



# **2023-2025 Capital Budget**





STATE OF WASHINGTON

**DEPARTMENT OF VETERANS AFFAIRS**

*1102 Quince Street, Box 41150 • Olympia, Washington 98504-1150 • (360) 753-5586*

## Agency Narrative for 2023-25 Capital Plan

The Washington State Department of Veterans Affairs (WDVA) is charged with serving the state's 580,000 plus veterans and their families. The mission is carried out through the operation of service centers, outreach contract sites, and contracts with individual service providers. Over the last twenty-five years the WDVA has grown its services and expanded from two long-term skilled nursing facilities, to four long-term skilled nursing facilities and a state veterans cemetery. Qualified veterans and their spouses have access to the services provided at these facilities. Through the past twenty-five years of growth we have expanded our services in a move to adequately serve the entire State of Washington.

The Washington Soldiers Home is located in Orting on 166 acres of land. Thirty-six acres are leased for tree farming and are scheduled to be returned to the WDVA by July of 2024. An additional nine, non-adjacent, acres are used for a veterans cemetery. The campus consists of 28 buildings totaling 162,287 square feet. The home was established in 1891 and the buildings are a combination of stucco over wood framing, brick or masonry/concrete over wood framing, and wood framed structures. A central steam plant through an underground steam distribution system provides heat. We operate our own domestic water and fire suppression system. Other utilities are purchased from the location utility district. This campus supports our 97 bed skilled nursing facility, 82 transitional housing residents, support for our farm program, and also work with non-profit organizations to provide additional veterans benefits. WDVA is always trying to maximize the resources we have to provide as many opportunities as practicable to veterans.

The Washington Veterans Home is located on nearly 25 acres in Port Orchard. It was established in 1910. There are 19 buildings totaling 290,387 square feet. The home also has a cemetery on two non-adjacent parcels totaling nearly 19 acres. The buildings consist of stucco over wood framing, brick or masonry/concrete over wood framing, and our main 240-bed resident building is 160,000 square foot steel and concrete structure with masonry and metal exterior. We also have an additional 48 clients that are currently housed in Building 10 as part of our transitional housing program. Our steam plant provides steam through an underground distribution system in order to heat the campus. Utilities are purchased from the local utility district.

The Spokane Veterans Home was purchased in the 2001-03 biennium. It was formerly the skilled nursing home wing of St. Luke's Hospital and is co-joined with that facility. The building is 42,510 square feet and provides care for 100 veteran residents.

Our newest facility is the Walla Walla Veterans Home. The six building campus includes 76,060 square feet and houses 80 veterans in individual rooms. The facility is built on land adjacent to the Federal VA facility and has proven to be a valuable asset to the Walla Walla area.

The Washington State Veterans Cemetery was opened in 2010 and has served our veterans and their families with pride and compassion. The facility is built over 119 acres and has three buildings, six columbarium walls, six memorial walls, multiple ground inurnment areas, multiple ground interment areas, and a scattering garden.

The capital budget reflects the agency vision, mission, and strategic plan to improve the quality of care and service to veterans and their families. All capital budget packages support our agency objectives of providing residents and veterans with appropriate services and increasing their satisfaction at the Veterans Homes. This budget also complies with OFM's project priority structure of protecting people, protecting assets, and protecting the environment.

WDVA completed a Statewide Master Plan in November of 2000 that led to the construction of a new 240-bed nursing facility at the Veterans Home in Port Orchard in 2005. We know that the demand for the long-term care services by Washington veterans will increase dramatically over the next ten years. Based on current use rates and projected population growth, it is estimated that around 6,000-8,000 additional veterans will require long-term care services over the next 10 years.

WDVA's focus for the 2023-25 biennium is the preservation of our existing facilities. Below is the priority list for this biennium:

- Priority 1 – WVH HVAC additional funding – This is for the retrofit of the mechanical system at the Washington Veterans Home in Port Orchard in order to bridge the funding gap until future federal grant funding is received.
- Priority 2 – WVH – Fire Alarm Replacement – 240 Building – Replacement of obsolete fire alarm system at the Washington Veterans Home.
- Priority 3 – WSH – Skilled Nursing Facility Replacement – Land Acquisition - Land acquisition and pre-design for the replacement of the Orting skilled nursing facility, so that we can proceed with requests for a 65% federal grant to build the new skilled nursing facility.
- Priority 4 – WSVC – Burial and Columbarium Expansion Grant – Add additional columbarium walls (5000) niches, landscaping upgrades, site drainage, and entrance reconfiguration.
- Priority 5 – SE WA State Veterans Cemetery – Land Acquisition – Land acquisition and design for a veterans cemetery in southeastern/central Washington. The funding request is accompanied by the feasibility study completed in June 2017 for property procurement and pre-design. If we can procure the land and start the design then we can actively pursue a 100% federally funded grant that will fully fund a new state run veterans cemetery initial construction.
- Priority 6 – Minor Works Preservation – Projects that will address critical maintenance at the Washington Soldiers Home, Washington Veterans Home, the Spokane Veterans Home, Walla Walla Veteran Home, and the Washington State Veterans Cemetery at Medical Lake.
- Priority 7 - Minor Works Program – Projects that address new minor works program needs at the Washington Soldiers Home, Washington Veterans Home, Spokane Veterans Home, Walla Walla Veterans Home, and the Washington State Veterans Cemetery at Medical Lake.
- Priority 8 – WSVC – Raise, Realign, and Clean Markers – Complete raise, realign, and cleaning of markers at cemetery, along with level and sod replacement at filled burial areas.
- Priority 9 – SVH – Skilled Nursing Facility Replacement – Feasibility Study – Complete feasibility study for the replacement of the Spokane Veterans Home. The study will confirm need, potential building properties, and be the basis for procurement of land, construction of facility, and future 65% grant opportunity for construction of the replacement home.
- Priority 10 – NW Washington State Veterans Cemetery – Feasibility Study – Complete feasibility study for the potential to add a new state run veterans cemetery in NW



Washington. Preliminary data shows that this is an underserved veteran population in the state. The study will help to provide potential properties and be the basis for grant request if land is procured.

- Priority 11 – WSH Master Plan – As part of our ongoing re-thinking of the Washington Soldiers Home campus in Orting, a new Master Plan is needed to provide direction for the current skilled nursing facility once it is replaced off-site, how to effectively grow the farm program for counseling and wellness, confirm what structures are viable, and how transitional housing and other programs continue to fit in with the facility.
- Priority 12 – WSH – Skilled Nursing Facility Replacement – Construction – This is for the construction of a replacement skilled nursing facility outside of the Rainier Lahar Zone. WDVA will be pursuing the use of State Veterans Home Construction Grant Program funding to pay for 65% of this project. This grant funding cannot be applied for until after land is procured and in WDVA's name.
- Priority 13 – SE Washington State Veterans Cemetery – Construction – This project is for the construction of a new state run veterans cemetery in an underserved portion of the state. This project will be 100% funded as part of the Federal VA – Cemetery grants program. The grant cannot be accessed until WDVA owns the land for construction.
- Priority 14 – SVH – Skilled Nursing Building Replacement – Land Acquisition – The acquisition of land will occur after the completion of the feasibility study, if the findings confirm the need to replace the skilled nursing building. The purchase of land will need to be completed with state funds, prior to accessing the 65% federal grant for the construction of a new state veterans home.
- Priority 15 – CBPS: WSH – THP – Roosevelt Barracks HVAC and Insulation Upgrades – As part of a building energy audit it was found that the best way to increase energy efficiency was to remove the building from steam heat and install a new HVAC system, along with upgrading of the attic insulation.
- Priority 16 – WVH – Building 9 Upgrades – In the 2019-2021 biennium WDVA completed a pre-design study for the viability of converting Building 9 at the Washington Veterans Home into facility to support veterans behavioral health needs. This project is for the remodel of the building to accommodate the findings in the study.
- Priority 17 – SVH – Skilled Nursing Building Replacement – Construction - This is for the construction of a replacement skilled nursing facility on a new larger parcel of land that will help support the veterans needs better. WDVA will be pursuing the use of State Veterans Home Construction Grant Program funding to pay for 65% of this project. This grant funding cannot be applied for until after land is procured and in WDVA's name.
- Priority 18 – NW Washington Cemetery – Land Acquisition – Land acquisition and design for a veterans cemetery in northwest Washington. The funding request will be accompanied by the feasibility study once it is completed. If we can procure the land and start the design then we can actively pursue a grant that will fully fund a new state run veterans cemetery initial construction.
- Priority 19 – WSH – THP – Roosevelt Barrack Additional Bathrooms – This project will fund the additional 20 bathrooms that were not funded as part of a previously completed 50 room bathroom project. These additional bathrooms were not eligible for the grant funding the 50 room bathroom project since they are funded by another program.
- Priority 20 – CBPS: WSH – THP – Roosevelt Barracks Window Upgrades – This project was identified after an energy audit was completed in early 2022. The audit identified the need to replace the windows in the building to reduce energy consumption.



- Priority 21 – WVH – Campus Upgrades – This is for the addition of a new administration building that will be able to hold training, administrative staff, and potential added program needs at the Washington Veterans Home in Port Orchard.
- Priority 22 – NW Washington Cemetery – Construction – This project is for the construction of a new state run veterans cemetery in an underserved portion of the state. This project will be 100% funded as part of the Federal VA – Cemetery grants program. The grant cannot be accessed until WDVA owns the land for construction.
- Priority 23 – CBPS: WVH – Superintendent Building Renovation – This project is for the reconfiguration of the superintendents building to allow for office space, and to complete energy upgrades to make the building as efficient as possible.

# Department of Veterans Affairs

## 23 – 25 Capital Budget Request

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DAHP Review Letter and Exempt Project List  
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- TAB D** Capital Projects Requests Related to Grants & Loan Projects  
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# Ten-Year Plan Summary

*Department of Veterans Affairs*

*2023 – 25 Capital Budget*



## 305 - Department of Veterans Affairs Ten Year Capital Plan by Project Class

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS001

Date Run: 9/21/2022 9:18AM

**Project Class: Preservation**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
<b>0</b>	<b>92000001 Extended Care Facilities Construction Grants</b>									
	001-2 General Fund-Federal	13,133,000		2,133,000	11,000,000					
<b>2</b>	<b>40000099 WVH - Fire Alarm Replacement - 240 Building</b>									
	057-1 State Bldg Constr-State	1,280,000				1,280,000				
<b>6</b>	<b>30000094 Minor Works Facilities Preservation</b>									
	057-1 State Bldg Constr-State	22,888,000	4,829,000	509,000		5,060,000	3,515,000	4,595,000	2,630,000	1,750,000
	23N-1 MTC Capital Account-State	200,000		200,000						
	<b>Project Total:</b>	<b>23,088,000</b>	<b>4,829,000</b>	<b>709,000</b>		<b>5,060,000</b>	<b>3,515,000</b>	<b>4,595,000</b>	<b>2,630,000</b>	<b>1,750,000</b>
<b>8</b>	<b>40000070 WSVC - Raise, Realign, and Clean Markers</b>									
	001-1 General Fund-State									
	057-1 State Bldg Constr-State	1,250,000				1,250,000				
	<b>Project Total:</b>	<b>1,250,000</b>				<b>1,250,000</b>				
<b>15</b>	<b>40000080 CBPS: WSH - THP - Roosevelt Barracks HVAC and Insulation Upgrades</b>									
	057-1 State Bldg Constr-State	6,425,000					6,425,000			
<b>20</b>	<b>40000087 CBPS: WSH - THP - Roosevelt Barracks Window Upgrades</b>									
	057-1 State Bldg Constr-State	1,250,000					1,250,000			
<b>21</b>	<b>40000005 WVH - Campus Upgrades</b>									
	057-1 State Bldg Constr-State	3,880,000						3,880,000		
<b>23</b>	<b>40000091 CBPS: WVH - Superintendent Building Renovation</b>									
	057-1 State Bldg Constr-State	1,125,000								1,125,000

**305 - Department of Veterans Affairs  
Ten Year Capital Plan by Project Class**

2023-25 Biennium

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Report Number: CBS001

Date Run: 9/21/2022 9:18AM

<b>Total: Preservation</b>	<b>51,431,000</b>	<b>4,829,000</b>	<b>2,842,000</b>	<b>11,000,000</b>	<b>7,590,000</b>	<b>9,940,000</b>	<b>5,845,000</b>	<b>6,510,000</b>	<b>2,875,000</b>
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**Project Class: Program**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
<b>0</b>	<b>91000013 DVA ARPA Federal Funds &amp; State Match</b>									
	001-2 General	24,515,000		5,000	24,510,000					
	Fund-Federal									
	057-1 State Bldg	10,884,000		14,000	10,870,000					
	Constr-State									
	<b>Project Total:</b>	<b>35,399,000</b>		<b>19,000</b>	<b>35,380,000</b>					
<b>3</b>	<b>30000225 WSH - Skilled Nursing Facility Replacement - Land Acquisition</b>									
	057-1 State Bldg	14,195,000				14,195,000				
	Constr-State									
<b>5</b>	<b>30000216 SE WA State Veterans Cemetery - Land Acquisition</b>									
	057-1 State Bldg	3,561,000				3,561,000				
	Constr-State									
<b>7</b>	<b>30000131 Minor Works Program</b>									
	057-1 State Bldg	6,050,000	1,170,000			3,955,000		925,000		
	Constr-State									
<b>9</b>	<b>40000071 SVH - Skilled Nursing Facility Replacement - Feasibility Study</b>									
	042-1 C E P and R I	200,000				200,000				
	Acct-State									
<b>10</b>	<b>40000035 NW WA State Veterans Cemetery - Feasibility Study</b>									
	042-1 C E P and R I	200,000				200,000				
	Acct-State									
<b>11</b>	<b>40000075 WSH Master Plan</b>									
	042-1 C E P and R I	200,000				200,000				
	Acct-State									
<b>14</b>	<b>40000079 SVH - Skilled Nursing Facility Replacement - Land Acquisition</b>									
	057-1 State Bldg	12,500,000					12,500,000			
	Constr-State									
<b>16</b>	<b>40000082 WVH - Building 9 Upgrades</b>									
	057-1 State Bldg	40,380,000					40,380,000			
	Constr-State									

**305 - Department of Veterans Affairs  
Ten Year Capital Plan by Project Class**

2023-25 Biennium

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**Project Class: Program**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
18	<b>4000097 NW Washington Cemetery - Land Acquisition</b>									
	057-1 State Bldg	4,550,000						4,550,000		
	Constr-State									
19	<b>4000086 WSH - THP - Roosevelt Barracks Additional Bathrooms</b>									
	057-1 State Bldg	1,725,000						1,725,000		
	Constr-State									
<b>Total: Program</b>		<b>118,960,000</b>	<b>1,170,000</b>	<b>19,000</b>	<b>35,380,000</b>	<b>22,311,000</b>	<b>52,880,000</b>	<b>7,200,000</b>		

**Project Class: Grant**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
1	<b>4000100 WVH - HVAC Upgrade</b>									
	057-1 State Bldg	6,810,000				6,810,000				
	Constr-State									
4	<b>4000092 WSVC - Burial and Columbarium Expansion Grant</b>									
	001-2 General	3,000,000				3,000,000				
	Fund-Federal									
	057-1 State Bldg	300,000				300,000				
	Constr-State									
	<b>Project Total:</b>	<b>3,300,000</b>				<b>3,300,000</b>				
12	<b>3000001 WSH - Skilled Nursing Facility Replacement - Construction</b>									
	001-2 General	33,921,000					33,921,000			
	Fund-Federal									
	057-1 State Bldg	18,266,000					18,266,000			
	Constr-State									
	<b>Project Total:</b>	<b>52,187,000</b>					<b>52,187,000</b>			
13	<b>4000096 SE WA State Veterans Cemetery - Construction</b>									



**305 - Department of Veterans Affairs  
Ten Year Capital Plan by Project Class**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS001

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**Project Class: Grant**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
<b>13</b>	<b>40000096 SE WA State Veterans Cemetery - Construction</b>									
	001-2 General	10,400,000					10,400,000			
	Fund-Federal									
	057-1 State Bldg	1,040,000					1,040,000			
	Constr-State									
	<b>Project Total:</b>	<b>11,440,000</b>					<b>11,440,000</b>			
<b>17</b>	<b>40000084 SVH - Skilled Nursing Building Replacement - Construction</b>									
	001-2 General	44,850,000						44,850,000		
	Fund-Federal									
	057-1 State Bldg	24,150,000						24,150,000		
	Constr-State									
	<b>Project Total:</b>	<b>69,000,000</b>						<b>69,000,000</b>		
<b>22</b>	<b>40000098 NW Washington Cemetery - Construction</b>									
	001-2 General	10,400,000							10,400,000	
	Fund-Federal									
	057-1 State Bldg	1,040,000							1,040,000	
	Constr-State									
	<b>Project Total:</b>	<b>11,440,000</b>							<b>11,440,000</b>	
<b>Total: Grant</b>		<b>154,177,000</b>				<b>10,110,000</b>	<b>63,627,000</b>	<b>69,000,000</b>	<b>11,440,000</b>	

**Project Class: Grant - Pass Through**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
<b>0</b>	<b>40000066 Transitional Housing Capital Improvements</b>									
	001-2 General	2,400,000		400,000	2,000,000					
	Fund-Federal									

**305 - Department of Veterans Affairs  
Ten Year Capital Plan by Project Class**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS001

Date Run: 9/21/2022 9:18AM

**Total Account Summary**

<u>Account-Expenditure Authority Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2023-25</u>	<u>New Approp 2023-25</u>	<u>Estimated 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>	<u>Estimated 2031-33</u>
001-1 General Fund-State									
001-2 General Fund-Federal	142,619,000		2,538,000	37,510,000	3,000,000	44,321,000	44,850,000	10,400,000	
042-1 C E P and R I Acct-State	600,000				600,000				
057-1 State Bldg Constr-State	183,549,000	5,999,000	523,000	10,870,000	36,411,000	82,126,000	37,195,000	7,550,000	2,875,000
23N-1 MTC Capital Account-State	200,000		200,000						
<b>Total</b>	<b>326,968,000</b>	<b>5,999,000</b>	<b>3,261,000</b>	<b>48,380,000</b>	<b>40,011,000</b>	<b>126,447,000</b>	<b>82,045,000</b>	<b>17,950,000</b>	<b>2,875,000</b>

### Ten Year Capital Plan by Project Class

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**Report Number:** CBS001  
**Date Run:** 9/21/2022 9:18AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Functional Area	*	All Functional Areas
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



DAHP Review Letter  
and Exempt Project List

*Department of Veterans Affairs*  
*2023 – 25 Capital Budget*



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

September 19, 2022

Alec Burkheimer  
Washington Department of Veterans Affairs  
Construction Project Coordinator

In future correspondence please refer to:  
Project Tracking Code: 2022-09-06225  
Re: WA State Dept of Veterans Affairs 2023-2025 Budget

Dear Alec Burkheimer:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02 (21-02). Our review is based upon documentation contained in your communication.

Should projects become obligated with Washington State Capital Funding and include ground disturbing activities, and/or alterations to the interior or exterior of buildings or structures 45 years in age or older, we will request a related project review form to initiate consultation with DAHP under 21-02. If neither ground disturbing activities nor alterations to a building or structure over 45 years old are related to a project, consultation with DAHP is not required.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with 21-02. Also, we appreciate receiving copies of any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of 21-02. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Holly Borth'. The signature is written in a cursive, flowing style.

Holly Borth  
Preservation Design Reviewer  
(360) 890-0174  
Holly.Borth@dahp.wa.gov



# FTE Summary

*Department of Veterans Affairs*

*2023 – 25 Capital Budget*

**305 - Department of Veterans Affairs  
Capital FTE Summary**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS004

Date Run: 9/21/2022 6:21AM

**FTEs by Job Classification**

<u>Job Class</u>	Authorized Budget		2023-25 Biennium	
	2021-23 Biennium		2023-25 Biennium	
	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Capital FTE - Construction Project Coordinator			3.0	3.0

**Account**

<u>Account - Expenditure Authority Type</u>	Authorized Budget		2023-25 Biennium	
	2021-23 Biennium		2023-25 Biennium	
	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
057-1 State Bldg Constr-State			369,000	369,000

**Narrative**

The Construction Project Coordinator team manages all capital activity for the Walla Walla Veterans Home, Spokane Veterans Home, Washington Soldiers Home, Washington Veterans Home, and the Washington State Cemetery at Medical Lake. Including the capital projects at these sites, they work on capital planning, energy plans, work with facilities staff for maintenance issues, and also growth of additional programs.

**Capital FTE Summary**  
2023-25 Biennium  
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**Report Number:** CBS004  
**Date Run:** 9/21/2022 6:21AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget

Capital Project Requests  
Related to Preservation

*Department of Veterans Affairs*  
*2023 – 25 Capital Budget*

# 305 - Department of Veterans Affairs Capital Project Request

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 5:54AM

Project Number: 40000099

Project Title: WVH - Fire Alarm Replacement - 240 Building

## Description

Starting Fiscal Year: 2024  
 Project Class: Preservation  
 Agency Priority: 2

**Project Summary**

Replace the existing fire alarm system in the 240 bed skilled nursing building at the Washington Veterans Home.

**Project Description**

The fire alarm system at the Washington Veterans Home (WVH) in Port Orchard has become outdated and obsolete. The fire alarm manufacturer no longer makes replacement parts for the system and DVA is only able to find replacement parts that have been refurbished. The continued use of used/refurbished products is not a long-term plan for a life safety system like the fire alarm. The system is over 20 years old and needs an upgrade and replacement.

Recently the control panel failed and required the facilities staff to complete a 24/7 fire watch for 5 days while staff found a refurbished replacement part. This was required per state and federal nursing home laws. This impacted the staff at the facility, since they were not able to complete regular maintenance work, had to be on site 24/7 and WVH facility team is not staffed 24/7. WDA was fortunate to find the necessary parts as quickly as we did as they are not manufactured any longer.

The fire alarm is a critical system for the safety of residents, staff, and visitors to the 160,000 SF skilled nursing building. This project is of the utmost importance and after completion should continue to protect the building for another 20-25 years. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

None

## Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	1,280,000				1,280,000
	<b>Total</b>	<b>1,280,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,280,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Operating Impacts

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

**Version:** A2 DVA - Agency Submission v.2.0

**Report Number:** CBS002

**Date Run:** 9/21/2022 5:54AM

**Project Number:** 40000099

**Project Title:** WVH - Fire Alarm Replacement - 240 Building

**Operating Impacts**

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**No Operating Impact**

**Narrative**

None



**Capital Project Request**

**2023-25 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000099	40000099
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**Description**

Starting Fiscal Year: 2024  
 Project Class: Preservation  
 Agency Priority: 6

**Project Summary**

Minor Works for Facility Preservation of Washington Soldiers Home (WSH) in Orting, Washington Veterans Home (WVH) in Port Orchard, Spokane Veterans Home (SVH) in Spokane, Walla Walla Veterans Home (WVWH) in Walla Walla, and the Washington State Veterans Cemetery (WSVC) in Medical Lake.

**Project Description**

These various projects are for repairs and upgrades of the building, infrastructure, and grounds of the Washington Soldiers Home (WSH) at Orting, the Washington Veterans Home (WVH) in Port Orchard, the Spokane Veterans Home (SVH) in Spokane, and the Washington State Veterans Cemetery (WSVC) in Medical Lake. The age of many of the Veterans Affairs buildings require updating and maintenance to meet the needs of the facility. The preservation projects help provide efficient upgrades to building systems, updates of life safety systems, and replacement of worn out and outdated finishes. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057	State Bldg Constr-Unknown					
057-1	State Bldg Constr-State	22,888,000	4,829,000	509,000		5,060,000
23N-1	MTC Capital Account-State	200,000		200,000		
	<b>Total</b>	<b>23,088,000</b>	<b>4,829,000</b>	<b>709,000</b>	<b>0</b>	<b>5,060,000</b>

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057	State Bldg Constr-Unknown				
057-1	State Bldg Constr-State	3,515,000	4,595,000	2,630,000	1,750,000
23N-1	MTC Capital Account-State				
	<b>Total</b>	<b>3,515,000</b>	<b>4,595,000</b>	<b>2,630,000</b>	<b>1,750,000</b>

**Operating Impacts**

No Operating Impact

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000068

SubProject Title: WSH - SNF Fire Sprinkler Riser Replacement

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

**Project Summary**

The existing fire sprinkler riser and pump in the Washington Soldiers Home have exceeded their useful life and need to be replaced. This is a critical life safety concern for our vulnerable long-term care residents in this state veterans home as well as a compliance issue.

