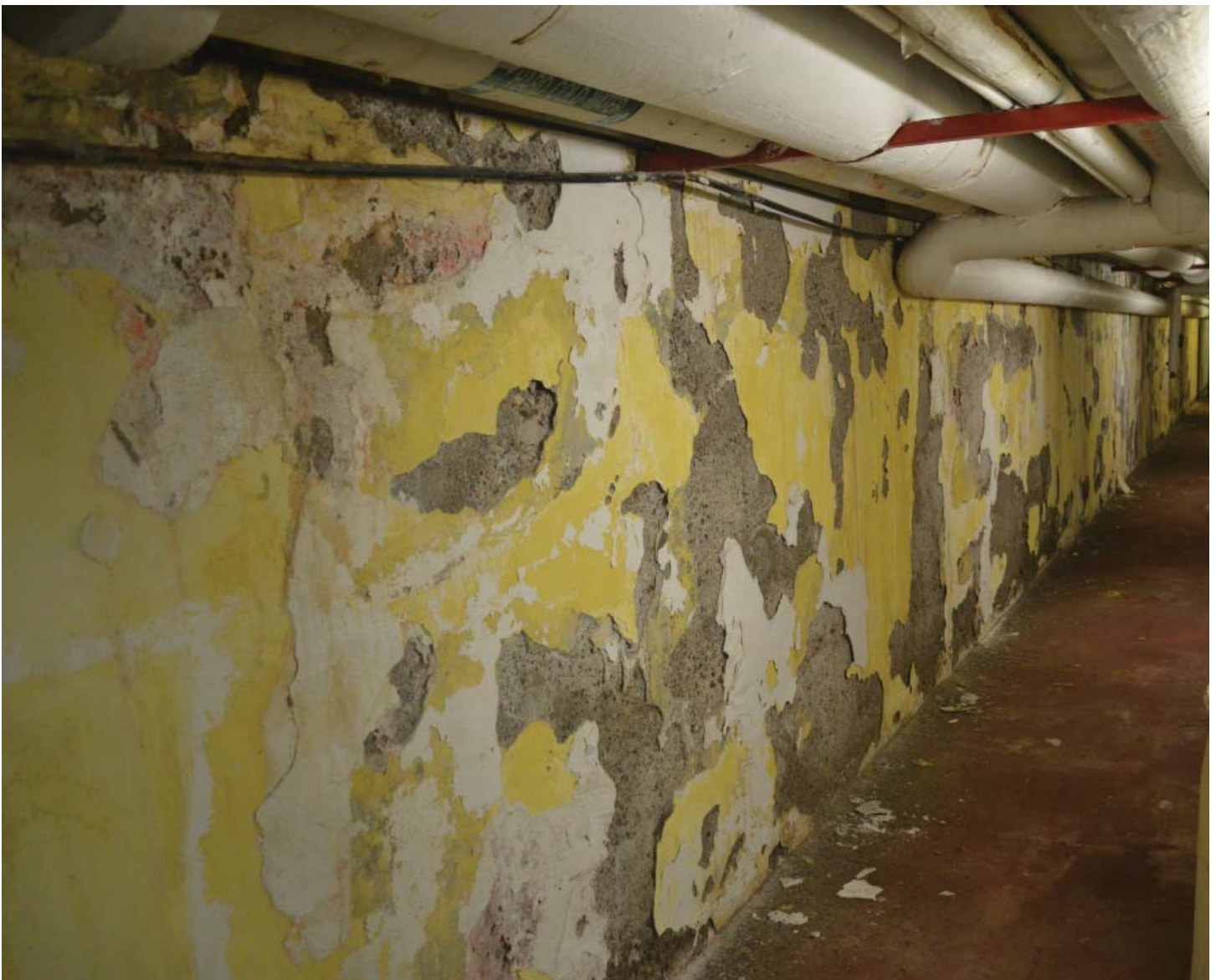
\$295,155

Facility Condition Assessment Rating: 2 - Poor

Project Square Footage: 6,040 sq-ft

Project Justification:

FCA Tunnel E concrete basement walls are rated in poor condition. The walls are spalling in numerous locations due to water infiltration. The walls should be sealed and re-poured in order to prevent further damage. Approximately 40% of the walls need to be addressed.



The tunnel walls are cracking and falling apart due to water damage. Walls should be repaired and resealed in order to prevent further damage.

5. Elevator Replacement - Building 25

\$208,014

Facility Condition Assessment Rating: 2 - Poor

Project Square Footage: 18,746 sq-ft

Project Justification:

Building 25 FCA elevators are rated as poor. The hydraulic elevator was installed in 1980 and is in poor condition based on age. Less than 3 years remaining.



Elevator hydraulics are aged and obsolete. Rated as Poor based on age and condition and should be replaced.

6. Window Replacement - Building 20

\$282,114

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

Project Square Footage: 26,276 sq-ft

Project Justification:

Building 20 FCA Exterior window system is fair overall due to some being replaced in 2006. The remaining windows are glass block that is original to the structure. Approximately 20% of the glass block is damaged and in need of replacement. One section has a broken seal allowing water to infiltrate the structure



Glass block is cracked in many areas and is in need of replacement. Some of the windows are leaking to the interior.