

Minnesota Veteran Home – Minneapolis Building 6 Proposal

Minnesota Veterans Home in Minneapolis is located right on the Mississippi River, near Minnehaha Falls. The campus was originally constructed in 1887 for indigent Civil War Veterans and it is currently home to 291 veterans in the skilled nursing facility and 50 veterans in the domiciliary program. Minnesota Veterans Home - Minneapolis is home to veterans from across the Twin Cities.

On the Minneapolis campus, Historic Building 6 has housed skilled nursing home beds however the interior of the building has deteriorated and fallen below health and safety standards for residents. Currently, the building is largely unoccupied except for the dental clinic and storage space on the lower level. If the proposal of a full remodel of Building 6 is approved, it would rehabilitate 64,000 square feet of space in the historic building and add 39 skilled nursing home beds to the Minneapolis campus.

State funding for the Building 6 project would be matched by the Federal Department of Veterans Affairs. The state share is 35% of the total project cost, with the federal government paying for the remaining 65%.

State's Share of Project Cost: \$18,896,000

Total Project Cost: \$53.989 million (based on 30% cost escalation since Encompass Engineering Consultants 2019 assessment) for design and construction, including environmental and hazardous materials abatement assessments, for the remodeling and rehabilitation of historic Building 6 at the Minnesota Veterans Home in the city of Minneapolis. A pre-design study was completed by Nelson Tremain Partnership in February 2020.

The MVH – Minneapolis Building 6 is listed on the National Register of Historic Places. As such, any work on this building must retain its historic nature, namely the exterior of the building that features three columned portico structures. This proposal would allow for full refurbishment and repair of Building 6. Exterior repairs could take place on the masonry, limestone, and other fixtures with this option. Roof mechanical rooms would be shifted to the interior in the lower levels of the building. Interior refurbishment would allow residential rooms to be brought up to Center for Medicare & Medicaid Services (CMS) health and safety standards. In addition, this option would allow rooms to be converted from double occupancy to single occupancy, which optimizes residents' quality of living due to more privacy.

INFORMATION FOR CAPITAL PROJECT REQUESTS

Project Title: Capital Renovation of Historic Building 6 (Minnesota Veterans Home – Minneapolis)

Requesting Entity: Minnesota Department of Veterans Affairs

Contact Information: Include name, title, phone number, and email address:

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Purpose of Project:

Building 6 on the Minneapolis Veterans Home campus is listed on the National Register of Historic Places. As such, any work on this building must retain its historic nature, namely the exterior of the building featuring three columned portico structures. The interior of the building has deteriorated and fell below health and safety standards for residents and leaves the building largely unoccupied, except for a dental clinic and storage space on the lower level. In total, 64,000nsquare feet of space would be rehabilitated while adding 39 skilled nursing home beds to the Minneapolis campus.

Scope of Project: Include if the project can be phased:

A remodel would allow for refurbishment and repair of the building. Exterior repairs could take place on the masonry, limestone, and other fixtures. Mechanical rooms on the roof would be moved to a lower level, interior location in the building. Interior rehabilitation would allow residential rooms to be brought up to Center for Medicare & Medicaid Services (CMS) health and safety standards. In addition, this would allow rooms to be converted from double occupancy to single occupancy, which optimizes residents quality of living due to more privacy.

Project Funding Sources:

Enter the source and amount requested from the state, and the sources and amounts pending or committed from non-state funds. Total project funding sources must equal total project costs.

All Funding Sources: <i>Including: Local and Federal Funds, Non-Governmental Funds, etc.</i>	2023 Session	2024 Session
State	\$18.896 million	
Federal (pending allocation of state funds)	\$35.093 million	
Total Project Funding Sources	\$53.989 million	

2023 Project Costs:

Cost Category	2023 Session	2024 Session
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<i>Property Acquisition</i>	Complete	
<i>Predesign</i>	Complete	
<i>Design</i>		
<i>Project Management</i>		
<i>Construction</i>		
<i>Occupancy Costs</i>		
<i>Other</i>		
<i>Total Project Costs</i>		