**Project Description**

The fire riser for the skilled nursing building at the Washington Soldiers Home needs replacement. The fire sprinkler system is a main part of the life safety defenses at the building. The fire sprinkler riser is over 40 years old and, although still functioning and operational, it is at the end of its useful life.

Over time WDVA has maintained the fire sprinkler system along with the fire sprinkler riser, which provides the water to the wet and dry fire sprinkler system in the skilled nursing building. The annual inspections have been completed as required and show signs that the sprinkler riser has had some corrosion due to water leaks over the years. The system is fully operational, but it is critical need of replacement.

This project does not meet the funding requirement to qualify for the Federal VA State Construction Grant program. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	125,000				125,000
	<b>Total</b>	<b>125,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>125,000</b>

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**305 - Department of Veterans Affairs  
Capital Project Request**

**2023-25 Biennium**

\*

**Version:** A2 DVA - Agency Submission v.2.0

**Report Number:** CBS002

**Date Run:** 9/21/2022 6:00AM

**Project Number:** 30000094

**Project Title:** Minor Works Facilities Preservation

**SubProjects**

**SubProject Number:** 40000068

**SubProject Title:** WSH - SNF Fire Sprinkler Riser Replacement

**No Operating Impact**

**Narrative**

This work is for the replacement of an aged, existing fire suppression system that is maintained by WSH's internal maintenance team and third-party vendor, as needed. No operating impacts.

**SubProject Number:** 40000069

**SubProject Title:** WSH - THP - Roosevelt Barracks and Betsy Ross Fire Alarm Upgrade

**Starting Fiscal Year:** 2024

**Project Class:** Preservation

**Agency Priority:** 6

**Project Summary**

This is for the replacement and upgrade of the fire alarm system at the Roosevelt Barracks and Betsy Ross building in Orting.

**Project Description**

WDVA houses about 80 veterans without homes in our Transitional Housing Program (THP) in Orting. Our THP's mission is to secure permanent housing for these veterans along with the means to support themselves through vocational rehabilitation and employment. The fire alarm systems at the Roosevelt Barracks and Betsy Ross buildings, which house our THP clients, are at the end of their useful lives and in need of replacement. Although the alarms are still functioning, replacement parts are not off the shelf items and to get replacement parts we typically must find surplus parts, making changes difficult and expensive to procure, as these fire alarm systems are more than 30 years old. When the skilled nursing building fire alarm system was completed about five years ago a new centralized head end was installed. With the centralized head end it was planned that as other campus building uses changed and fire alarm systems upgraded in those buildings, that they would be tied into the centralized campus head end. The head end of the fire alarm system provides notification of what building, room, or area that the fire alarm is going off. This allows for a quicker response for emergency vehicles as we continue to integrate the full campus into one fire alarm system.

It is imperative that we modernize the fire alarm system in both Betsy Ross and the Roosevelt Barracks to ensure we are protecting the health and safety of our vulnerable clients in THP and we are able to appropriately maintain and repair the system.

The Transitional Program does not have a grant program that supports the construction of facilities.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

**City:** Orting

**County:** Pierce

**Legislative District:** 002

**Project Type**

Facility Preservation (Minor Works)

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000069

SubProject Title: WSH - THP - Roosevelt Barracks and Betsy Ross Fire Alarm Upgrade

Growth Management impacts

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	425,000				425,000
	<b>Total</b>	<b>425,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>425,000</b>

Future Fiscal Periods

Acct Code	Account Title	2025-27	2027-29	2029-31	2031-33
		057-1	State Bldg Constr-State	0	0
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

This project is for the replacement/ of an existing system and is not expected to materially impact operating budget.

SubProject Number: 40000072

SubProject Title: WSH - THP - Roosevelt Barracks Elevator Replacement

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000072

SubProject Title: WSH - THP - Roosevelt Barracks Elevator Replacement

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

**Project Summary**

The elevator in Roosevelt Barracks needs replacement or refurbishment.

**Project Description**

This project is to refurbish or replace the elevator at the Roosevelt Barracks. Roosevelt Barracks is currently used by our Transitional Housing Program (THP) that helps veterans without homes with a place to live as they get connected to VA benefits, training, medical care, long term housing, and other skills needed to live on their own. The elevator provides access between the 1st and 2nd floor of the building and is vital as some of our THP clients have disabilities that do not allow them to use the stairs. The elevator is over 50 years old and is frequently breaking down, sometimes with staff or clients getting stuck in the elevator, which is a serious safety issue.

The modernization will involve the replacement of all controls, hydraulic system, cab interior, replacement of any other components so that the elevator will have another 30-50 years of use. The current elevator has broken down multiple times with staff or clients in it over the last six months. Repairs have been made to continue to keep the elevator functional, but technicians have informed us that due to the age of the elevator and its controls it will continue to breakdown and requires replacement. Due to the unreliability the Transitional Housing Program has had to relocate clients with mobility issues from the second floor to the first floor. However, this is problematic in that the THP residents are housed in sections of the building based on the recovery model they are in, per federal VA's grant per diem model that primarily funds our THP. Therefore, a non-functioning elevator also it could limit the number of veterans we can serve in THP.

This elevator is the only one in the building and with planned construction projects that will impact client rooms the need for flexibility within the building and delivery of materials could impact future project success and timing if the elevator continues to be unreliable and breakdown.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	350,000				350,000
	<b>Total</b>	<b>350,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>350,000</b>

305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000072

SubProject Title: WSH - THP - Roosevelt Barracks Elevator Replacement

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

**Narrative**

If the elevator is not replaced we may not be able to meet the growing need to provide permanent housing solutions to homeless veterans and/or would lose federal grant per diem dollars through non-compliance.

SubProject Number: 40000073

SubProject Title: WVH - Laundry Building HVAC Upgrades

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Replacement of the heating and cooling system at the laundry facility at the Washington Veterans Home.

**Project Description**

The Laundry Building at the Washington Veterans Home in Port Orchard serves up to 337 residents in our skilled nursing facilities in Port Orchard and Orting. Annually this facility processes over three million pounds of laundry for our state veterans' homes residents. This includes linens and resident personal clothing. The heating and cooling system in this building is not functioning properly. WDVA has had to bring in supplemental seasonal heating and cooling equipment to provide a safe and comfortable environment for the laundry staff. The rise in summer temperatures and the heat produced by the machinery and manual nature of the work being completed by staff makes the cooling a health and safety issue for our laundry workers, especially in summer months.

The current system only provides passive air flow and exhaust but has no cooling. The increasing heat in the summer months and air quality issues that are experienced in the skilled nursing home, which is having its HVAC system replaced, are compounded in the laundry facility due to heat of the machines as well as dust and particles created by the machines. and. Replacement of the system to ensure safety and acceptable working conditions for our staff at the laundry is imperative. The laundry is a seven days per week operation and vital to the health and quality care of the residents in the two homes it serves.

The system currently provides only exhaust and air flow through the space, but no cooling. The replacement of the units will help to provide an effective, energy efficient solution to this problem.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

Project Type

SubProject Number: 40000073

SubProject Title: WVH - Laundry Building HVAC Upgrades

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

None

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057	State Bldg Constr-Unknown					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	875,000				875,000
	<b>Total</b>	<b>875,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>875,000</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057 State Bldg Constr-Unknown				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

Narrative

No operating impacts since this is an existing building system that must be replaced. Continued preventative maintenance will be needed as is currently the case, but we would expect repair costs to decrease.



**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000019

SubProject Title: WSH - Roof Replacemnt O'Connor Hall

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Replacement of 30-year roof at O'Connor Hall

**Project Description**

The roof on O'Connor Hall at the Washington Soldiers Home in Orting is over 30 years old and need to be replaced. The building is used primarily for staff training and, large group meetings, but also is used for other important WDVA and community purposes. For the continued protection and viability of the building, the roof needs to be replaced along with the gutters and downspouts. WDVA also anticipates that some roof repairs will be needed when the roofing is removed due to water damage from past leaks. Roof replacement is vital to avoid water damage to the building that will result in more costly repair and replacement costs in the future.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	85,000				85,000
	<b>Total</b>	<b>85,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>85,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

This project will replace the roof in order to avoid repair and maintenance costs due to potential water damage.

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000023

SubProject Title: WSVC - Administration Building Renovation and Addition

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project would renovate and add space for more private client consultations for grieving families in the Administration Building at the Washington State Veterans Cemetery, which is in Medical Lake, WA.

**Project Description**

The Washington State Veterans Cemetery at Medical Lake is in need of additional space to meet with individual families as they discuss

The Washington State Veterans Cemetery at Medical Lake needs additional space to meet with family members as they discuss plans for loved one's burials. Currently, cemetery staff need to use the staff conference room to try to accommodate these conversations away from the public. The conference room does not provide the visual privacy that should be afforded the family members. Due to the frequency of visitors, WDVA often must have either keep other families waiting or talk to them in open public space, which is not conducive to these discussions nor in keeping with the dignity in which we want to treat veteran's loved ones. We also are not able to use the conference room for its intended purpose, which is staff meetings. WDVA would like to add additional space to build two small, private meeting rooms for meeting with family members. This will help the Veterans Cemetery to serve families with the dignity, respect, and compassion that they deserve in their time of sorrow.

This is not work that can be completed through the Federal VA Cemetery Grant Program.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Medical Lake

County: Spokane

Legislative District: 006

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	875,000				875,000
	<b>Total</b>	<b>875,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>875,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000023

SubProject Title: WSVC - Administration Building Renovation and Addition

Operating Impacts

No Operating Impact

**Narrative**

This project will not have any operating impacts after construction.

SubProject Number: 30000118

SubProject Title: WSH - Asphalt Paving

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Asphalt paving, repair, and added parking at the Washington Soldiers Home (WSH)

**Project Description**

The Washington Soldiers Home needs repair and replacement of asphalt paving throughout the campus. The effects of time have damaged the paving and subbase in many locations. The asphalt is crumbling and deteriorating. With the continued aging of the Washington Soldier Home, the replacement, repair, and sealing of the asphalt roads and parking lots needs to be addressed. The constant effects of weather, heavy use and time take their toll.

Additionally, the increased usage of the campus through adding 80 transitional housing program clients and staff that serve them, along with a working farm and contracted tiny homes community, have increased the vehicles and traffic at the WSH campus. and the repair and replacement of the asphalt provides infrastructure for safe navigation of the campus by residents, staff, visitors, and vendors. Providing additional parking at needed locations will also keep vehicles off grass spaces that they are currently forced to use due to lack of parking capacity, which can damage irrigation and other infrastructure and well as degrade landscaping efforts., and

Federal Grant funds are not available for this type of project.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

none

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 30000118

SubProject Title: WSH - Asphalt Paving

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	850,000				850,000
	<b>Total</b>	<b>850,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>850,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Operating Impacts

No Operating Impact

Narrative

None

SubProject Number: 40000027

SubProject Title: WVH - Controls Replacement

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Washington Veterans Home needs HVAC controls replacement for the whole campus.

**Project Description**

The HVAC controls for the campus have become obsolete and are parts for the system are becoming scarce. Since the Washington Veterans Home heating system is integrated to the power plant the controls for all buildings need to be upgraded to make sure that the continuity of operations is continued. The HVAC system is essential to maintaining the comfort of residents, clients, staff, and visitors on the property and to maintain regulated temperatures required by CMS for resident care in the Skilled Nursing Building. The campus power plant controls the system at the head end and the system will need to be replaced to make sure that we do not have a catastrophic failure within the heating and hot water systems. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Facility Preservation (Minor Works)

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000027

SubProject Title: WVH - Contols Replacement

Growth Management impacts

None

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2023-25 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	650,000				650,000
	<b>Total</b>	<b>650,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>650,000</b>

		<u>Future Fiscal Periods</u>			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

Narrative

none

SubProject Number: 30000213

SubProject Title: WSVC Maintenance Building Enclosure

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 30000213

SubProject Title: WSVC Maintenance Building Enclosure

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Provide full enclosure to maintenance building used for equipment and material storage.

**Project Description**

The current maintenance building is not fully enclosed and is open to the elements on the west side of the building. Expensive excavating, landscaping, and other vehicles and equipment are stored in this building, and WDVA needs to enclose the building to allow equipment stored in the building to be protected from premature deterioration through exposure to extreme elements as well as theft or vandalism. The Washington State Veterans Cemetery is in a rural location and the facility does not have security or staffing outside business hours (daytime hours, Monday-Friday). Although security fencing is in place, there have been issues with theft and vandalism in our maintenance area (stored fuel has been stolen and equipment has been vandalized)By enclosing the existing structure, it will allow all maintenance equipment (mowers, small tractors, bobcats, trucks, etc.) along with materials (markers for grave sites, fertilizer, amended soils, etc.) to be protected from the elements thereby increase the equipment’s useful life and reducing repair or replacement costs. Due to sustained winds in the area the rain and snow blow into the open area and accelerate the effects of weather on the items stored in the facility. During the winter months amended soils and rock needed for the function of services and daily business operation freeze due to the exposure to the elements and limit the supplies that can be stored on site. This requires higher costs for material delivery and impacts the natural course of business within the facility. This project is not something that the Federal VA Cemetery grant program will fund. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Medical Lake

County: Spokane

Legislative District: 006

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	425,000				425,000
	<b>Total</b>	<b>425,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>425,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	0	0	0	0	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 30000213

SubProject Title: WSVC Maintenance Building Enclosure

Operating Impacts

No Operating Impact

**Narrative**

No added operating impacts. This will help with storage of materials, grave markers, equipment, and other items.

SubProject Number: 40000077

SubProject Title: WSVC - Automatic Security Gates

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Replacement and addition of security gates at main entrance and maintenance yard.

**Project Description**

The main entrance gates to the cemetery are manually operated. They are unlocked by cemetery staff on weekdays, and Eastern State Hospital staff on weekends and holidays. Due to operations outside of business hours the gates are also manually locked at dusk each day. With the cemetery open outside of business hours and a third-party vendor assisting in unlocking and locking of the gates, it provides an opportunity to accidentally lock a visitor within the cemetery gates. This almost happened in the severe winter months with an elderly visitor but was fortunately addressed by one of our staff before leaving the grounds. The cell reception is not always reliable at the cemetery, which could impact someone locked inside reaching out for assistance as well, and the gates can be difficult to open manually during freezing temperatures.

By replacing the entry gates with automated gates with a traffic loop, it would allow for egress from the cemetery when the gates are closed, thus alleviating this safety concern. The gate power would be added to our emergency generator to ensure continuous operations during power outages. Programming would also be included to make sure that the gates are unlocked and locked on a regular schedule. [WT(1)]

In addition to the main entrance having automated gates the maintenance yard gates need replacement as the current gates are impacted by the freezing temperatures during the winter months. This has limited access to the maintenance facility at times when snow removal is crucial to the operations of the cemetery and keeping it open for visitors. The new gates would also be automated (installed on backup generator) and be chopper style gates like other gates installed on the perimeter fencing. These gates are not impacted by the winter weather like the current rolling gates.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Medical Lake

County: Spokane

Legislative District: 006

**Project Type**

Facility Preservation (Minor Works)

**305 - Department of Veterans Affairs  
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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000077

SubProject Title: WSVC - Automatic Security Gates

**Growth Management impacts**

None

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2023-25 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriates</u>	<u>New Appropriates</u>
057-1	State Bldg Constr-State	175,000				175,000
	<b>Total</b>	<b>175,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>175,000</b>

**Future Fiscal Periods**

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

No additional operating impacts since this should help with security of site and allow egress 24/7.

SubProject Number: 40000078

SubProject Title: WVH - Laundry Lint Collection System Upgrade



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Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000078

SubProject Title: WVH - Laundry Lint Collection System Upgrade

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project is to modernize the lint collection system at the Washington Veterans Home laundry facility.

**Project Description**

The laundry facility serves up to 337 residents in our skilled nursing facilities at the Washington Veterans Home in Port Orchard and Washington Soldiers Home in Orting. Annually this facility processes over three million pounds of laundry. This includes linens and resident clothing. The drying of laundry produces substantial lint, and the existing, outdated lint collection system is not able to effectively control the lint. The system currently blows the lint onto the roof creating clogged downspouts, potential roof damage, and fire hazards. Even with continued maintenance and roof checks the amount of lint accumulated daily makes it difficult to control. The lint system itself has limited access for cleaning of the entire system so it can become partially clogged throughout the year. This leads to the expensive, commercial dryers not working at optimal levels, reducing the life expectancy of the dryers, and increase the potential danger of fire or water damage.

A new lint collection system will help to limit the impacts to the roof, reduce fire danger, increase staff safety, and extend the useful life of the commercial dryers. The laundry facility is used seven days per week to keep up with the laundry at both state veterans' homes on the west side of the state. The impact of losing a dryer can greatly diminish the productivity of the laundry team and impact health and safety related to providing clean linens and clothing to our vulnerable residents.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	225,000				225,000
	<b>Total</b>	<b>225,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>225,000</b>

**Future Fiscal Periods**

Acct Code	Account Title	2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000078

SubProject Title: WVH - Laundry Lint Collection System Upgrade

No Operating Impact

**Narrative**

No operating impacts as this system will replace an existing antiquated one. Should make preventative maintenance easier.

SubProject Number: 40000029

SubProject Title: WVH - Raise, Realign, and Clean Markers

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

The cemetery at the Washington Veterans Home needs to have the gravesite markers raise, realigned, and cleaned.

**Project Description**

The cemetery at the Washington Veterans Home has been in used for over 90 years. The headstones were installed in concrete sleeves and the concrete sleeves and headstones have settled over the years. Due to the installation of the headstones in concrete sleeves this work is not something that can be completed by WDVA maintenance staff. The concrete will need to be raised and leveled or replaced without damaging the markers or disturbing the veterans that lay in rest in the cemetery. The markers need cleaning as well. The process requires a special product (D2) and to get this to a maintenance level should be cleaned when the headstones area raised and realigned. Additional cleaning efforts are needed for markers that had sunk below grade and become dirty/stained. Additional cleaning can then be put into the preventative maintenance system. WDVA only has two grounds keepers to maintain the cemetery, and campus property at the Washington Veterans Home, so the cleaning of the over 1,000 headstones is not feasible. The initial cleaning efforts are very involved, but once complete they ongoing maintenance is minimized and would fit within their ground's maintenance routine.

This cemetery does not fall under the Federal VA Cemetery Grant guidelines, so no grant funds are available.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	385,000				
<b>Total</b>		<b>385,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000029

SubProject Title: WVH - Raise, Realign, and Clean Markers

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	385,000			
<b>Total</b>	<b>385,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

**Narrative**

None

SubProject Number: 30000106

SubProject Title: WSH Building Exterior Preservation

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project is for the cleaning and tuck-pointing of masonry on four of our older buildings on our Washington Soldiers Home campus in Orting, WA

**Project Description**

We will refinish the exterior of our multipurpose facility (Chilson Hall – built 1954), the kitchen facility (built 1947), and our two Transitional Housing Program buildings (Roosevelt Barracks (1958) and Betsy Ross (1936)) on campus to treat mortar and brick decay and provide a preservative treatment. The preservation of the exterior of these masonry clad buildings is imperative to the continued long-term use. Each of the buildings is over 60 years old and tuck-pointing and sealing of the masonry will continue to extend the useful life of the building envelope, protecting each structure from continued impacts from the elements and potential future water damage.

Deferral of this project will likely give rise to the degradation of facilities of historical significance. The long-term care is best to minimize potential future major historical preservation that could be required for any of these buildings, due to the building envelope being compromised. It supports our efforts to preserve our assets. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

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 Capital Project Request

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 3000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

Project Type

SubProject Number: 30000106

SubProject Title: WSH Building Exterior Preservation

Facility Preservation (Minor Works)

Growth Management impacts

none

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	880,000				
	<b>Total</b>	<b>880,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	880,000			
<b>Total</b>	<b>880,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

Narrative

None

SubProject Number: 30000163

SubProject Title: WVH Building Exteriors

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Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 30000163

SubProject Title: WVH Building Exteriors

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This is for the cleaning and sealing of the Washington Veterans Home power plant.

**Project Description**

The Washington Veterans Home Skilled Nursing Building was built in 2002. The ongoing maintenance of the exterior to clean and reseal the masonry units is needed. Spot cleaning and resealing has been done in areas of need, but this should be completed overall building every 20 years. By sealing the exterior masonry of the building, it will continue to protect the building from the elements, including rain, snow, UV breakdown, etc. Since the building is nearly 20 years old it is time to reseal it again to continue to maintain this asset.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

none

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	375,000				
	<b>Total</b>	<b>375,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	375,000				
	<b>Total</b>	<b>375,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

None

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Capital Project Request**

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Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 30000104

SubProject Title: WVH Campus Irrigation

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project is for the completion of the facility irrigation system at the Washington Veterans Home

**Project Description**

The existing irrigation at the Washington Veterans Home was installed over 40 years ago and has now failed and is not able to be repaired. The system was installed using iron pipe which has rusted through at most all joints and seams. We are now unable to appropriately irrigate sections of the grounds around resident living areas. The use of hoses and sprinklers has proven to be costly in water usage and staff time needed to relocate the sprinkler every 30 min.

To maintain a home like setting for the Veteran residents, family, visitors, and the staff, watering is needed to keep the grounds well maintained. There are two parts of the irrigation system, one that was installed around the skilled nursing building (fully operational) when it was built in 2002, and the older part remains around the remaining grounds throughout the campus. The grounds crew maintains the main campus with limited resources and by minimizing the need to manually water, it would positively impact their ability to do other critical work in the maintenance of a 240-bed skilled nursing facility, plus a 50-bed transitional housing facility, but also ensure we maintain grounds in a manner that is in keeping with what our residents, family members, and the public expect in a facility that is caring for our nation's veterans.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

none

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
		<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	350,000				
	<b>Total</b>	<b>350,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		<u>Future Fiscal Periods</u>			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1	State Bldg Constr-State	350,000			
	<b>Total</b>	<b>350,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

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Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 30000104

SubProject Title: WVH Campus Irrigation

No Operating Impact

**Narrative**

Will reduce staff efforts doing repairs.

SubProject Number: 40000025

SubProject Title: WSVC - Asphalt and Curb Repair

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Asphalt and curb repair at the Washington State Veterans Cemetery at Medical Lake.

**Project Description**

During the winter months the Washington State Veterans Cemetery at Medical Lake gets multiple feet of snow annually. In the summer they can get sustained temperatures in the mid to upper nineties. The extreme weather impacts play a big role in the damage and destruction of the asphalt on the property. The concrete curbs also are impacted by the winter snow. Although the maintenance crew works hard to mark the curbs throughout the property and avoid hitting them during snow removal, some damage is unavoidable due to snow levels and visibility. Throughout the operations of the cemetery these damaged areas have accumulated. The Cemetery must maintain national VA Cemetery shrine standards and that includes the appearance of the curbs and asphalt. The replacement and repair of both items will help to minimize the impact to other parts of the curbs and asphalt.

This work does not qualify for the Federal VA Cemetery Grant Program.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Medical Lake

County: Spokane

Legislative District: 006

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	275,000				
<b>Total</b>		<b>275,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000025

SubProject Title: WSVC - Asphalt and Curb Repair

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State	275,000			
<b>Total</b>		<b>275,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

**Narrative**

This project will not have any operating impacts since it is a repair/replacement of existing items.

SubProject Number: 30000105

SubProject Title: WSH Chilson Hall Upgrades

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This will replace the floor covering in the main activity building at the Washington Soldiers Home.

**Project Description**

WDVA would like repair, replace, and refinish hardwood flooring and replace tile flooring at our Chilson Hall building on our Washington Soldiers Home campus in Orting, WA. This building has been a vital multipurpose area that is used by residents, family members, and staff, and is vital to quality of life for our veterans. The building includes recreational opportunities, a library, a stage for performances, as well as some office space. The flooring is well past the time for refinishing and replacing due to multiple years of cleaning and wear and tear. Chilson Hall was constructed in 1954 so some vinyl asbestos tile (VAT) may be encountered. In the areas that currently do not have hard wood floor WDVA would install luxury vinyl plank since it has proven to be a durable surface that withstands the impacts of wheelchairs and has a slip co-efficiency. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

none



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Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 30000105

SubProject Title: WSH Chilson Hall Upgrades

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	575,000				
	<b>Total</b>	<b>575,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Future Fiscal Periods</u>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	575,000				
	<b>Total</b>	<b>575,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

None

SubProject Number: 30000153

SubProject Title: SVH Bathroom Fixture Replacements

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project will upgrade the facilities bath rooms.

**Project Description**

This facility was 15 years old when the state purchased the skilled nursing building in 2001. Although the toilets have recently been replaced to provide ADA compliant fixtures the remaining sinks, hardware, wainscot, and lighting within the restrooms have not been replaced or upgraded in 30 years. Although routinely maintained the hardware for the sinks is requiring ongoing maintenance and the newer ADA regulations require updated sinks and hardware. When the sinks are replaced, this is the best time to update the wainscotting as this is also 30 years old and requires updating to make the skilled nursing facility feel less institutionalized. The lighting upgrades will help with providing more energy efficient fixtures and better lighting for the residents within the restrooms. The upgrade of lighting and wall finishes will help with cleaning and infection control within the facility.

Funding will be requested from the 0-57 State Building Construction Account

**Location**

City: Spokane

County: Spokane

Legislative District: 003

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 Capital Project Request

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

Project Type

SubProject Number: 30000153

SubProject Title: SVH Bathroom Fixture Replacements

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

none

Funding

Acct Code	Account Title	Expenditures		2023-25 Fiscal Period		
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	550,000				
	<b>Total</b>	<b>550,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

Acct Code	Account Title	2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State	550,000			
	<b>Total</b>	<b>550,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

Narrative

None

SubProject Number: 40000083

SubProject Title: WWVH - Expand CCTV-Cameras

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000083

SubProject Title: WWVH - Expand CCTV-Cameras

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project is to expand the CCTV/Camera system for security.

**Project Description**

During the construction of the Walla Walla Veterans Home conduit and access points were included for additional future cameras to be installed on the campus depending on resident and staff needs. During the 5 years of operations the need to add additional cameras to the campus has become apparent. The cameras are needed to support resident and staff safety. This would also include cameras covering the parking lots as well as additional access doors. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Walla Walla

County: Walla Walla

Legislative District: 016

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2023-25 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	125,000				
	<b>Total</b>	<b>125,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
		057-1	State Bldg Constr-State	125,000	
	<b>Total</b>	<b>125,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

None

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000085

SubProject Title: CBPS: SVH - Roofing and Window Replacement

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project is for the replacement of the roof and windows at the Spokane Veterans Home.

**Project Description**

The Spokane Veterans Home was purchased by WDVA in 2001 and the roof was at least 10 years old then. The roof is at its life expectancy limits and will need to be replaced in the next few years. Additionally the exterior windows are in need of replacement in order to have additional energy efficiency impacts. Many are starting to fail or have been damaged by 30-40 years of use.

With the replacement of the membrane roof, WDVA will also have to increase the insulation to meet today's building code standards. This will help to create a more energy efficient space and extend the life of the building, not to mention mitigation of any leaks that have occurred. The combination of the added insulation on the roof and replacement of windows the Spokane Veterans Home would become more energy efficient.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	735,000				
	<b>Total</b>	<b>735,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State		735,000			
	<b>Total</b>	<b>0</b>	<b>735,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000085

SubProject Title: CBPS: SVH - Roofing and Window Replacement

**Narrative**

This project will not have any operating impacts since it as replacement of existing items in the building to support energy conservation.

SubProject Number: 40000095

SubProject Title: CBPS: WVH - THP - Building 10 HVAC and Pump Replacement

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project is to replace roof top HVAC units and circulation pumps for water system at Building 10.

**Project Description**

Building 10 at the Washington Veterans Home in Port Orchard needs roof top units' replacement along with circulation pumps for the water system. This building is over 40 years old and some of these units are original. The building currently houses up to 50 Transitional Housing Program (THP) clients that moves veterans without homes to permanent housing solutions through connecting them with their benefits, providing vocational rehabilitation, health services, and employment. The current units do not provide adequate heating or cooling for the residents; this results in space heaters, portable air conditioning units, and other inefficient and ineffective methods during extreme temperatures. Furthermore, the aged, failing circulation pumps for the water system need replacement. These pumps help keep hot water on demand in the building for usage by the THP clients and staff.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

none.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	750,000				
<b>Total</b>		<b>750,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000095

SubProject Title: CBPS: WVH - THP - Building 10 HVAC and Pump Replacement

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State		750,000		
<b>Total</b>		<b>0</b>	<b>750,000</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

**Narrative**

no operating impacts.

SubProject Number: 40000028

SubProject Title: WVH - Maintenance Building Masonry Tuck Pointing

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 6

**Project Summary**

The Maintenance Building at the Washington Veterans Home needs to have the masonry re-tuck pointed and sealed.

**Project Description**

The Maintenance Building at the Washington Veterans Home is a masonry veneer building that is over 80 years old. The north wall has had leaking issues that has caused floor damage to the office space at that end of the building. By re-tuck pointing the building and re-sealing the brick this will help make the building exterior watertight. By continuing to maintain the exterior envelope of the building WDVA is increasing the useful life of the structure. Furthermore, this building house equipment, shop space, and storage that is needed to be protected from the elements. Keeping the envelope watertight will continue to protect these items.

Funding will be requested form the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000028

SubProject Title: WVH - Maintenance Bulding Masonry Tuck Pointing

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	300,000				
<b>Total</b>		<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Future Fiscal Periods</u>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State		300,000			
<b>Total</b>		<b>0</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	

Operating Impacts

No Operating Impact

Narrative

no operating impacts.

SubProject Number: 30000095

SubProject Title: WVH Roadway and Walks Reconfiguration

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 6

Project Summary

Entrance roadway widening and pathway access for skilled nursing facility at the Washington Veterans Home.

Project Description

The main access roadway narrows between the skilled nursing facility and the maintenance building to a point that access of two vehicles is very difficult and is a safety issue. In addition, there is no sidewalk lining the roadway, so veterans, staff and visitors use the roadway to travel to different areas on or off campus, causing an even more significant safety concern. Because of this, the roadway needs to be widened and a sidewalk added for resident, staff, and visitor safety. The roadway would be widened to meet standard vehicle size traffic lanes. Funding will be requested from the 0-57 State Building Construction Account.

Location

City: Port Orchard

County: Kitsap

Legislative District: 026

Project Type

Facility Preservation (Minor Works)

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 30000095

SubProject Title: WVH Roadway and Walks Reconfiguration

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	630,000				
	<b>Total</b>	<b>630,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Acct Code	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State		630,000		
	<b>Total</b>	<b>0</b>	<b>630,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

None foreseen

SubProject Number: 30000108

SubProject Title: WSH Plumbing and Sewer System Survey and Upgrade

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project is for a complete plumbing and sewer system assessment/survey and upgrade at the Washington Soldiers Home.

**Project Description**

The Washington Soldiers Home has on site wells for our water supply and ties into the city of Orting sewer system. The onsite system included sewer lines, and a grinder pump. WDVA would like to assess the water and sewer system to understand where repairs are needed since the system has been in place for at least 40 years. There are concerns that some lines are worn and in need of replacement. The request is for funding to conduct a professional survey then replace worn lines, valves, and all associated infrastructure.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002



305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

**Project Type**

SubProject Number: 30000108

SubProject Title: WSH Plumbing and Sewer System Survey and Upgrade

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

none

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	925,000				
<b>Total</b>		<b>925,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

Acct Code	Account Title	2025-27	2027-29	2029-31	2031-33
		057-1	State Bldg Constr-State		925,000
<b>Total</b>		<b>0</b>	<b>925,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

None foreseen

SubProject Number: 30000114

SubProject Title: WVH Flooring Replacements

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 3000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 30000114

SubProject Title: WVH Flooring Replacements

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Flooring replacements in a Building 10 at the Washington Veterans Home.

**Project Description**

The flooring in Building 10, which houses up to 50 veterans in our Transitional Housing Program, is nearly 30 years old and it needs replacement. As WDVA moves to modernize existing buildings luxury vinyl plank provides a durable flooring, while creating a more home like feel. It is easier to clean and maintain, along with easy to replace if a plank is damaged. Rubber base would also be included throughout the building.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

none

**Funding**

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	495,000				
	<b>Total</b>	<b>495,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		<u>Future Fiscal Periods</u>			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1	State Bldg Constr-State		495,000		
	<b>Total</b>	<b>0</b>	<b>495,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 4000026

SubProject Title: WSVC - Scatter Garden Pavers

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000026

SubProject Title: WSVC - Scatter Garden Pavers

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 6

**Project Summary**

The Washington State Veterans Cemetery at Medical Lake has a need to add pavers to the scatter garden.

**Project Description**

The Washington State Veterans Cemetery at Medical Lake has a scatter garden for the scattering of ashes by family members of veterans. This sanctuary within the cemetery needs pavers to complete some pathways so the full area is ADA accessible. Without the improvement to access, elderly or disabled family members are likely not able to use or participate in this occasion.

The cost of this work is not allowed as part of the Federal VA Cemetery Grant Program.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Medical Lake

County: Spokane

Legislative District: 006

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	75,000				
<b>Total</b>		<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

Acct Code	Account Title	2025-27	2027-29	2029-31	2031-33
		057-1	State Bldg Constr-State		75,000
<b>Total</b>		<b>0</b>	<b>75,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000088

SubProject Title: WWVH - Home Entrance Enlargement

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000088

SubProject Title: WWVH - Home Entrance Enlargement

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project is to reconfigure the storefront entrances to the neighborhoods so residents can be safely evacuated in the event of an emergency.

**Project Description**

When the Walla Walla Veterans Home was built all the interior resident room doors were built to be 4' wide, but the exterior egress doors were not. In the event of an emergency evacuation of a neighborhood staff will be moving residents out as quickly as possible. Often that is required by rolling the bed out from the resident rooms through the common corridors and outside with residents in them. Transitioning them to a wheelchair could adversely impact the evacuation of all residents. WDVA would like to redo the storefront entry doors so that all of them are at least 4 foot wide. This would accommodate all size beds (both regular and bariatric) and allow for quick egress from the building if the need arrives. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Walla Walla

County: Walla Walla

Legislative District: 016

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period		
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations	
057-1	State Bldg Constr-State	160,000					
	<b>Total</b>	<b>160,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
		Future Fiscal Periods					
		2025-27	2027-29	2029-31	2031-33		
057-1	State Bldg Constr-State		160,000				
	<b>Total</b>	<b>0</b>	<b>160,000</b>	<b>0</b>	<b>0</b>		

**Operating Impacts**

No Operating Impact

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000088

SubProject Title: WWVH - Home Entrance Enlargement

**Narrative**

No operating impacts since this is a replacement of an existing building condition and ongoing maintenance and repair will be the same after the project is complete.

SubProject Number: 40000032

SubProject Title: WSH - Lighting Retrofit

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project would upgrade of interior lighting and site lighting at the Washington Soldiers Home.

**Project Description**

The Washington Soldiers Home needs upgrading the lighting for interior and exterior spaces to LED. This will help to reduce our greenhouse emissions and help to create a more energy efficient building. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	525,000				
<b>Total</b>		<b>525,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

Acct Code	Account Title	2025-27	2027-29	2029-31	2031-33
		057-1	State Bldg Constr-State		525,000
<b>Total</b>		<b>0</b>	<b>525,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

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SubProject Number: 40000042

SubProject Title: WVH - Carpenter Shop Upgrade

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Reroof, re-side and repair walls in old carpenter shop for campus storage.

**Project Description**

The building envelope needs repair including new siding, roofing, doors, and paint. This building is used for storage of chemicals needed to operate the steam plant and the laundry facilities that provide service to over 240 veterans daily and cleans over 3 million pounds of laundry a year. The environment for storage of these products needs to remain secure. This is the only location on the property that is used to store these materials without building another structure. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	200,000				
	<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

Acct Code	Account Title	2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State			200,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>200,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

None

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 30000157

SubProject Title: WSH Replace HVAC Units in Nursing Care Building

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Replace HVAC Units in Skilled Nursing Building at the Washington Soldiers Home.

**Project Description**

The Washington Soldiers Home needs replacing the existing split system units and building supply air units. Along with these items it is also important to replace the building exhaust system since this helps to create a cooler environment in the summer months.

These units are all 20 to 30 years old, and replacement will allow for more energy efficient units to be installed, increasing performance while reducing greenhouse gas emissions.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

none

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	770,000				
<b>Total</b>		<b>770,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State			770,000		
<b>Total</b>		<b>0</b>	<b>0</b>	<b>770,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

none anticipated

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000094

SubProject Title: WSH - SNF Interior Finishes

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project is for the upgrade of interior finishes on the walls and ceilings in the skilled nursing building.

**Project Description**

The skilled nursing building at the Washington Soldiers Home in Orting has not been upgraded in over 30 years. To create a more home like feel the wall coverings, paint, nursing station counters, and handrails need replacement. This will be completed throughout the entire building, including resident rooms, common corridors, back of house space, and staff areas. The need is important for bringing the skilled nursing facility in line with our other state veterans' homes, and the long-term maintenance of the building.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period		
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates	
057-1	State Bldg Constr-State	950,000					
	<b>Total</b>	<b>950,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
		<b>Future Fiscal Periods</b>					
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>		
057-1	State Bldg Constr-State			950,000			
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>950,000</b>	<b>0</b>		

**Operating Impacts**

No Operating Impact

**Narrative**

No operating cost impacts after construction.



**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000090

SubProject Title: SVH - Exterior Painting

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 6

**Project Summary**

This project is for the painting of the exterior of the Spokane Veterans Home.

**Project Description**

The Spokane Veterans Home needs exterior painting. WDVA would like to have the exterior stucco painted with an elastomeric paint that will help to increase protection of the exterior of the building from environmental impacts. This building was last painted in 2005 and needs new paint and color scheme as well.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	325,000				
	<b>Total</b>	<b>325,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Acct Code	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State			325,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>325,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

This project will not impact operating costs, since it will be upgrading an existing building condition and normally building maintenance will be needed after the project is complete as well.

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000034

SubProject Title: WSH - Roosevelt Barracks Domestic Water Pipe Upgrade

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Roosevelt Barracks' pipes are at least 60 years old and will need to be replaced for the domestic water side.

**Project Description**

The domestic water lines in Roosevelt Barracks are at least 60 years old. DVA has repurposed the building in the last 2 years and now it is occupied at a larger level. The pipe for the domestic water should be replaced as they have exceeded their useful life.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	385,000				
<b>Total</b>		<b>385,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Acct Code	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State			385,000	
<b>Total</b>		<b>0</b>	<b>0</b>	<b>385,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000030

SubProject Title: WWVH - Flooring Replacement

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000030

SubProject Title: WWVH - Flooring Replacement

Starting Fiscal Year: 2032

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Replacement of flooring at the Walla Walla Veteran Home.

**Project Description**

The Walla Walla Veterans Home opened in 2017. AS the building begins to age WDVA will need to replace the flooring in the building as it will be past its recommended life. At this time, we will be looking to replaced it with similar products as they have proven to be durable in a high impact environment.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Walla Walla

County: Walla Walla

Legislative District: 016

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	825,000				
	<b>Total</b>	<b>825,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				825,000
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>825,000</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000031

SubProject Title: WWVH - Interior Paint

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:00AM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

**SubProjects**

SubProject Number: 40000031

SubProject Title: WWVH - Interior Paint

Starting Fiscal Year: 2032

Project Class: Preservation

Agency Priority: 6

**Project Summary**

The Walla Walla Veterans Home will need an interior and exterior re-paint.

**Project Description**

The Walla Walla Veterans Home will require an interior and exterior repaint of the campus buildings near 2032. At this point the building will have been in operation for 15 years and will need new paint.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Walla Walla

County: Walla Walla

Legislative District: 016

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	925,000				
	<b>Total</b>	<b>925,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Acct Code	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				925,000
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>925,000</b>

**Operating Impacts**

No Operating Impact

## Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	30000094	30000094
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:03AM

Project Number: 40000070

Project Title: WSVC - Raise, Realign, and Clean Markers

**Description**

Starting Fiscal Year: 2024  
 Project Class: Preservation  
 Agency Priority: 8

**Project Summary**

This project is to complete the raise, realignment, and cleaning of markers at the Washington State Veterans Cemetery (WSVC) at Medical Lake. This project also includes re-sod and leveling at burial areas.

**Project Description**

WSVC needs funding to raise, realign, and clean vertical markers. Along with this the cemetery needs to level out the sod areas in the burial areas that have been filled up. These to bring these up to standards that are required by federal VA as part of the construction grant funding WDVA received to build the cemetery.

The WSVC staff takes great care when placing the vertical markers to make sure that they are aligned with the rows in front, behind, diagonally, true, and plumb, and to the proper elevation. Unfortunately, as time goes on and soil expands and contracts due to extreme weather changes, markers settle to a degree which creates the need to raise and realign them. Once raised they need to be cleaned since some of the below grade areas will now be exposed and will be soiled and stained.

This work not only needs to be completed to ensure we maintain compliance with federal standards, but also to ensure we continue to maintain these hallowed grounds to what is expected of our veterans, family members, and public. Family members not being able to see engraved portions of loved one's markers because they hidden due to sinkage get upset about this, causing reputational risk for the WSVC.

The federal VA does allow for grant submission for this work, but only funds it in extreme cases (burial area washed out from flooding, natural type disaster) as they have limited funds. WDVA is, therefore, requesting that this is project be funded with state funds.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Medical Lake

County: Spokane

Legislative District: 006

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-1	General Fund-State					
057	State Bldg Constr-Unknown					
057-1	State Bldg Constr-State	1,250,000				1,250,000
<b>Total</b>		<b>1,250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,250,000</b>

Future Fiscal Periods

305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:03AM

Project Number: 40000070

Project Title: WSV - Raise, Realign, and Clean Markers

<b>Funding</b>				
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
001-1 General Fund-State				
057 State Bldg Constr-Unknown				
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

No operating impacts since this is maintenance to the cemetery markers and sod/ground leveling that will allow staff to complete grounds work in the future.

**Capital Project Request**

**2023-25 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000070	40000070
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:09AM

Project Number: 40000080

Project Title: CBPS: WSH - THP - Roosevelt Barracks HVAC and Insulation Upgrades

**Description**

Starting Fiscal Year: 2026  
 Project Class: Preservation  
 Agency Priority: 15

**Project Summary**

This project would upgrade the HVAC system and insulation for Roosevelt Barracks at the Washington Soldiers Home.

**Project Description**

Roosevelt Barracks is one of only two facilities statewide for the Transitional Housing Program (THP), which provides safe and stable housing for both male and female veterans who are committed to returning to employment and/or independent living. The program provides structure in a respectful, clean, and sober environment with individual and group chemical dependency counseling, mental health counseling, employment services, and life skills groups. THP staff and partners provide veterans with assistance, encouragement, and needed support services to foster lasting stability. They assist veterans in reaching personal goals and breaking the cycle of homelessness.

In early 2022 WDVA completed an energy audit of the Roosevelt Barracks. One of the significant findings in the audit was the need for upgraded and modernized thermal control of the installation. Roosevelt Barracks does not have any air conditioning capability, creating uncomfortable and potentially dangerous conditions for residents and staff during the summer months. The installation is heated by steam, which is inefficient and expensive to operate and maintain.

The audit recommended a transition from steam heat to an energy efficient HVAC system that would provide both heating and cooling. The report presented a retrofit plan of the building HVAC system that would install a VRF system so client rooms, office, and conference rooms could be individually heated and cooled, along with air handlers for common area temperature control. It was also recommended that the attic insulation be replaced as well to boost the efficiency and effectiveness of the HVAC upgrade. Both upgrades will reduce greenhouse gas emissions.

Funding requested is 100% State as there are not any grant funding opportunities for THP projects. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting County: Pierce Legislative District: 002

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	6,425,000				
	<b>Total</b>	<b>6,425,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
			Future Fiscal Periods			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	6,425,000				

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

**Version:** A2 DVA - Agency Submission v.2.0

**Report Number:** CBS002

**Date Run:** 9/21/2022 6:09AM

**Project Number:** 40000080

**Project Title:** CBPS: WSH - THP - Roosevelt Barracks HVAC and Insulation Upgrades

<b>Funding</b>				
Total	6,425,000	0	0	0

**Operating Impacts**

**No Operating Impact**

**Narrative**

This project will reduce operating cost impacts by replacing and modernizing the existing inefficient and expensive building systems.

**Capital Project Request**

**2023-25 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000080	40000080
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



# WDVA Roosevelt Barracks

## Building Upgrades 2022-264 A(1)

ROM Scopes and Costs

PORTING, WASHINGTON

MARCH 16, 2022 – REVISION 1

FOR THE  
LIFE OF  
YOUR  
BUILDING

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# Detailed Scope of Work

**FIM ID # 49018**  
**03.01A-RB: Provide VRF HVAC**  
**Roosevelt Barracks**

## GENERAL

Existing: The existing heating, ventilation, and air conditioning (HVAC) system is antiquated and in need of replacement.

Proposed: Provide a new variable refrigerant flow (VRF) HVAC system, building-wide, to satisfy space heating and cooling needs. Outside ventilation air will be provided via (2) new dedicated outdoor air system (DOAS) units with heat wheel energy recovery and VRF coils to be connected to the rest of the new building VRF system. Existing exhaust airflow streams currently discharging to the outside will be combined and routed through the DOAS energy recovery section for maximum energy efficiency. The new VRF and DOAS systems will be on campus emergency power.

## SCOPE OF WORK INCLUDES

1. Equipment Furnished by ESCO
  - A. AHU-5
  - B. HRU-1
  - C. CU-1,2,3,4
  - D. FC-1,2,3,4,5
  - E. VRF Branch Control Boxes
  - F. VRF Controllers
  - G. VRF thermostats
  - H. VRF coil kits
2. Mechanical
  - A. Demo
    - 1) Sheet Metal
      - (i) Demo (93) thermostats controlling steam radiators
      - (ii) Demo (93) steam radiators
      - (iii) Demo (4) steam radiators at stairwells as require to install VRF units.
      - (iv) Demo (10) ceiling supply grilles
      - (v) Demo (2) air handling units and associated appurtenances
      - (vi) Demo (5) exhaust fans and associated appurtenances
        - (a) Demo associated EA ductwork. See DEMO sketches for approximate demolition.
        - (b) Cap EA risers through roof.
      - (vii) Demo (3) EA louvers
      - (viii) Demo EA ductwork in approximate amounts as listed below (see DEMO sketches):
        - (a) 3 lineal feet of 18" x 12" duct
        - (b) 20 lineal feet of 18" x 14" duct
        - (c) 80 lineal feet of 18" x 24" duct
        - (d) 8 lineal feet of 16" x 8" duct
        - (e) 1 lineal feet of 12" x 7" duct
        - (f) 85 lineal feet of 14" x 10" duct
        - (g) 33 lineal feet of 8" x 6" duct
    - 2) Piping
      - (i) Demo 2-1/2" Steam and 2" Condensate and associated appurtenances approximately 20 lineal feet each.
        - (a) Cap at the risers.
      - (ii) Demo 250 lineal feet each of Heat Recovery run-around loop piping and associated appurtenances.
        - (a) Demo (1) heat recovery loop in-line recirculation pump
  - B. New Work
    - 1) Mechanical
      - (i) Install (97) VRF floor-mounted indoor units and associated appurtenances, mounted in former steam radiator locations
        - (a) Furnish and install (97) thermostats for wall mounted indoor units.
      - (ii) Install (10) ceiling mounted VRF cassettes and associated appurtenances
        - (a) Reconnect existing supply ductwork to new cassettes. Furnish and custom transitions as necessary.
      - (iii) Install (10) VRF branch controllers as indicated in mechanical sketches.
      - (iv) Furnish and install 2-pipe refrigerant linesets between branch controllers and indoor units as shown on NEW sketches.
      - (v) Furnish and install 3-pipe refrigerant linesets between branch controllers and outdoor units as shown on

# Detailed Scope of Work

- NEW sketches.
- (vi) Install (1) VRF coil kit connected to VRF heating/cooling coil in AHU-5
- (vii) Install (1) VRF coil kit connected to VRF heating/cooling coil in HRU-1
- (viii) Install (1) LG Multisite Controller
- (ix) Install AHU-5 and HRU-1 and associated appurtenances
- (x) Furnish and install EA ductwork as shown on NEW sketches, including below:
  - (a) 20 lineal feet of 18" x 14"
  - (b) 10 lineal feet of 14" x 10"
- 2) Piping
  - (i) Furnish and install 28 units mounted condensate pumps for VRF indoor units not near plumbing fixtures.
  - (ii) Furnish and install one electronic trap primer.
  - (iii) Furnish and install (107) condensate drain lines for each VRF indoor unit, see NEW sketches for routing line lengths.
- 3) Misc.
  - (i) Insulation
    - (a) Provide insulation on ductwork per WSEC requirements
    - (b) Provide insulation on all refrigerant and condensate piping.
    - (c) Provide insulation meeting WSEC requirements.
    - (d) Provide insulation of matching value to replace damaged insulation in attic around areas of work
- 3. Controls
  - A. Provide Multi-site controller for the VRF system, capable of remote monitoring and commanding, integrate into existing BAS.
  - B. Provide controller for AHU-5 and HRU-1, integrate into existing BAS.
- 4. Vibration Isolation
  - A. Provide spring-isolation and steel base (if not already part of equipment) for AHU-5 and HRU-1
- 5. Electrical
  - A. Contractor shall be responsible for equipment, materials, accessories, and other associated requirements called for in the following scope, and as indicated in the above supporting documents as required to disconnect all equipment to be demolished and connection of new equipment.
  - B. General circuiting requirements
    - 1) Contractor shall survey existing facility drawings and power distribution system to determine available space and capacity to support this scope of work. If existing space or capacity is insufficient to meet the requirements of the scope, Contractor shall immediately notify McKinstry.
    - 2) For power circuits indicated as being removed, Contractor shall remove conductors back to the associated panel, and shall remove associated starters, disconnects, and other devices. Conduit shall be cut back to within 3" of room penetration.
    - 3) For new power circuits, Contractor shall furnish and install overcurrent protection, conduit conductors, starter, disconnect, and related accessories.
    - 4) Where power circuits indicated as being removed meet the requirements for new power circuits, existing components may be reused where in compliance with current NEC.
    - 5) Unless otherwise specified, similar loads may be combined on a common circuit as permitted by current NEC.
  - C. Electrical panels and disconnects serving mechanical equipment shall comply with the service clearance requirements of the NEC. Furnish and install remote mounted panels and disconnects where required by the NEC.
  - D. Contractor shall be responsible for all equipment, materials, accessories, programming, and other associated requirements called for in the following scope, including, but not limited to, all necessary electrical circuits, wiring, conduit, and other appurtenances.
  - E. General requirements
    - 1) Electrical contractor shall coordinate with controls contractor to provide power to all new control hardware requiring power.
  - F. See electrical sketches for scope of work
- 6. Structural
  - A. Saw Cutting
    - 1) Provide (4) major wall penetrations and sleeves for refrigerant piping in crawlspace. See NEW sketches for locations.
    - 2) Provide (2) floor slab penetrations for refrigerant piping to reach first and second floors.
  - B. Concrete
    - 1) Provide Concrete housekeeping pads for VRF outdoor units extending 6" beyond equipment footprint at minimum.
    - 2) Provide anchoring of VRF outdoor units to concrete housekeeping pads.
- 7. Roofing
  - A. New Work

# Detailed Scope of Work

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- 1) Roofing
  - (i) Patch roofing where exhaust louvers were removed like new
8. Carpentry
  - A. General Carpentry
    - 1) Patch exterior walls where exhaust louvers were removed like new.
9. Fire Alarm
  - A. Integrate AHU-5 and HRU-1 into the existing fire alarm system.
10. Fire Sprinkler
  - A. Alter fire sprinkler pipe as needed for DEMO and NEW work
11. Testing, Adjusting, and Balancing (TAB)
  - A. Rebalance all supply and exhaust air grilles.
12. Commissioning
  - A. Provide commissioning per WSEC including controls testing.
  - B. Provide point to point review and functional performance testing.
  - C. Provide commissioning report.
13. Training
  - A. Provide training for all new systems described in this scope of work including equipment and controls.

## CLARIFICATIONS AND EXCLUSIONS

1. Excludes hazardous material testing and abatement. We have received a good faith survey of hazardous materials, and none was identified that would affect this scope of work. Owner to include testing of proposed demolition to confirm hazardous materials are not present.
2. If existing equipment or components are reused, repairs to existing are not included unless specifically noted in the scope above. At this point, all other related equipment that has been inspected is operating properly.
3. Labor cost estimates assume day shift work.



Job Name/Location:

Tag No.:

Date:

For:	File	Resubmit
	Approval	Other_____

PO No.:

Architect:

GC:

Engr:

Mech:

Rep:

(Company)

(Project Manager)

**ARNU073CEA4**  
**Multi V™ Floor Standing - Cased**  
 7,500 Btu/h Indoor Unit



**Performance:**

Total Cooling Capacity (Btu/h) <sup>1</sup>	7,500
Heating Capacity (Btu/h) <sup>1</sup>	8,500
Maximum Power Input <sup>2</sup>	85
L/M/H Power Input at Factory Default (W)	14 / 17 / 24

Rated capacity is certified under AHRI Standard 1230. Ratings are subject to change without notice. Current certified ratings are available at [www.ahridirectory.org](http://www.ahridirectory.org).

**Electrical:**

Power Supply (V/Hz/Ø)	208-230/60/1
Rated Amps	0.76

**Piping:**

Refrigerant	
Liquid Line (in., O.D.)	1/4 Flare
Vapor Line (in., O.D.)	1/2 Flare
Condensate	
Condensate Line (in., I.D.)	1
Factory Installed Pump	No

**Controls Features:**

- Auto changeover (Heat Recovery only)
- Auto operation
- Auto restart
- Child lock
- Dual thermistor control
- Group control
- Hot start
- Self diagnostics
- Timer (on/off)
- Weekly schedule
- Fan speed control
- Dual setpoint control
- Multiple auxiliary heater applications
- Filter life display
- Wi-Fi compatible
- Leak detection
- Auto fan
- External on/off control

**Optional Accessories:**

- Wireless Remote Controller - PQWRHQ0FDB<sup>3</sup>
- MultiSITE™ CRC1 Controller - PREMTBVC0
- MultiSITE™ CRC1+ Controller - PREMTBVC1
- Simple Remote Controller - PREMTCO0U
- Premium Remote Controller - PREMTA000
- Remote Temperature Button Sensor - ZRTBS01
- Simple Dry Contact (1 contact, 24 VAC external power) - PDRYCB100
- Dry Contact for Third Party Thermostat - PDRYCB320
- Dry Contact for Economizer - PDRYCB400
- Auxiliary Heater Kit - PRARH1
- Wi-Fi Module - PWFMD200

**Unit Data:**

Refrigerant Type	R410A
Refrigerant Control	EEV
Sound Pressure dB(A) (H/M/L) <sup>4</sup>	35 / 33 / 31
Filter Type	Washable
Filter Quantity	2
Filter Dimensions	13-3/8" x 7-1/4" x 3/4"
Unit Net Weight (lbs.)	59.5
Unit Shipping Weight (lbs.)	68.3

**Fan:**

Fan Type	Sirocco
Fan Quantity	3
Motor/Drive	Brushless Digitally Controlled/Direct
Motor Quantity	2
Air Flow Rate H/M/L (CFM)	300 / 265 / 229

**Notes:**

1. See Engineering Manual for sensible and latent capacities.
2. Maximum power input is rated at maximum setting value.
3. Requires an LG wired controller because floor standing units do not have an IR receiver.
4. Sound Pressure levels are tested in an anechoic chamber under ISO Standard 3745.
5. Communication cable between (main) outdoor unit to indoor units / heat recovery units to be 18 AWG, 2-conductor, twisted, stranded, shielded. Ensure the communication cable shield is properly grounded to the (main) outdoor unit chassis only. Do not ground the outdoor unit to indoor units / heat recovery units communication cable at any other point. Wiring must comply with all applicable local and national codes.
6. Power wiring is field provided, and must comply with the applicable local and national codes.
7. This unit comes with a dry nitrogen charge.
8. All capacities are net with a combination ratio between 95 – 105%.
9. Must follow installation instructions in the applicable LG installation manual.



For a complete list of available accessories, contact your LG representative.

For continual product development, LG reserves the right to change specifications without notice.

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Job Name/Location: \_\_\_\_\_

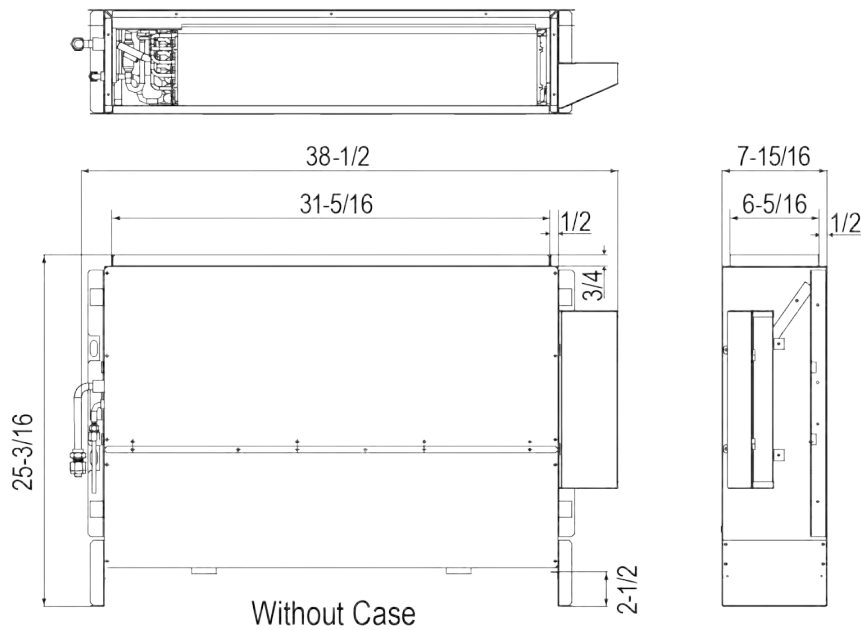
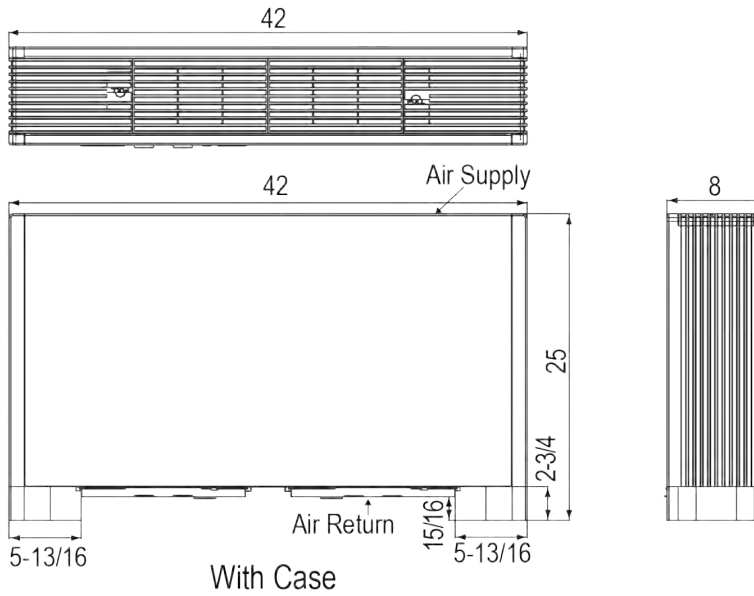
**ARNU073CEA4**  
 Multi V™ Floor Standing - Cased  
 7,500 Btu/h Indoor Unit



Tag No.: \_\_\_\_\_

Date: \_\_\_\_\_

PO No.: \_\_\_\_\_

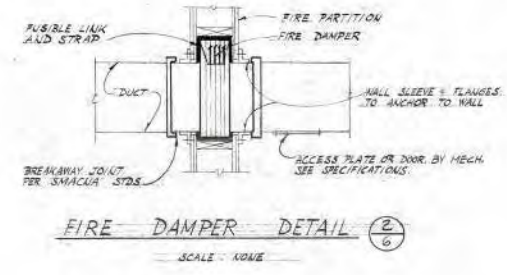
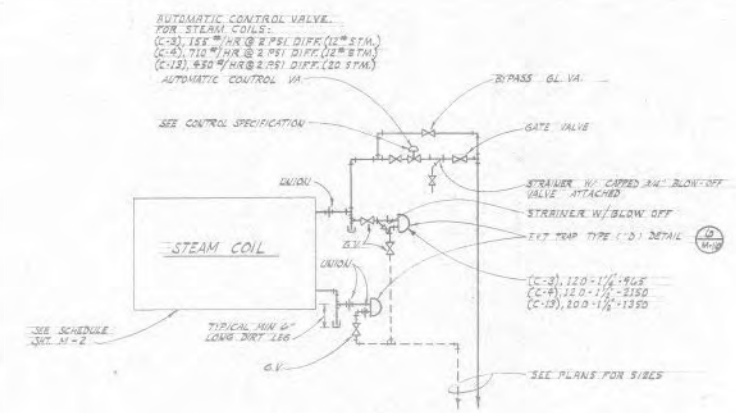


Unit: inches  
 Note: All measurements  
 have a tolerance of ±1/4 in.

Model	W	H	D
ARNU073CEA4	42	25	8
ARNU093CEA4			
ARNU123CEA4			
ARNU153CEA4			
ARNU073CEU4	38-1/2	25-3/16	7-15/16
ARNU093CEU4			
ARNU123CEU4			
ARNU153CEU4			

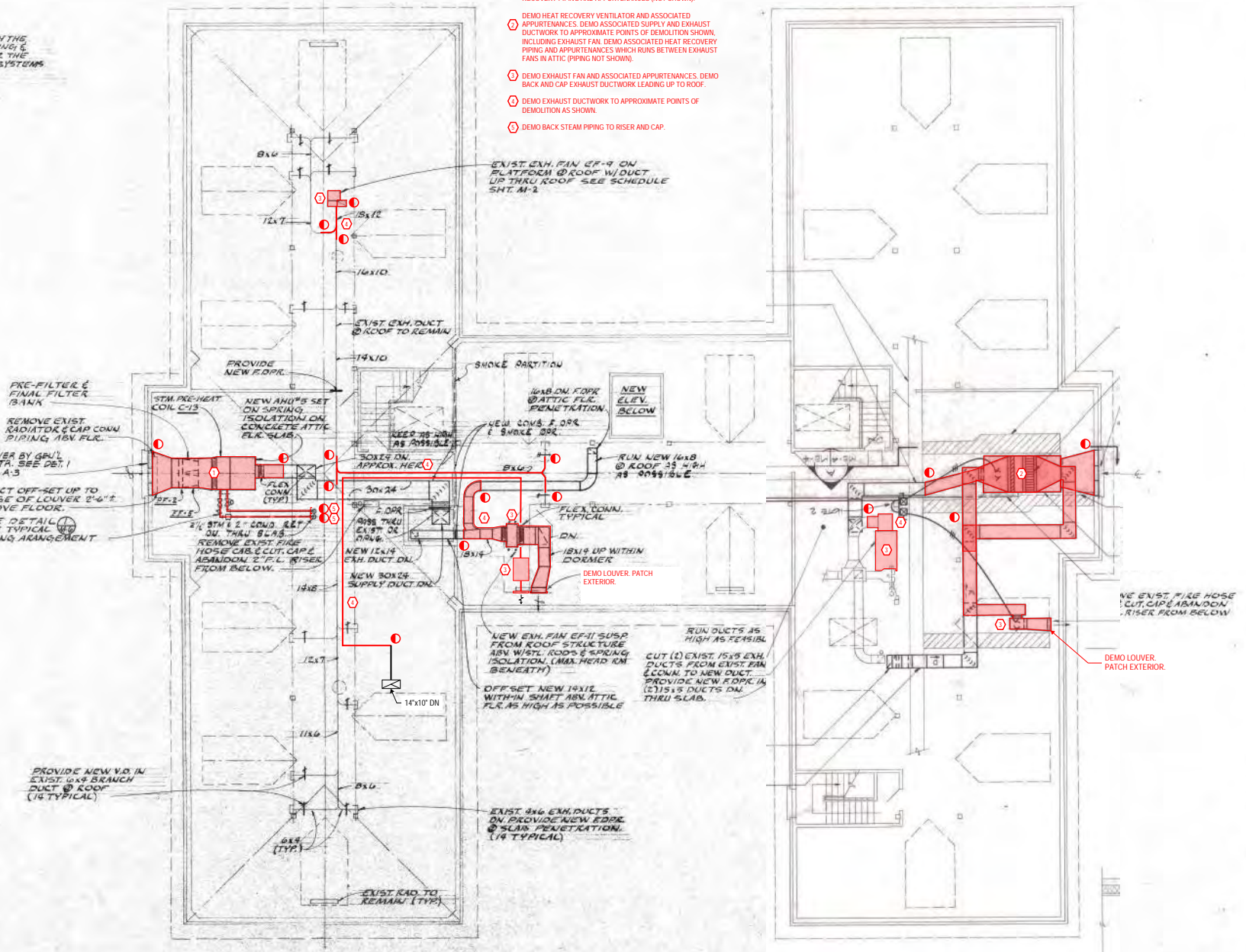
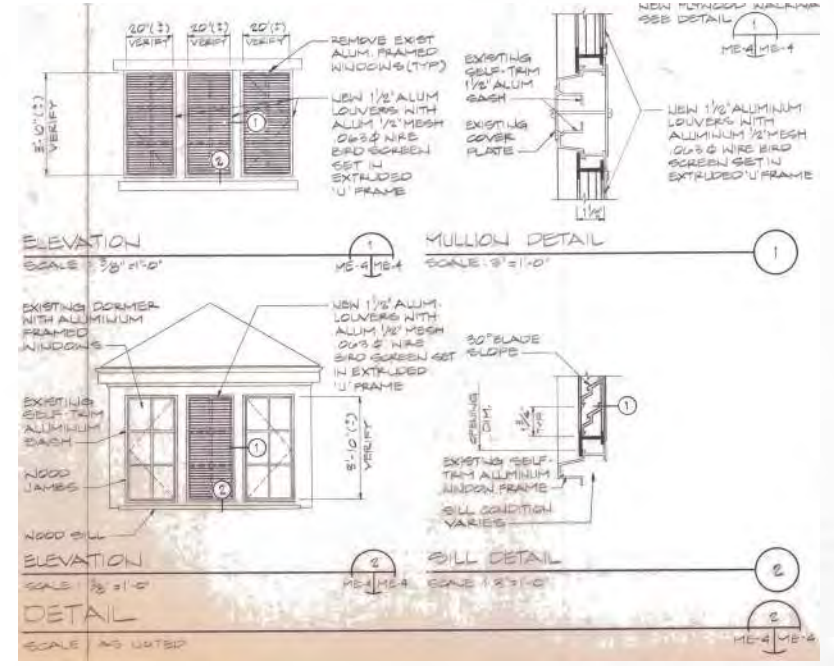
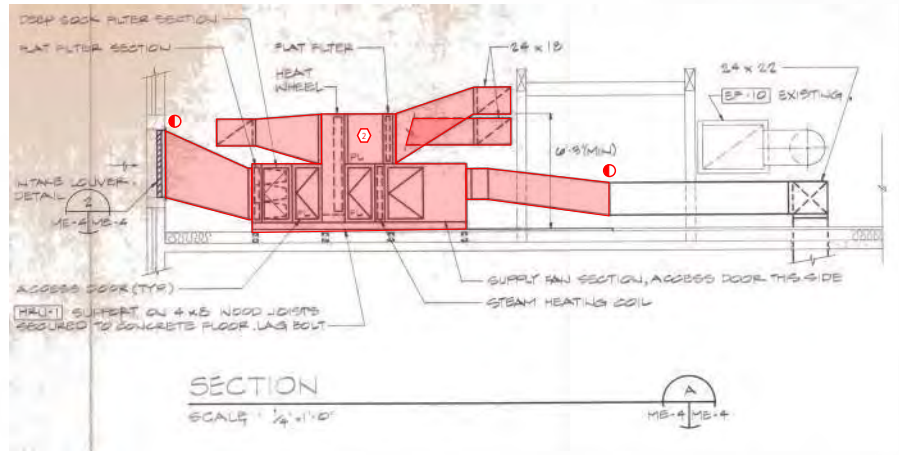
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**NOTE:**  
ALL SUPPLY & EXHAUST SYSTEMS SHALL COMPLY FULLY WITH THE LIFE SAFETY CODE NFPA 101-1998, CODE FOR AIR CONDITIONING & VENTILATION SYSTEMS, NFPA 90A 1998 STANDARD FOR THE INSTALLATION OF WARM AIR HEATING & AIR CONDITIONING SYSTEMS, NFPA 90B-1975, ALL LISTED IN CURRENT 1976 VOLUMES.

- 1 DEMO AIR HANDLING UNIT AND ASSOCIATED APPURTENANCES. DEMO ASSOCIATED DUCTWORK AND STEAM PIPING TO APPROXIMATE POINTS OF DEMOLITION SHOWN. DEMO ASSOCIATED HEAT RECOVERY PIPING AND APPURTENANCES (NOT SHOWN).
- 2 DEMO HEAT RECOVERY VENTILATOR AND ASSOCIATED APPURTENANCES. DEMO ASSOCIATED SUPPLY AND EXHAUST DUCTWORK TO APPROXIMATE POINTS OF DEMOLITION SHOWN, INCLUDING EXHAUST FAN. DEMO ASSOCIATED HEAT RECOVERY PIPING AND APPURTENANCES WHICH RUNS BETWEEN EXHAUST FANS IN ATTIC (PIPING NOT SHOWN).
- 3 DEMO EXHAUST FAN AND ASSOCIATED APPURTENANCES. DEMO BACK AND CAP EXHAUST DUCTWORK LEADING UP TO ROOF.
- 4 DEMO EXHAUST DUCTWORK TO APPROXIMATE POINTS OF DEMOLITION AS SHOWN.
- 5 DEMO BACK STEAM PIPING TO RISER AND CAP.



**MECHANICAL ATTIC FLOOR PLAN - DEMOLITION**



ROY W. KOZARSKI - A.I.A. ARCHITECTS	
2203 BOYLSTON EAST, SEATTLE, WA 98102 324-2340	
Project Title	FIRE SAFETY AND HEALTH IMPROVEMENTS WASHINGTON FORTING, WASHINGTON
State Job No.	74-157
Sheet No.	M-6
Prepared by	ROOSEVELT BARRACKS ATTIC FLOOR PLAN
Drawn	A.E.W.
Checked	W.M.V.
Date	7/1/77
Design Approved	Design Arch/Engr.
Supervising Arch/Engr.	Project Scope Approved
Agency	98102
Revision	Descriptions
Sym	Date By

HASE II

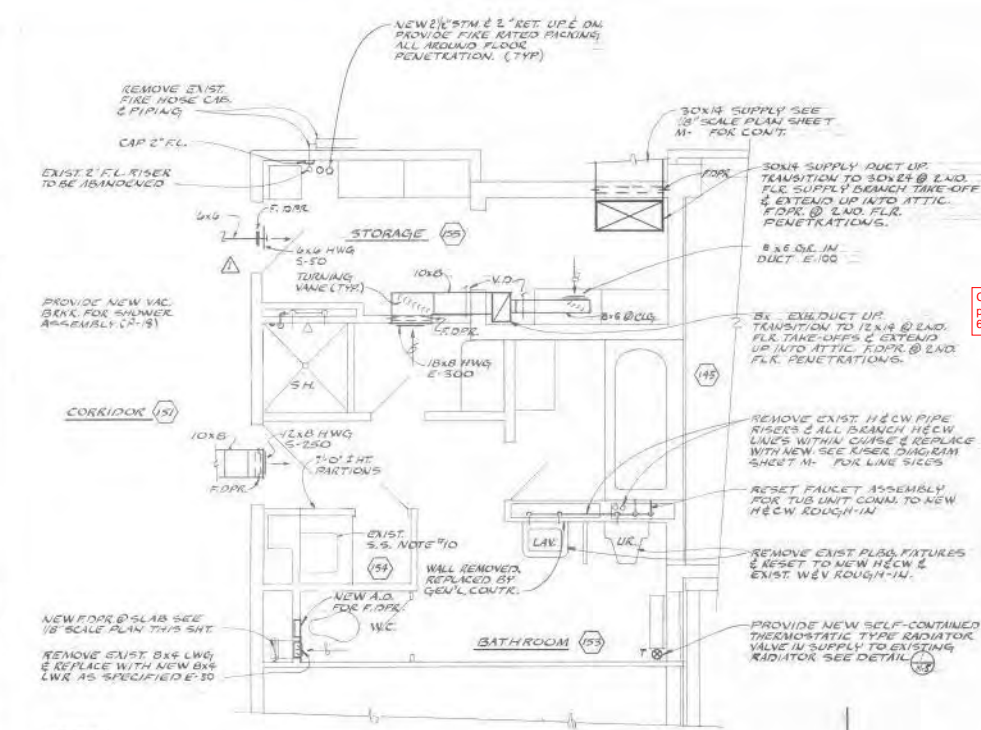


GENERAL NOTES

1. REMOVE EXIST. BAY LWR. & REPLACE WITH NEW BAY LWR AS SPECIFIED.
2. REMOVE EXIST. PLUMBING FIXTURES WHERE SHOWN CUT & REMOVE ALL CONNECTING PIPING & CAP CONCEALED BEHIND NEW ROOM FINISHED SURFACES OR REROUTE AS APPLICABLE & INDICATED ON THE PLAN.
3. PROVIDE NEW SELF-CONTAINED THERMOSTATIC TYPE RADIATOR VALVE IN SUPPLY TO EXIST RADIATOR. SEE DETAIL.
4. REMOVE EXIST. CAST IRON STEAM RADIATOR & CAP CONNECTING PIPING BELOW FLOOR OR BEHIND NEW ROOM FINISHED SURFACES OR REROUTE UP TO NEW HEATING UNIT AS INDICATED. SEE SHT. M-3 & 5.
5. EXIST. STEAM & EXHAUST LINES STUBBED UP APPROX. 12" ABOVE F.L.R. CUT & CAP LINES BELOW OR REROUTE UP TO NEW F.L.R. AS INDICATED. SEE SHT. M-3.
6. SEE ALTERNATE M-2. DELETE REPLACEMENT OF DOMESTIC WARM WATER IN CRAWLSPACE SERVING WEST WING, INCLUDING RISERS IN CHASE & CONNECTION TO INDIVIDUAL PLUMBING FIXTURES. SEE SPECIFICATIONS DIVISION NO. 1.
7. SEE ALTERNATE M-2. DELETE REPLACEMENT OF DOMESTIC WARM WATER IN CRAWLSPACE SERVING EAST WING, INCLUDING RISERS IN CHASE & CONNECTION TO INDIVIDUAL PLUMBING FIXTURES. SEE SPECIFICATIONS DIVISION NO. 1.
8. EXIST. 3/4" EXHAUST DUCT RISER. PROVIDE NEW FLOOR @ CLG. SLAB. PENETRATION ABOVE WITH IN EXIST. CHASE. SEE SPEC. 5.
9. REPLACE EXIST. FAUCET & S.S. WITH NEW FIXTURE UNIT (P-22)
10. REPLACE EXIST. FAUCET WITH NEW UNIT (P-22) COMPLETE WITH VACUUM BREAKER ASSEMBLY.
11. ALL SUPPLY & EXHAUST SYSTEMS SHALL COMPLY WITH THE LIFE SAFETY CODE NFPA 101-1978, CODE FOR AIR CONDITIONING & VENTILATING SYSTEMS NFPA 90A-1978 & STANDARD FOR THE INSTALLATION OF WARM AIR HEATING & AIR CONDITIONING SYSTEMS NFPA 90B-1975, ALL LISTED IN CURRENT 1974 VOLUMES.

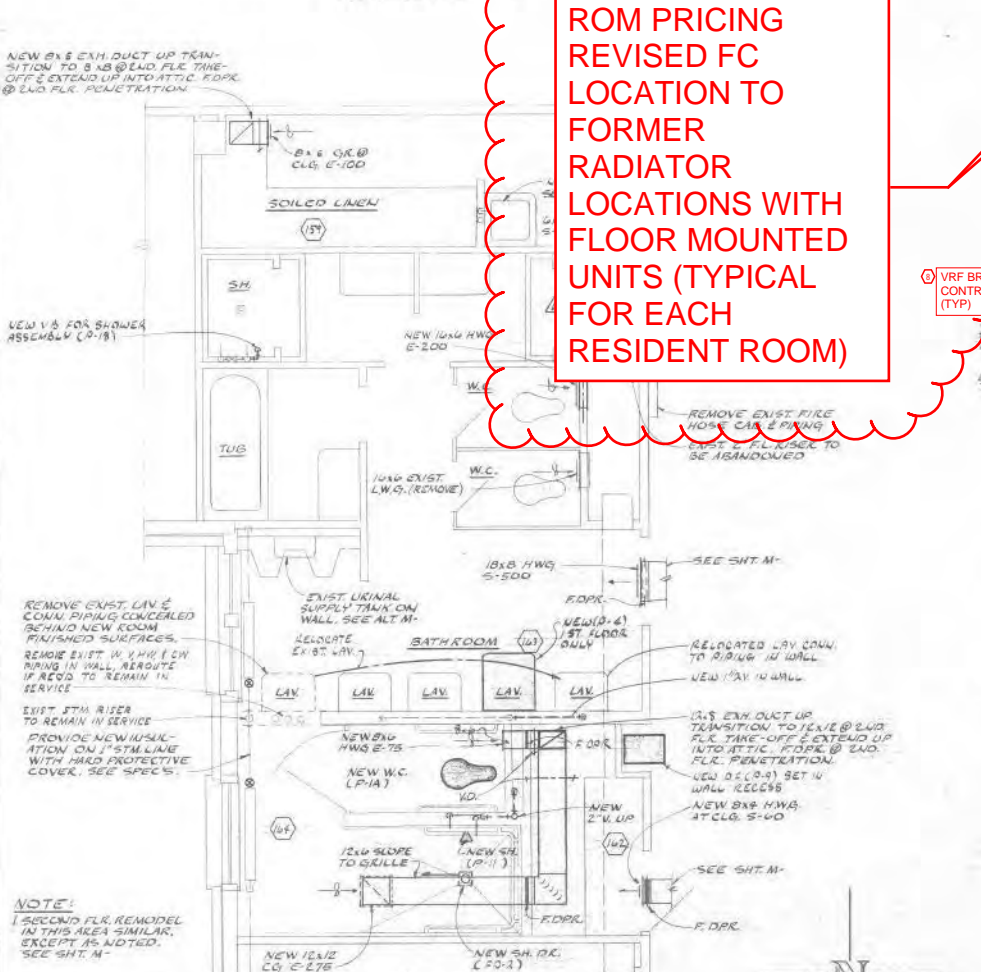
ROOM NAMES & NUMBERS

NUMBERS	NAMES
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103	SINGLE BED ROOM
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106	SINGLE BED ROOM
107	SINGLE BED ROOM
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166	SINGLE BED ROOM



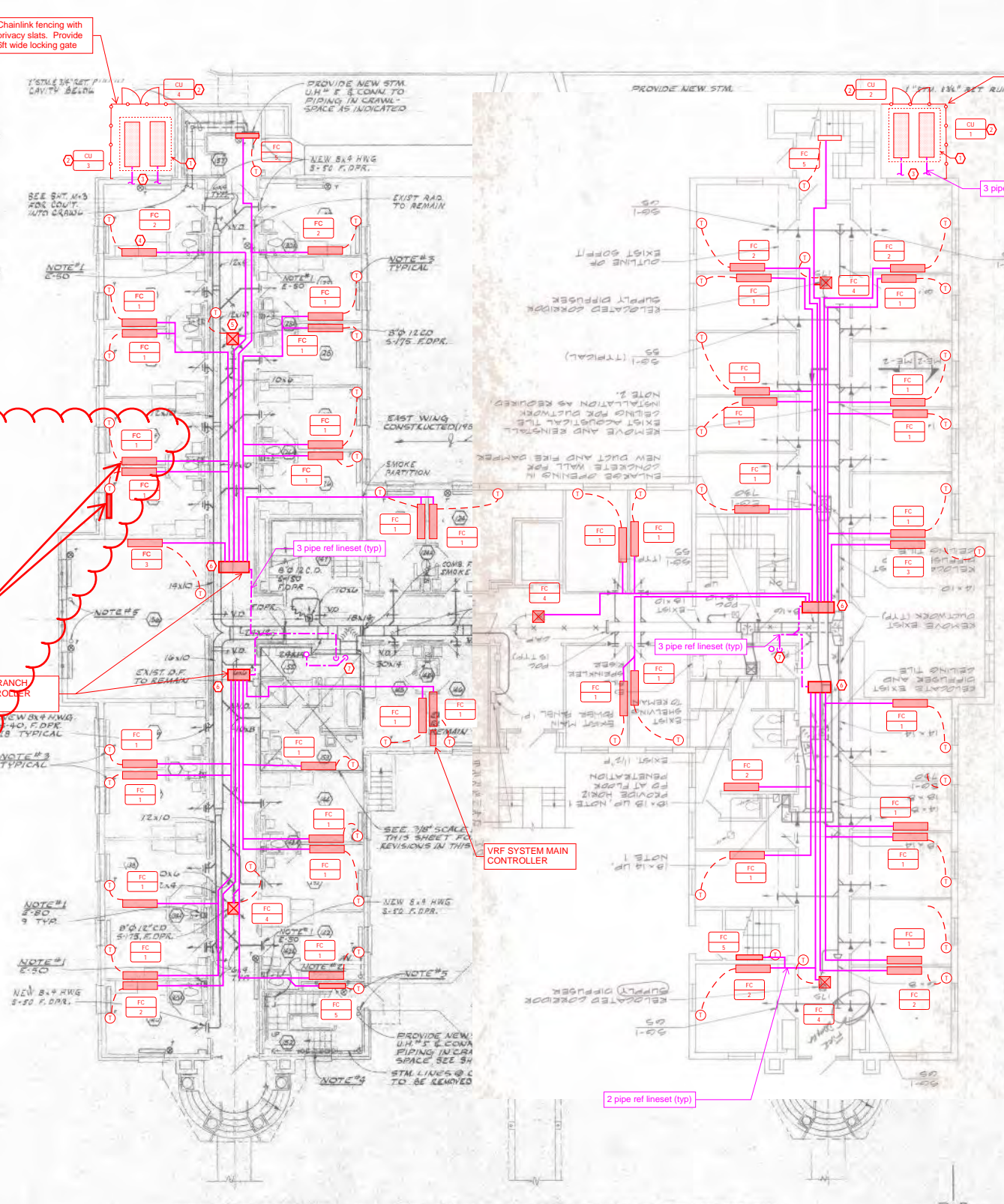
NOTE:  
1. SECOND FLOOR REMODEL IN THIS AREA SIMILAR, EXCEPT AS NOTED. SEE SHEET M-5.

EAST WING  
EXISTING ROOSEVELT BARRACKS  
PARTIAL FIRST FLOOR PLAN  
SCALE: 3/8" = 1'-0"



NOTE:  
1. SECOND FLOOR REMODEL IN THIS AREA SIMILAR, EXCEPT AS NOTED. SEE SHT. M-5.

WEST WING  
EXISTING ROOSEVELT BARRACKS  
PARTIAL FIRST FLOOR PLAN  
SCALE: 3/8" = 1'-0"



MECHANICAL PIPING - REFRIGERANT - FIRST FLOOR PLAN

Chainlink fencing with privacy slats. Provide 6ft wide locking gate.

3 pipe ref lineset (typ)

- 1. PROVIDE NEW HOUSEKEEPING PAD FOR NEW CONDENSING UNITS. SEE STRUCTURAL SCOPE OF WORK FOR MORE DETAILS. (TYP)
- 2. PROVIDE NEW CONDENSING UNIT. (TYP)
- 3. SEE CRAWL SPACE PLAN FOR MORE DETAILS REGARDING NEW REFRIGERANT PIPING TO AND FROM CONDENSING UNITS. (TYP)
- 4. INSTALL NEW WALL MOUNTED CASSETTE. PROVIDE NEW THERMOSTAT AND MOUNT ON WALL IN LOCATION OF PREVIOUS THERMOSTAT. PROVIDE AND ROUTE REFRIGERANT PIPING AS SHOWN. (TYP)
- 5. INSTALL NEW CEILING CASSETTE AND MOUNT IN T-BAR CEILING. PROVIDE NEW THERMOSTAT AND MOUNT IN APPROXIMATE LOCATION SHOWN. PROVIDE AND ROUTE REFRIGERANT PIPING AS SHOWN. (TYP)
- 6. INSTALL NEW REFRIGERANT BRANCH SELECTOR IN PLENUM. (TYP)
- 7. ROUTE NEW REFRIGERANT PIPING IN CUSTOMAL ROOMS AS SHOWN. PROVIDE FLOOR PENETRATIONS. (TYP)
- 8. PROVIDE SHUTOFF VALVES ON ALL LINESETS AT BRANCH CONTROLLER.

ROOM PRICING  
REVISED FC  
LOCATION TO  
FORMER  
RADIATOR  
LOCATIONS WITH  
FLOOR MOUNTED  
UNITS (TYPICAL  
FOR EACH  
RESIDENT ROOM)

Prepared by: **ROY W. KOCZARSKI ARCHITECTS - A.I.A.**  
 Design Approved: \_\_\_\_\_  
 Supervising Arch/Engr: \_\_\_\_\_  
 Project Scope Approved: \_\_\_\_\_  
 Agency: **STATE OF WASHINGTON - DEPARTMENT OF GENERAL ADMINISTRATION - DIV. OF ENGINEERING & ARCHITECTURE**

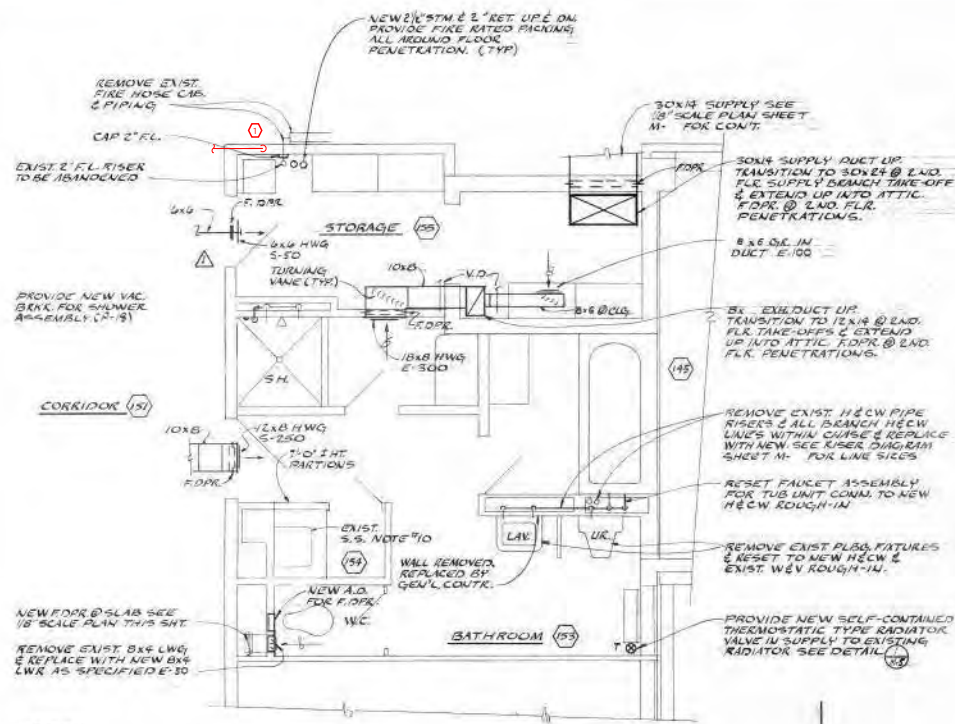
Sheet Title: **FIRE SAFETY AND HEALTH IMPROVEMENTS WASH. SOLDIERS' HOME ORTING, WASHINGTON**

Job No.: **M-4**

Scale: **1/8" = 1'-0"**

Revision: \_\_\_\_\_  
 Description: \_\_\_\_\_  
 Date: \_\_\_\_\_



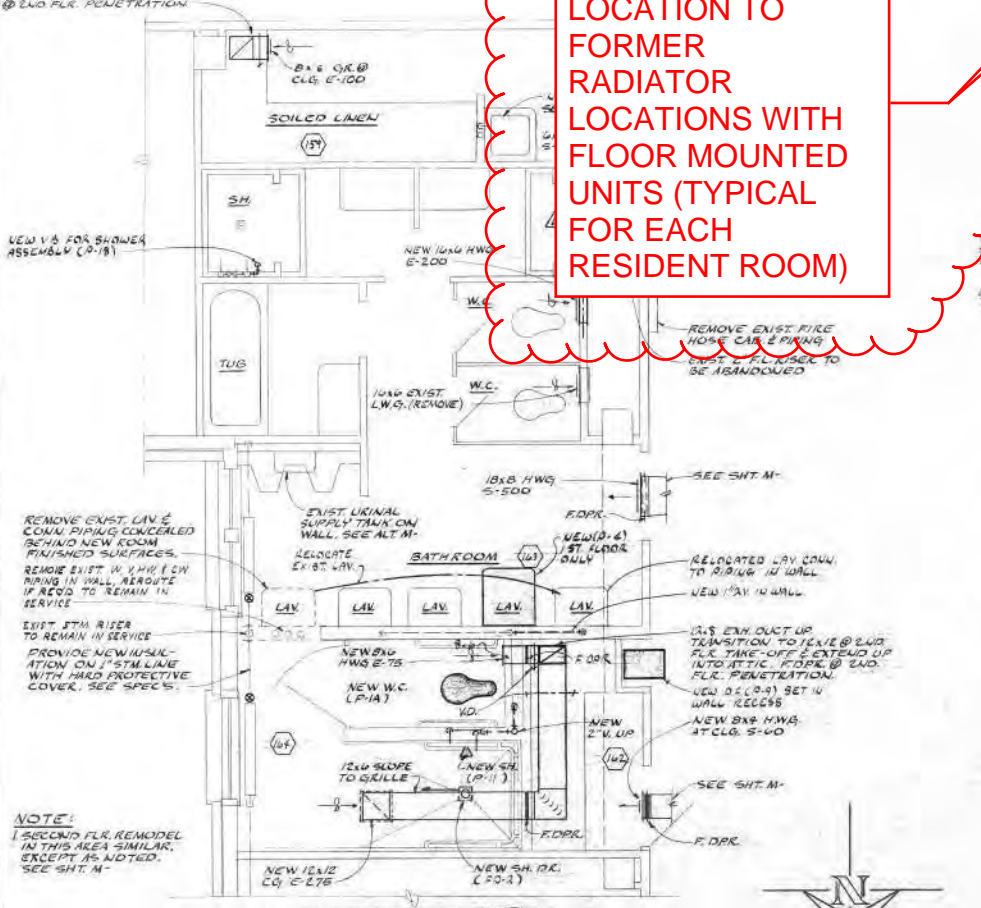


**EAST WING**  
**EXISTING ROOSEVELT BARRACKS**  
**PARTIAL FIRST FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"

NOTE:  
 1 SECOND FLOOR REMODEL IN THIS AREA SIMILAR, EXCEPT AS NOTED. SEE SHEET M-5.

NOTE:  
 1 SECOND FLOOR REMODEL IN THIS AREA SIMILAR, EXCEPT AS NOTED. SEE SHEET M-5.

ROM PRICING  
 REVISED FC  
 LOCATION TO  
 FORMER  
 RADIATOR  
 LOCATIONS WITH  
 FLOOR MOUNTED  
 UNITS (TYPICAL  
 FOR EACH  
 RESIDENT ROOM)

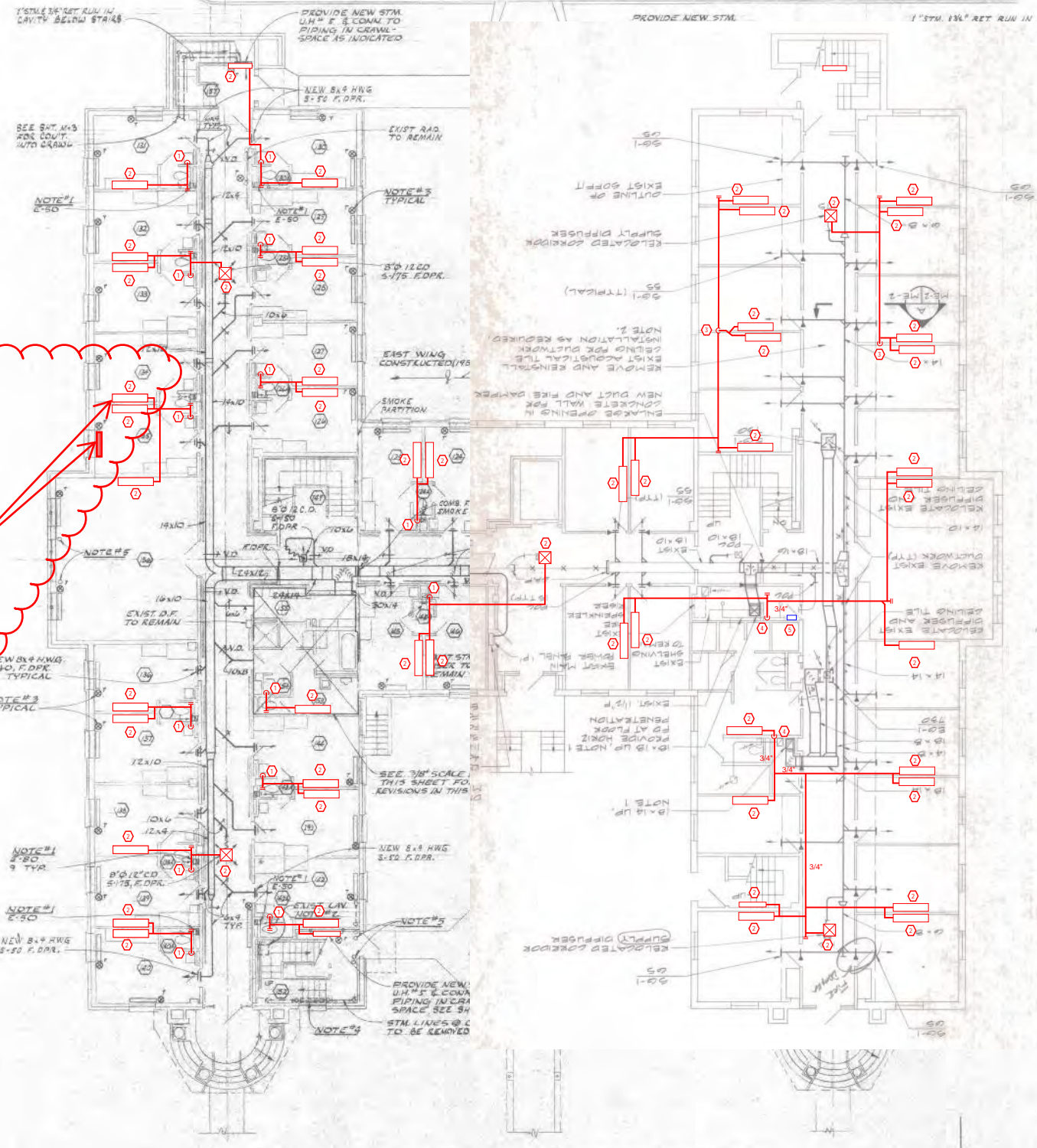


**WEST WING**  
**EXISTING ROOSEVELT BARRACKS**  
**PARTIAL FIRST FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"

NOTE:  
 1 SECOND FLOOR REMODEL IN THIS AREA SIMILAR, EXCEPT AS NOTED. SEE SHEET M-5.

**GENERAL NOTES**

- REMOVE EXIST. BAY LWR. & REPLACE WITH NEW BAY LWR AS SPECIFIED.
- REMOVE EXIST. PLUMBING FIXTURES WHERE SHOWN CUT & REMOVE ALL CONNECTING PIPING & CAP CONCEALED BEHIND NEW ROOM FINISHED SURFACES OR REROUT AS APPLICABLE & INDICATED ON THE PLAN.
- REMOVE EXIST. CAST IRON STEAM RADIATOR & CAP CONNECTING PIPING BELOW FLOOR OR BEHIND NEW ROOM FINISHED SURFACES OR REROUTE UP TO NEW HEATING UNIT AS INDICATED. SEE SH. M-3 & 5.
- REMOVE EXIST. STEAM & RETURN LINES STUBBED UP APPROX. 12" ABOVE FLR. CUT & CAP LINES BELOW OR REROUTE UP TO NEW UNITS AS INDICATED. SEE SH. M-3 & 5.
- SEE ALTERNATE M-2. DELETE REPLACEMENT OF DOMESTIC WASH PIPING IN CRAWLSPACE BEHIND WEST WING, INCLUDING RISERS IN CHASES & CONNECTION TO INDIVIDUAL PLUMBING FIXTURES. SEE SPECIFICATIONS DIVISION NO. 1.
- IF ALTERNATE M-2. DELETE REPLACEMENT OF DOMESTIC WASH PIPING IN CRAWLSPACE BEHIND EAST WING, INCLUDING RISERS IN CHASES & CONNECTION TO INDIVIDUAL PLUMBING FIXTURES. SEE SPECIFICATIONS DIVISION NO. 1.
- EX. EXH. EXHAUST DUCT RISER. PROVIDE NEW FLOOR @ C.L.G. SLAB PENETRATION ABOVE WITH IN EXIST. CHASE. SEE SPEC'S.
- REPLACE EXIST. FAUCET & S.S. WITH NEW FIXTURE UNIT (P-2) COMPLETE WITH VACUUM BREAKER ASSEMBLY.
- ALL SUPPLY & EXHAUST SYSTEMS SHALL COMPLY WITH THE LIFE SAFETY CODE NFPA 101-1975, CODE FOR AIR CONDITIONING & VENTILATING SYSTEMS NFPA 90A-1975 & STANDARD FOR THE INSTALLATION OF WARM AIR HEATING & AIR CONDITIONING SYSTEMS NFPA 90B-1975, ALL LISTED IN CURRENT 1974 VOLUMES.



**MECHANICAL PIPING - CONDENSATE - FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

ROOM NAMES & NUMBERS	
NUMBERS	NAMES
101	SINGLE BED ROOM
102	SINGLE BED ROOM
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166	SINGLE BED ROOM



Rev.	Description	Date	By
1	REVISED/RECALCULATED/REVISED REVIEW	02-17-77	NEW

Drawn	Checked	Date
7/1/77		

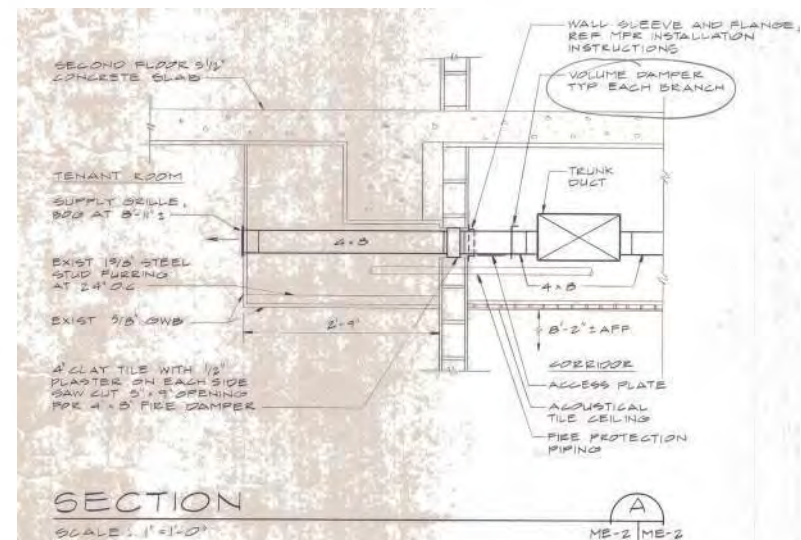
Prepared by:  
**ROY W. KOZARSKI**  
 ARCHITECTS - A.I.A.  
 2203 BOYLSTON EAST, SEATTLE, WA 98102  
 324-2340

Project Title:  
**FIRE SAFETY AND HEALTH IMPROVEMENTS WASH. SOLDIERS' HOME ORTING, WASHINGTON**

Job No.: -157  
 Sheet No.: M-4

STATE OF WASHINGTON — DEPARTMENT OF GENERAL ADMINISTRATION — DIV. OF ENGINEERING & ARCHITECTURE





SECTION  
SCALE: 1/4"=1'-0"

- NOTES:
- 1. FLOOR SLAB IS 5 1/2" CONCRETE. CORRIDOR WALLS ARE 4" CLAY TILE. SAW CUT AS REQUIRED FOR PENETRATION.
  - 2. EXISTING CORRIDOR CEILING IS A LAY-IN TILE THAT IS NO LONGER MANUFACTURED. USE EXTREMELY CARE IN REMOVAL AND REINSTALLATION OF CEILING TILE.
  - 3. FLANGE TANK DUCT TO NEW CEILING HOUSING.

GENERAL NOTES:

- 1. REMOVE EXIST. 8"x8" L.W.G. & REPLACE W/ NEW 8"x8" L.W.G. AS SPECIFIED.
- 2. REMOVE EXIST. PLUMBING FIXTURES WHERE SHOWN. CUT & REMOVE ALL CONNECTING PIPING & CAP CONCEALED BEHIND NEW ROOM FINISHED SURFACES OR REROUTE AS APPLICABLE & INDICATED ON THE PLAN.
- 3. PROVIDE NEW SELF-CONTAINED THERMOSTATIC TYPE RADIATOR VALVE IN SUPPLY TO EXIST. RADIATOR. SEE DETAIL (TYPICAL).
- 4. REMOVE EXIST. CAST IRON STEAM RADIATOR & CAP CONNECTING PIPING BELOW FLOOR OR BEHIND NEW ROOM FINISHED SURFACES OR REROUTE UP TO NEW HEATING UNIT AS APPLICABLE.

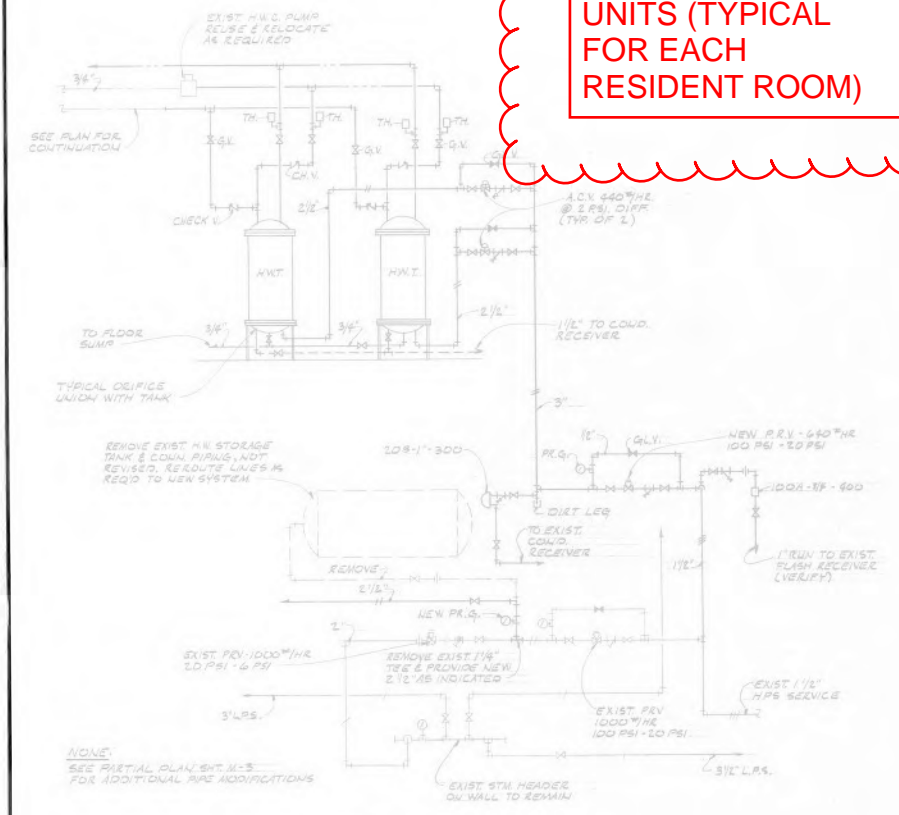
- 5. SEE ALTERNATE #1 DELETE REPLACEMENT OF DOMESTIC FLOW PIPING IN DEAD-ENDS BEYOND WEST WING, INCLUDING LINES TO CORRECT COLLECTION TO INDIVIDUAL PLUMBING FIXTURES. SEE SPECIFICATIONS DIVISION NO. 1.
- 6. SEE ALTERNATE #2 DELETE REPLACEMENT OF DOMESTIC FLOW PIPING IN CRAWL SPACE BEYOND EAST WING, INCLUDING LINES IN CHASE & CONNECTION TO INDIVIDUAL PLUMBING FIXTURES. SEE SPECIFICATIONS DIVISION NO. 1.
- 7. ALL SUPPLY & EXHAUST SYSTEMS SHALL COMPLY FULLY WITH THE LIFE SAFETY CODE NFPA 101:1973, CODE FOR AIR CONDITIONING & VENTILATION SYSTEMS NFPA 90A:1974 & STANDARDS FOR THE INSTALLATION OF WARM AIR HEATING & AIR CONDITIONING SYSTEMS NFPA 90B:1973, ALL LISTED IN CURRENT 1974 VOLUMES.

ROOM NAMES & NUMBERS

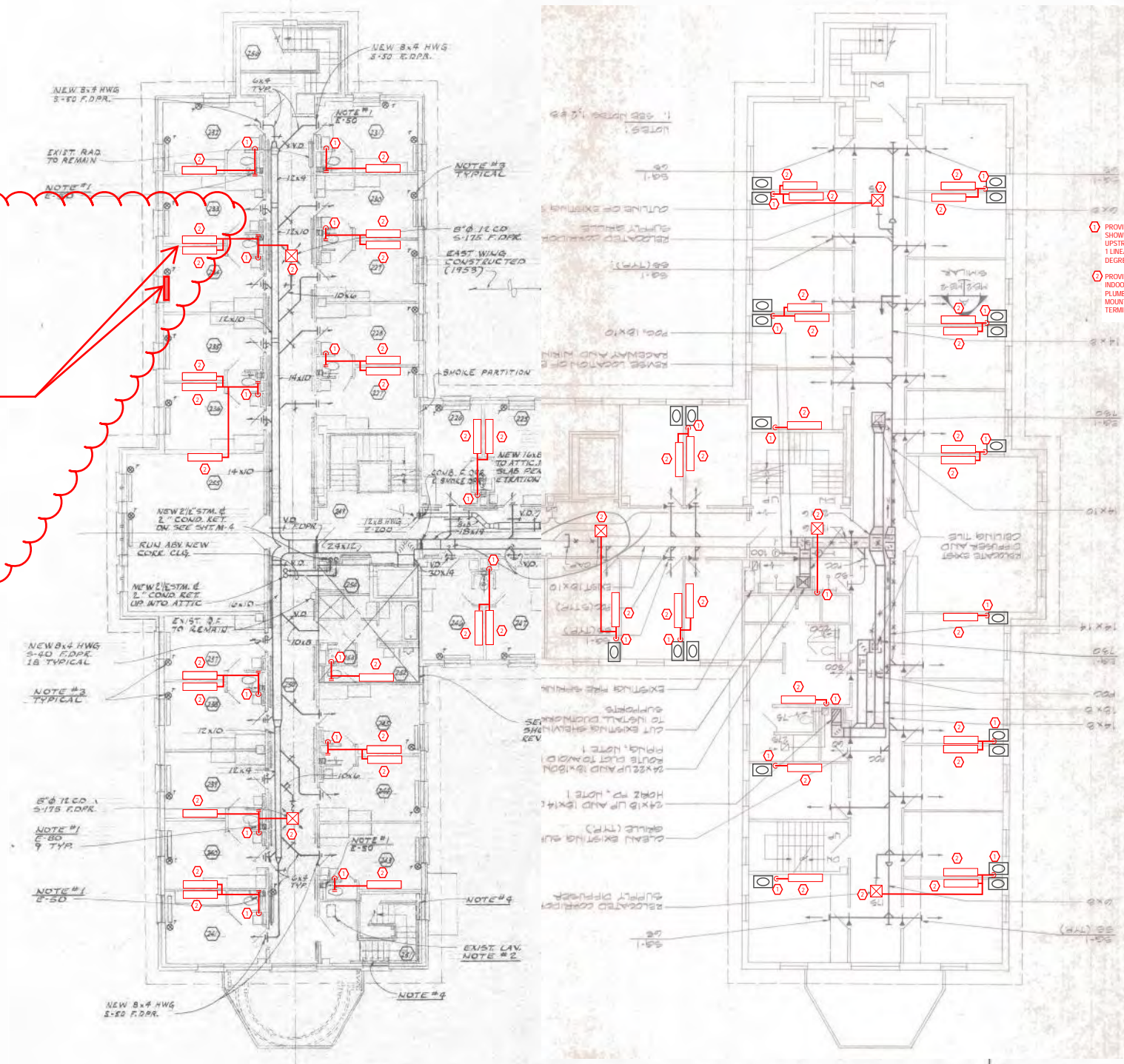
NUMBER	NAME
201	SINGLE BED ROOM
	SINGLE BED ROOM
	SINGLE BED ROOM
	SINGLE BED ROOM
	SINGLE BED ROOM
	SINGLE BED ROOM
247	SINGLE BED ROOM
248	CORRIDOR (CENTRAL)
249	STAIRWAY (EAST WING)
250	JANITOR
251	NEW STAIRWAY
252	BATHROOM
253	JANITOR
254	SOILED LAUNDRY
255	PAY ROOM
256	NEW STAIRWAY (WEST WING)
257	STAIRWAY
258	JANITOR
259	CORRIDOR
260	STAIRWAY
261	NEW CLEAN LINEN RM.
262	BATH-TOILET RM.
263	NEW TOILET & SHOWER
264	DOUBLE BED RM.
265	DAY ROOM
	NEW STAIRWAY



**ROOM PRICING  
REVISED FC  
LOCATION TO  
FORMER  
RADIATOR  
LOCATIONS WITH  
FLOOR MOUNTED  
UNITS (TYPICAL  
FOR EACH  
RESIDENT ROOM)**



**ROOSEVELT BARRACKS**  
**CRAWSPACE MECHANICAL ROOM STEAM MODIFICATIONS**  
SCALE: NONE



**ROOSEVELT BARRACKS - 2ND FLOOR PLAN**  
**MECHANICAL PIPING - CONDENSATE**  
SCALE: 1/8"=1'-0"

- 1. PROVIDE NEW 1/2" CONDENSATE PIPING AND ROUTE AS SHOWN TO DRAIN TO CUSTOMER SINK OR TO UPSTREAM SIDE OF LAVATORY P-TRAP. SLOPE 1/8" PER 1 LINEAL FOOT. PROVIDE CLEANOUTS EVERY 100 DEGREES OF HORIZONTAL BENDS PER CODE.
- 2. PROVIDE 1/2" CONDENSATE DRAIN AT EACH VRF INDOOR UNIT. FOR UNITS WITH PIPING NOT NEAR TO PLUMBING FIXTURE PROVIDE WITH CONDENSATE PUMP MOUNTED IN UNITS ENCLOSURE AND POWERED WITH TERMINAL STOP FROM INDOOR UNITS.

**HASE II**

Job No.: **4-157**

Sheet Contents: **ROOSEVELT BARRACKS SECOND FLOOR PLAN**

Project Title: **FIRE, SAFETY AND HEALTH IMPROVEMENTS WASH. SOLDIERS HOME BARRACKS, WASHINGTON**

State of Washington - Department of General Administration - Div. of Engineering & Architecture

Prepared by: **ROY W. KOCZARSKI ARCHITECTS - A.I.A.**

2203 BOYLSTON EAST, SEATTLE, WASH. 98102

324-3340

Drawn: **A.E.W.** Checked: **A.M.V.** Date: **11/77**

Design Approved: **ROY W. KOCZARSKI**

Supervising Archt/Engr: **ROY W. KOCZARSKI**

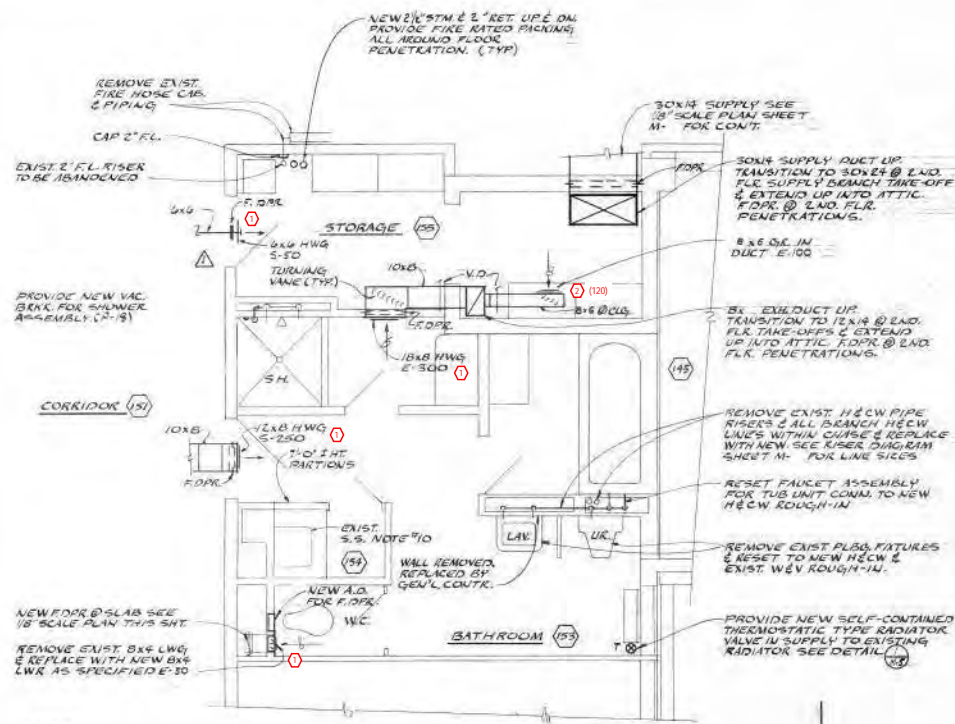
Project Scope Approved: **ROY W. KOCZARSKI**

Agency: **ROY W. KOCZARSKI ARCHITECTS**

Revision Descriptions

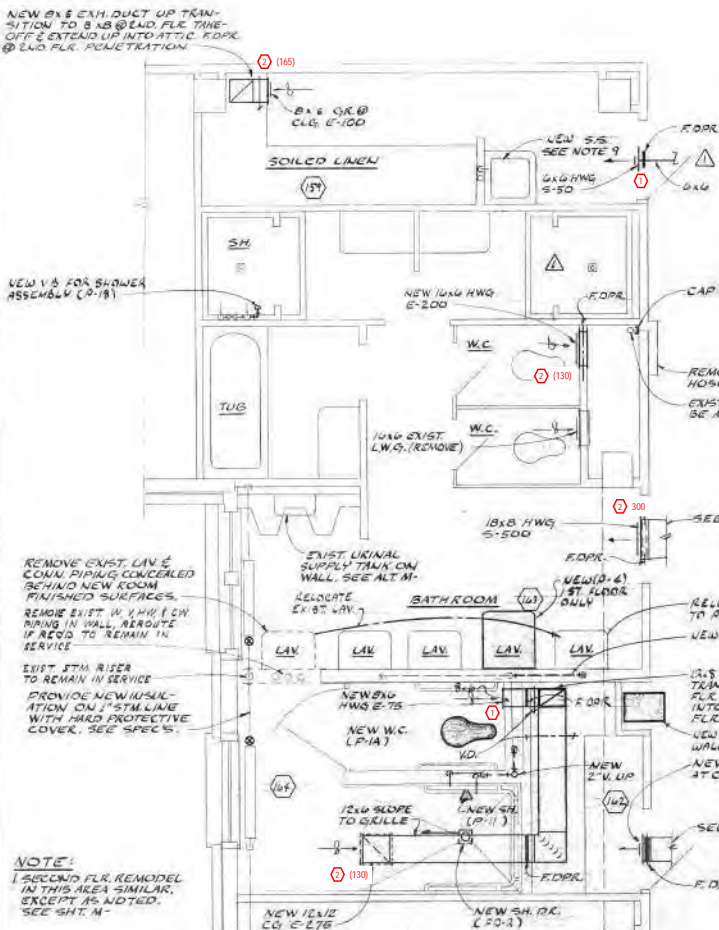
Date By





**EAST WING**  
**EXISTING ROOSEVELT BARRACKS**  
**PARTIAL FIRST FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"

CONDITIONS SHOWN ON FLOOR PLAN DO NOT MATCH EXISTING CONDITIONS.

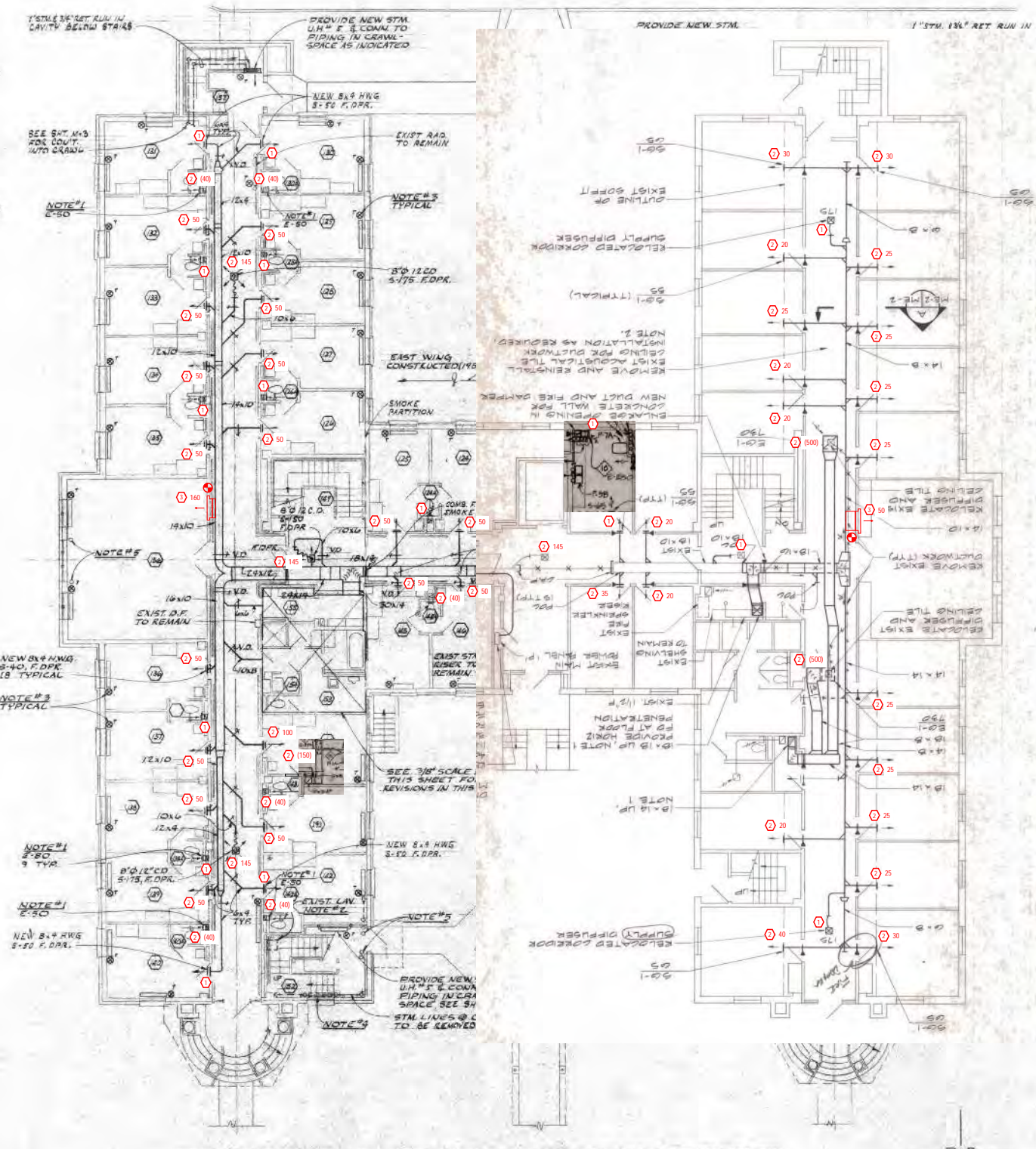


**WEST WING**  
**EXISTING ROOSEVELT BARRACKS**  
**PARTIAL FIRST FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"

CONDITIONS SHOWN ON FLOOR PLAN DO NOT MATCH EXISTING CONDITIONS.

**GENERAL NOTES**

1. REMOVE EXIST. BAY LWR. & REPLACE WITH NEW BAY LWR AS SPECIFIED.
2. REMOVE EXIST. PLUMBING FIXTURES WHERE SHOWN, CUT & REMOVE ALL CONNECTING PIPING & CAP CONCEALED BEHIND NEW ROOM FINISHED SURFACES OR REROUTE AS APPLICABLE & INDICATED ON THE PLAN.
3. PROVIDE NEW SELF-CONTAINED THERMOSTATIC TYPE RADIATOR VALVE IN SUPPLY TO EXIST. RADIATOR. SEE DETAIL.
4. REMOVE EXIST. CAST IRON STEAM RADIATOR & CAP. CONNECTING PIPING BELOW FLOOR OR BEHIND NEW ROOM FINISHED SURFACES OR REROUTE UP TO NEW HEATING UNIT AS INDICATED. SEE SH. M-3 & 5.
5. EXIST. STEAM & RETURN LINES, STUBBED UP APPROX. 12" ABOVE FLOOR, CUT & CAP LINES BELOW OR REROUTE UP TO NEW FLOOR AS INDICATED. SEE SH. M-3.
6. SEE ALTERNATE M-1. DELETE REPLACEMENT OF DOMESTIC WASH. PIPING IN CEILING SPACE SECOND WEST WING, INCLUDING RISERS IN CHASE & CONNECTION TO INDIVIDUAL PLUMBING FIXTURES. SEE SPECIFICATIONS DIVISION NO. 1.
7. FOR ALTERNATE M-2, DELETE REPLACEMENT OF DOMESTIC WASH. PIPING IN CRAWLSPACE SERVING EAST WING, INCLUDING RISERS IN CHASE & CONNECTION TO INDIVIDUAL PLUMBING FIXTURES. SEE SPECIFICATIONS DIVISION NO. 1.
8. EXIST. 3/4" EXHAUST DUCT RISER, PROVIDE NEW FLOOR @ CLG. SLAB. PENETRATION ABOVE, WITH IN EXIST. CHASE. SEE SPEC'S.
9. REPLACE EXIST. FAUCET & S.S. WITH NEW FIXTURE UNIT (P-8).
10. REPLACE EXIST. FAUCET WITH NEW UNIT (P-22) COMPLETE WITH VACUUM BREAKER ASSEMBLY.
11. ALL SUPPLY & EXHAUST SYSTEMS SHALL COMPLY WITH THE LIFE SAFETY CODE NFPA 101-1978, CODE FOR AIR CONDITIONING & VENTILATING SYSTEMS NFPA 90A-1978 & STANDARD FOR THE INSTALLATION OF WARM AIR HEATING & AIR CONDITIONING SYSTEMS NFPA 90B-1975, ALL LISTED IN CURRENT 1974 VOLUMES.



**MECHANICAL - FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

SEE MECHANICAL PIPING PLAN FOR THERMOSTAT AND VRF CASSETTE WORK.

ROOM NAMES & NUMBERS	
NUMBERS	NAME
101	SINGLE BED ROOM
102	SINGLE BED ROOM
103	SINGLE BED ROOM
104	SINGLE BED ROOM
105	SINGLE BED ROOM
106	SINGLE BED ROOM
107	SINGLE BED ROOM
108	SINGLE BED ROOM
109	SINGLE BED ROOM
110	SINGLE BED ROOM
111	SINGLE BED ROOM
112	SINGLE BED ROOM
113	SINGLE BED ROOM
114	SINGLE BED ROOM
115	SINGLE BED ROOM
116	SINGLE BED ROOM
117	SINGLE BED ROOM
118	SINGLE BED ROOM
119	SINGLE BED ROOM
120	SINGLE BED ROOM
121	SINGLE BED ROOM
122	SINGLE BED ROOM
123	SINGLE BED ROOM
124	SINGLE BED ROOM
125	SINGLE BED ROOM
126	SINGLE BED ROOM
127	SINGLE BED ROOM
128	SINGLE BED ROOM
129	SINGLE BED ROOM
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131	SINGLE BED ROOM
132	SINGLE BED ROOM
133	SINGLE BED ROOM
134	SINGLE BED ROOM
135	SINGLE BED ROOM
136	SINGLE BED ROOM
137	SINGLE BED ROOM
138	SINGLE BED ROOM
139	SINGLE BED ROOM
140	SINGLE BED ROOM
141	SINGLE BED ROOM
142	SINGLE BED ROOM
143	SINGLE BED ROOM
144	SINGLE BED ROOM
145	SINGLE BED ROOM
146	SINGLE BED ROOM
147	SINGLE BED ROOM
148	SINGLE BED ROOM
149	SINGLE BED ROOM
150	SINGLE BED ROOM
151	SINGLE BED ROOM
152	SINGLE BED ROOM
153	SINGLE BED ROOM
154	SINGLE BED ROOM
155	SINGLE BED ROOM
156	SINGLE BED ROOM
157	SINGLE BED ROOM
158	SINGLE BED ROOM
159	SINGLE BED ROOM
160	SINGLE BED ROOM
161	SINGLE BED ROOM
162	SINGLE BED ROOM
163	SINGLE BED ROOM
164	SINGLE BED ROOM
165	SINGLE BED ROOM
166	SINGLE BED ROOM

**ROY W. KOCZARSKI**  
**ARCHITECTS - A.I.A.**  
 2203 BOYLSTON EAST, SEATTLE, WASH. 98102  
 324 - 2340

Prepared by: **ROY W. KOCZARSKI**  
 Checked: **ROY W. KOCZARSKI**  
 Design Approved: **ROY W. KOCZARSKI**  
 Supervising Arch/Engr: **ROY W. KOCZARSKI**  
 Project Scope Approved: **ROY W. KOCZARSKI**  
 Agency: **ROY W. KOCZARSKI ARCHITECTS**

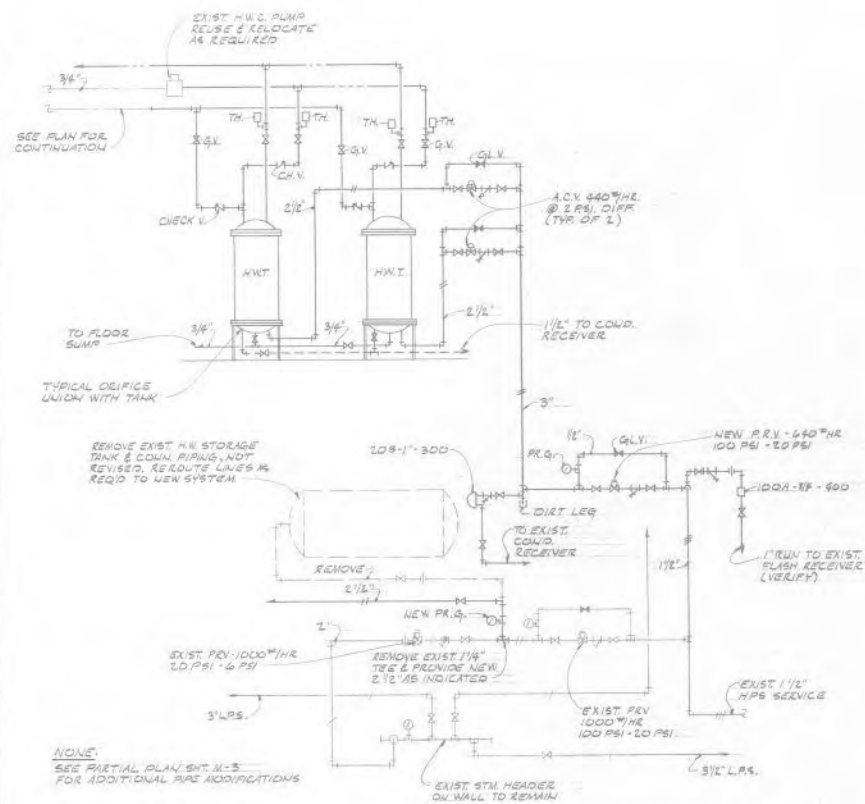
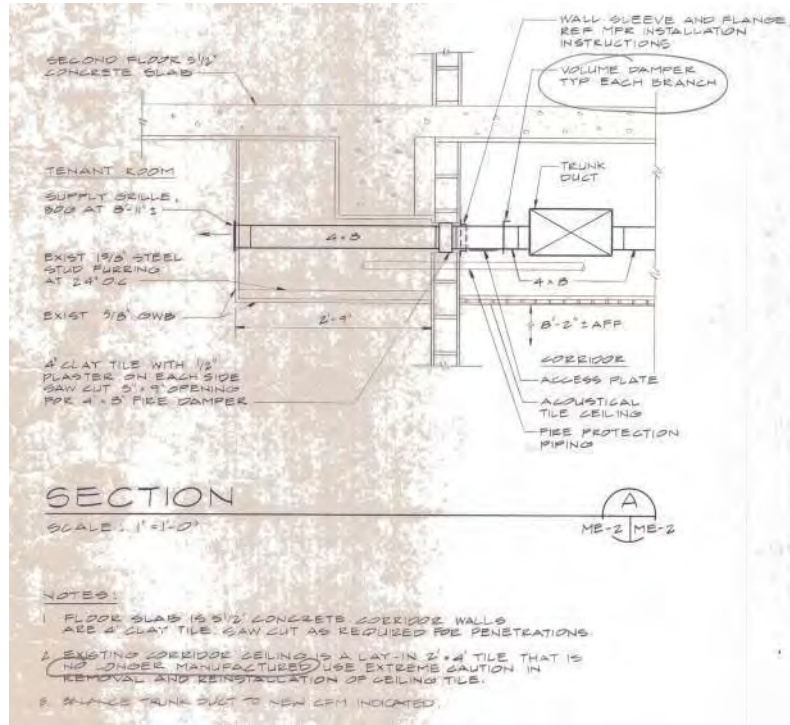
**HEALTH IMPROVEMENTS**  
**FOR SOLDIERS' HOME**  
**ORTING, WASHINGTON**

**STATE OF WASHINGTON - DEPARTMENT OF GENERAL ADMINISTRATION - DIV. OF ENGINEERING & ARCHITECTURE**

**BASE 11**  
 Sheet Contents: **ROOSEVELT BARRACKS**  
 Job No.: **157**  
 Sheet No.: **M-4**

Date: 7/177  
 Revision: Descriptions  
 Date By





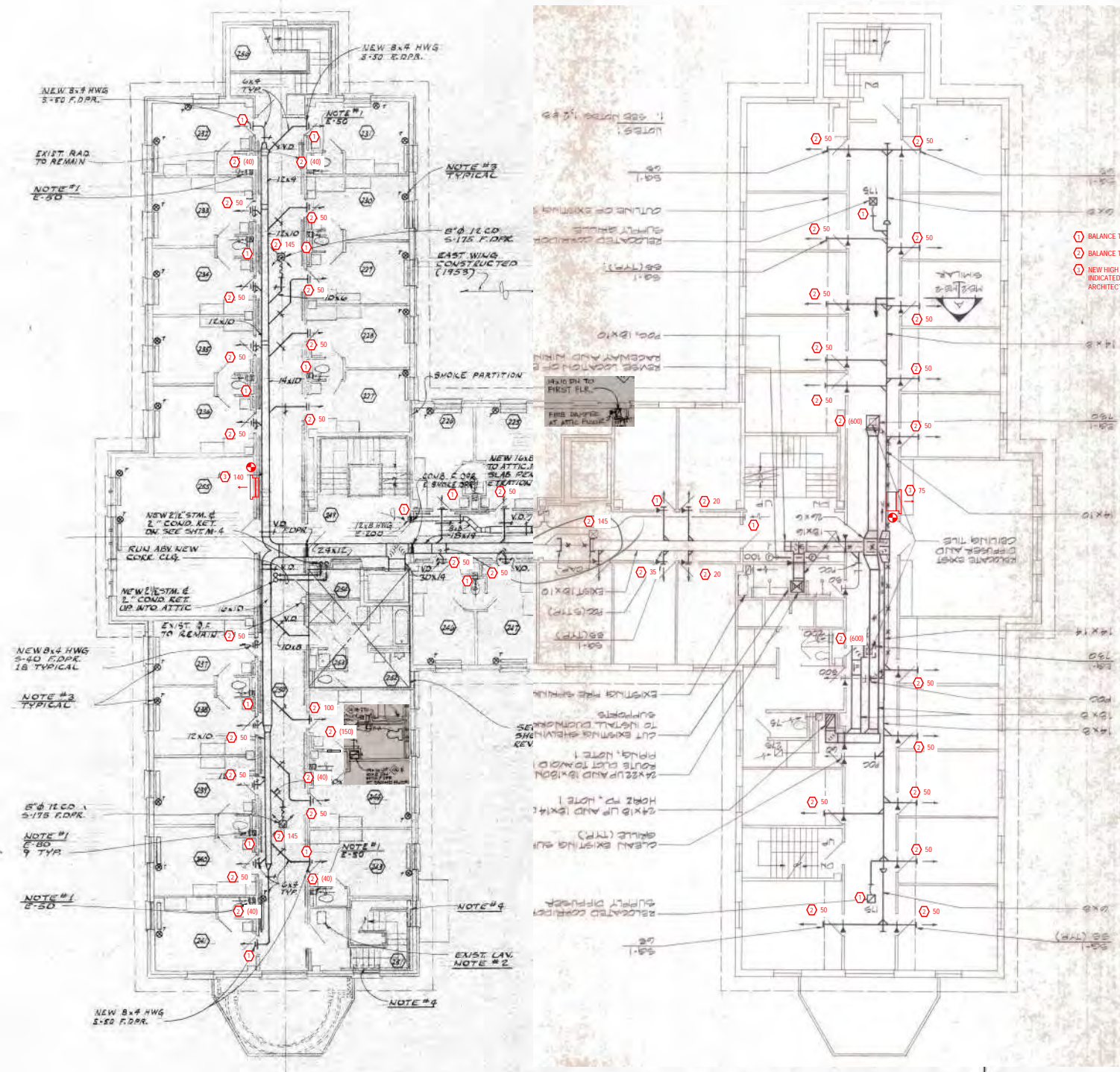
**ROOSEVELT BARRACKS**  
**CRAWSPACE MECHANICAL ROOM STEAM MODIFICATIONS**  
 SCALE: NONE

**GENERAL NOTES:**

1. REMOVE EXIST. 8"x8" L.W.G. & REPLACE W/ NEW 8"x8" L.W.G. AS SPECIFIED.
2. REMOVE EXIST. PLUMBING FIXTURES WHERE SHOWN. CUT & REMOVE ALL CONNECTING PIPING & CAP CONCEALED BEHIND NEW ROOM FINISHED SURFACES OR REROUTE AS APPLICABLE & INDICATED ON THE PLAN.
3. PROVIDE NEW SELF-CONTAINED THERMOSTATIC TYPE RADIATOR VALVE IN SUPPLY TO EXIST. RADIATOR. SEE DETAIL (TYPICAL).
4. REMOVE EXIST. CAST IRON STEAM RADIATOR & CAP CONNECTING PIPING BELOW FLOOR OR BEHIND NEW ROOM FINISHED SURFACES OR REROUTE UP TO NEW HEATING UNIT AS APPLICABLE.

5. PER ALTERNATE #1 DELETE REPLACEMENT OF DOMESTIC HIGH PIPING IN DEAD-END SPACE BEHIND WEST WING, INCLUDING LINES TO SUBS & CONNECTION TO INDIVIDUAL PLUMBING FIXTURES. SEE SPECIFICATIONS DIVISION NO. 1.
6. PER ALTERNATE #2 DELETE REPLACEMENT OF DOMESTIC HIGH PIPING IN CRAWL SPACE BEHIND EAST WING, INCLUDING LINES IN CHASE & CONNECTION TO INDIVIDUAL PLUMBING FIXTURES. SEE SPECIFICATIONS DIVISION NO. 1.
7. ALL SUPPLY EXHAUST SYSTEMS SHALL COMPLY FULLY WITH THE LIFE SAFETY CODE NFPA 101-1973, CODE FOR AIR CONDITIONING & VENTILATION SYSTEMS NFPA 90A-1974 & STANDARDS FOR THE INSTALLATION OF WARM AIR HEATING & AIR CONDITIONING SYSTEMS NFPA 90B-1973, ALL LISTED IN CURRENT 1974 VOLUMES.

ROOM NAMES & NUMBERS	
NUMBER	NAME
201	SINGLE BED ROOM
	SINGLE BED ROOM
	SINGLE BED ROOM
	SINGLE BED ROOM
	SINGLE BED ROOM
	SINGLE BED ROOM
247	SINGLE BED ROOM
248	STAIRWAY
249	CORRIDOR (EAST WING)
250	CORRIDOR (CENTRAL)
251	NEW STAIRWAY
252	BATHROOM
253	JANITOR
254	SOILED LAUNDRY
255	PAY ROOM
256	NEW STAIRWAY
257	STAIRWAY (WEST WING)
258	JANITOR
259	CORRIDOR
260	STAIRWAY
261	NEW CLEAN LINEN RM.
262	BATH-TOILET RM.
263	NEW TOILET & SHOWER
264	DOUBLE BED RM.
265	DAY ROOM
	NEW STAIRWAY



**MECHANICAL - 2ND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

- 1 BALANCE TO EXISTING AIRFLOW
- 2 BALANCE TO NEW AIRFLOW INDICATED
- 3 NEW HIGH WALL GRILLE. BALANCE TO AIRFLOW INDICATED. TAKE CARE TO DISTURB HISTORIC ARCHITECTURAL ELEMENTS AS LITTLE AS POSSIBLE.



Revision	Descriptions	Date	By
1	REVISED AS BUILT / D.S.H.S. REVIEW	02/19/91	NEW

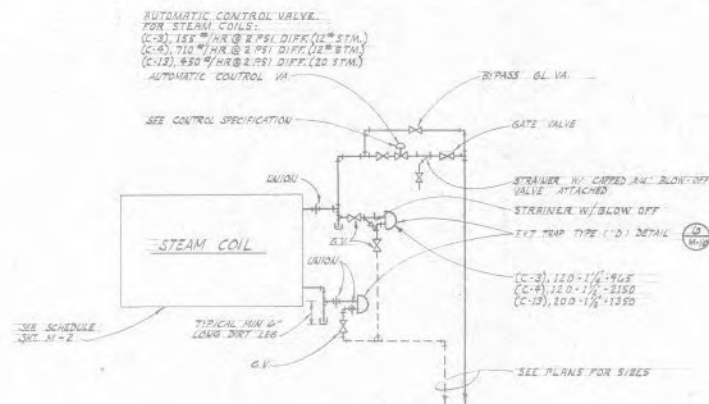
Drawn	Checked	Date
A.E.W.	A.M.V.	11/177

Prepared by: **ROY W. KOZCZARSKI ARCHITECTS - A.I.A.**  
 2203 BOYLSTON EAST, SEATTLE, WASH. 98102  
 324-3340

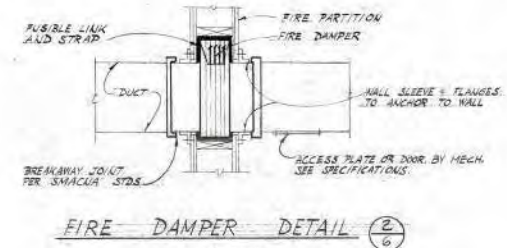
Project Title: **ROOSEVELT BARRACKS FIRE, SAFETY AND IMPROVEMENTS WASH. SOLDIERS HOME ORTING, WASHINGTON**



NEW



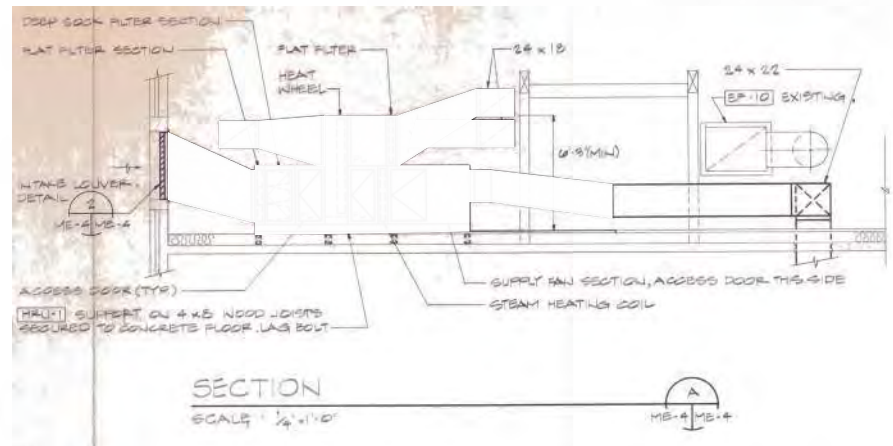
DETAIL 1  
TYPICAL STEAM COIL PIPING DIAGRAM  
SCALE: NONE



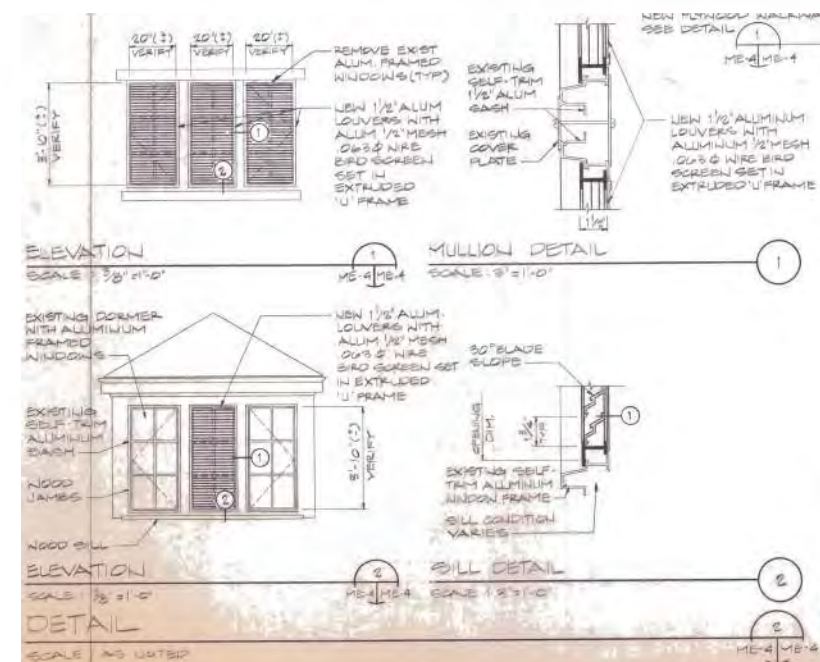
DETAIL 2  
FIRE DAMPER  
SCALE: NONE

NOTE:

ALL SUPPLY & EXHAUST SYSTEMS SHALL COMPLY FULLY WITH THE LIFE SAFETY CODE NFPA 101-1998, CODE FOR AIR CONDITIONING & VENTILATION SYSTEMS, NFPA 90A 1998 STANDARD FOR THE INSTALLATION OF WARM AIR HEATING & AIR CONDITIONING SYSTEMS, NFPA 90B-1975, ALL LISTED IN CURRENT 1976 VOLUMES.



SECTION  
SCALE: 1/8" = 1'-0"

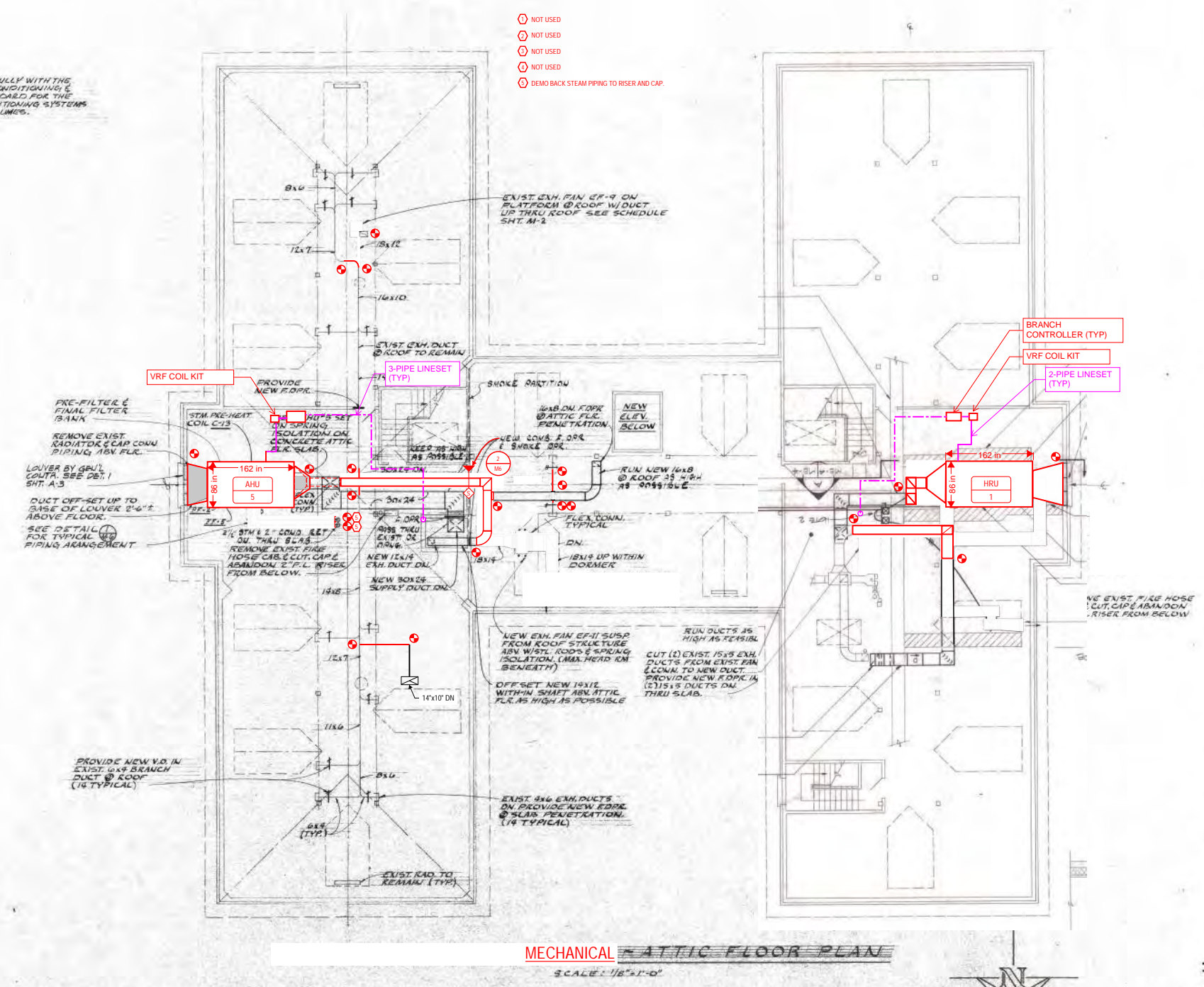


ELEVATION  
SCALE: 3/8" = 1'-0"

MULLION DETAIL  
SCALE: 3/8" = 1'-0"

ELEVATION  
SCALE: 3/8" = 1'-0"

DETAIL  
SCALE: AS NOTED



MECHANICAL ATTIC FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- ⓪ NOT USED
- ⓪ NOT USED
- ⓪ NOT USED
- ⓪ NOT USED
- ⓪ DEMO BACK STEAM PIPING TO RISER AND CAP

HASE II

Sheet Contents: ROOSEVELT BARRACKS ATTIC FLOOR PLAN

Job No.: 1-157

Project Title: FIRE, SAFETY AND HEALTH IMPROVEMENTS WASHINGTON STATE DEPARTMENT OF GENERAL ADMINISTRATION - DIV. OF ENGINEERING & ARCHITECTURE

Scale: AS NOTED

Prepared By: ROY W. KOZARSKI ARCHITECTS - A.I.A.

Design Approved: ROY W. KOZARSKI ARCHITECTS - A.I.A.

Supervising Arch/Engr.: ROY W. KOZARSKI ARCHITECTS - A.I.A.

Project Scope Approved: ROY W. KOZARSKI ARCHITECTS - A.I.A.

Agency: SEATTLE, WA 98102

Drawn: A.E.W. Checked: W.M.V. Date: 7/1/77

Date: 7/1/77

Revision	Descriptions	Date	By

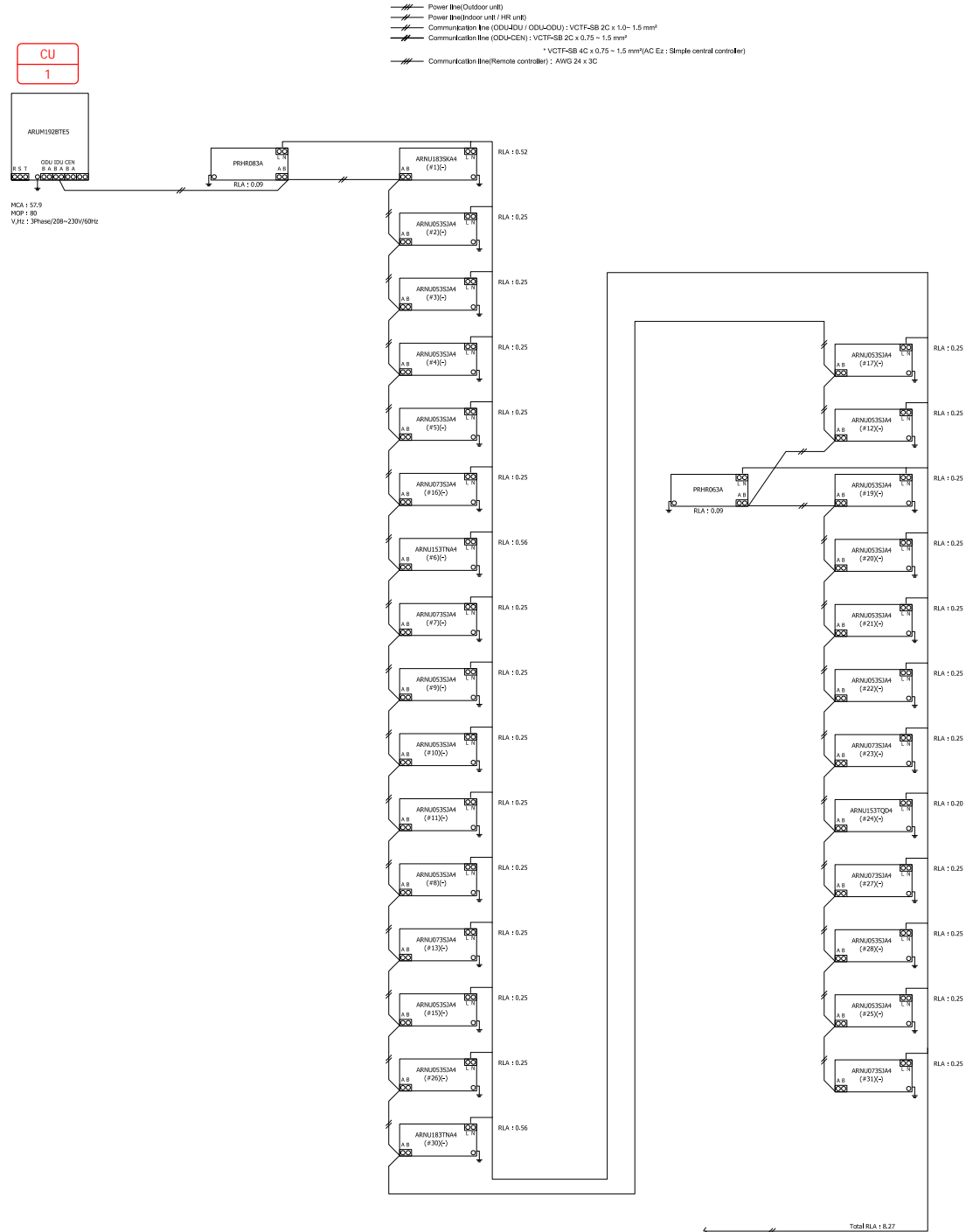
SYMBOLS

STATE OF WASHINGTON - DEPARTMENT OF GENERAL ADMINISTRATION - DIV. OF ENGINEERING & ARCHITECTURE

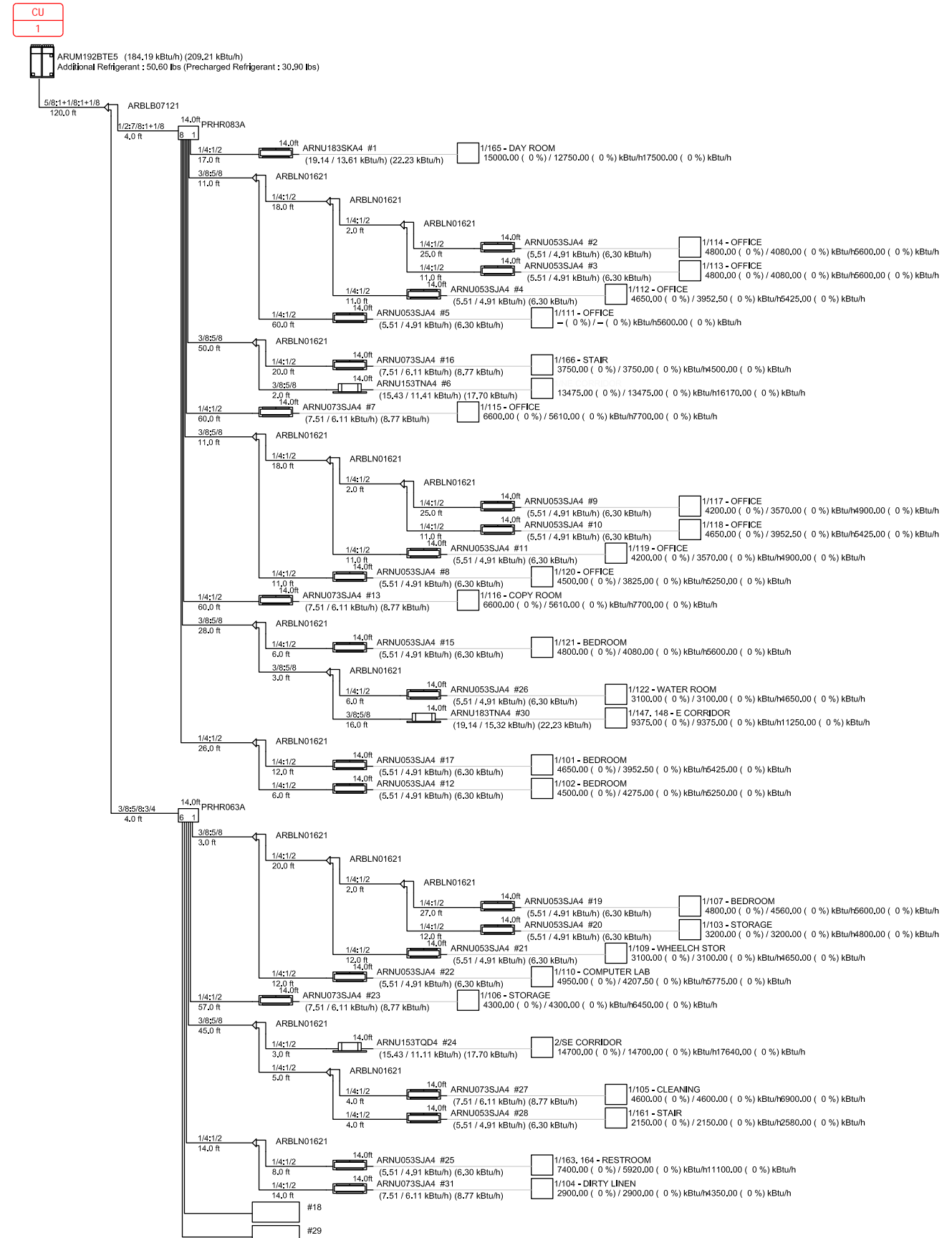


# VRF DIAGRAMS - CU-1

# Note :  
Power wiring, breaker size, and disconnects should follow local code and NEC.  
Multi-frame outdoor units require a separate power connection for each frame.  
Refer to the most up-to-date submittal sheets for applicable electrical data.



WIRING DIAGRAM



PIPING DIAGRAM

# Detailed Scope of Work

**FIM ID # 49022**  
**13.01-RB: Upgrade Attic Insulation**  
**Roosevelt Barracks**

## GENERAL

Existing: The attic insulation is damaged and needs replacement. Bats have also entered the attic in the past, showing a need to seal cracks.

Proposed: Demo the existing attic insulation, clean the attic, and provide code-compliant levels of insulation. The existing fiberglass (batt) insulation will be removed and bagged. Vacuum bat feces and treat the existing concrete surfaces and wooden structure with spray disinfectant. Inspect the existing structure for points of entry for bats, and secure with galvanized hardware cloth. Calculate the required attic ventilation, and provide screened openings in the soffit, evenly distributed. Provide plywood walks to match the existing where they are not already provided. Provide cardboard baffles where required to hold back taller, more efficient insulation. Provide R-49 (16" deep) average cellulose insulation. If mechanical units do not allow 16" clearance below, add rigid insulation rated at R-49 or as much as possible. Add a thermostat-controlled exhaust fan to the existing roof ventilator in the central wing. Add additional exhaust fans to existing vents or provide new vents in each attic section to provide proper ventilation of the attic.

## SCOPE OF WORK INCLUDES

1. Mechanical
  - A. Demo
    - 1) Sheet Metal—Assumes FIM 49018-03.01-RPB is executed.
  - B. New Work
    - 1) Sheet Metal—Assumes FIM 49018-03.01-RPB is executed. Mechanical units should be raised to allow insulation below, which may require modifications to ductwork or connections.
    - 2) Provide attic exhaust fans with local thermostatic control. Attic is divided by draft stops such that at minimum (5) fans will be required.
2. Electrical
  - A. New Work: Provide power to five (5) new exhaust fan(s). Assume 1/16 hp each.
  - B. Assumes FIM 49018-03.01-RPB is executed.
3. Insulation
  - A. Calculate minimum ventilation requirements
  - B. Verify that mechanical and electrical components can be in contact with insulation.
  - C. Seal any large gaps in deck, i.e., pipe or electrical penetrations
  - D. Provide baffles at air inlets as needed
  - E. Provide code minimum blown in cellulose insulation. Note that R-value to be an average to accommodate areas where it is not possible to add full insulation depth, such as under walkways and mechanical units.
  - F. Insulate top and sides of elevator over-run. Use batt insulation or provide framing to contain blown-in.
4. Roofing
  - A. Demo
    - 1) As required for installation of attic ventilation
  - B. New Work
    - 1) Roofing-- As required for installation of attic ventilation. Assume minimum (4) new exhaust fan curbs and (1) existing curb.
5. Carpentry
  - A. Demo
    - 1) Modify existing mechanical walkways to connect with new
    - 2) Provide openings for new exhaust fans
  - B. General Carpentry
    - 1) Provide new elevated walkways above insulation to provide access to mechanical units and windows where not presently provided
    - 2) Provide curbs for new exhaust fans
    - 3) Installation of ventilation air intakes
    - 4) Inspect for bat points of entry and seal/block with galvanized hardware cloth or other material as appropriate
6. Demolition and Removal Specialty Contractor
  - A. Refer to other sections for demo done by other contractors.
  - B. Remove existing batt insulation and fecal matter from bats. Vacuum and sanitize attic, including floor, walls, and any crevices where bats have been roosting.

# Detailed Scope of Work

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- 7. Training
  - A. Provide training as required for this FIM.

## CLARIFICATIONS AND EXCLUSIONS

- 1. Excludes hazardous material testing and abatement. Asbestos and lead pain are not expected for this scope of work. Owner to provide testing of material to be demolished prior to work.
- 2. If existing equipment or components are reused, repairs to existing are not included unless specifically noted in the scope above. At this point, all other related equipment that has been inspected is operating properly.
- 3. Labor cost estimates assume day shift work.

# Detailed Scope of Work

REFERENCE - EXISTING POOR ATTIC INSULATION TO REPAIR:

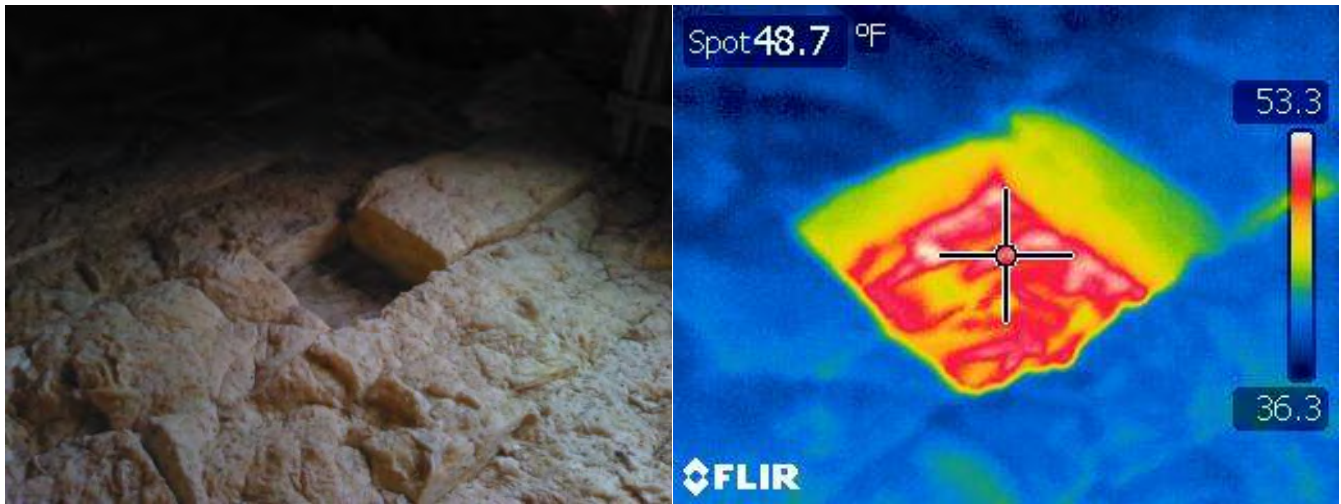


Figure 1. Missing section of ceiling insulation (left). Missing insulation allows heat (indicated by red/yellow colors) to escape from the building in the winter (right).

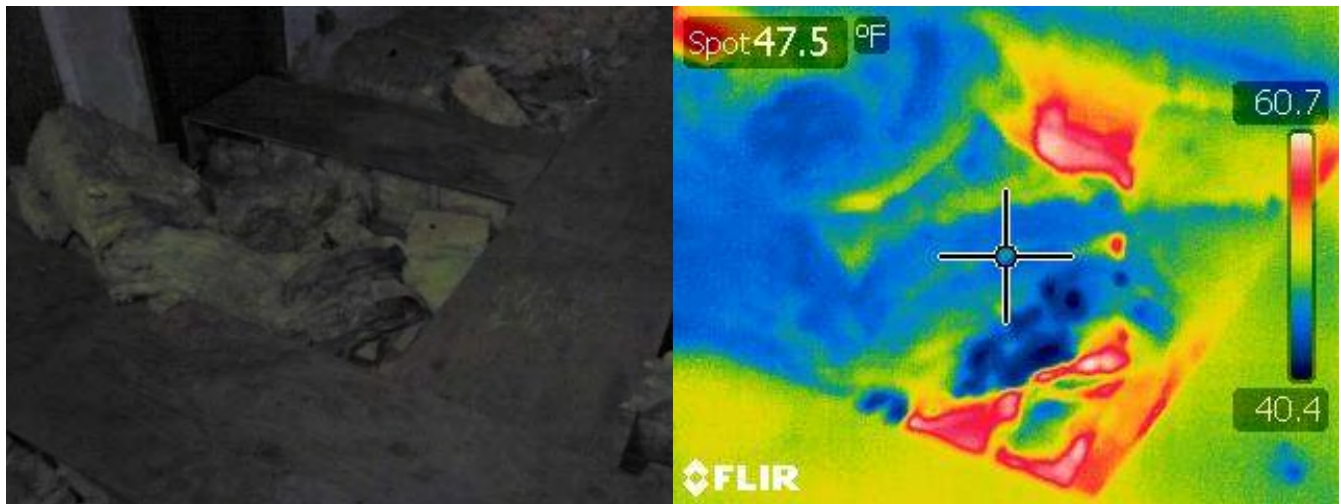


Figure 2. Compressed insulation near an attic walkway (left). Compressed fiber glass batt insulation leads to the overall R-value (effectiveness) going down and thus lowers its ability to trap heat (right).

# Detailed Scope of Work



*Figure 3. Damaged and bat guano contaminated insulation in attic (left and right).*

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:15AM

Project Number: 40000087

Project Title: CBPS: WSH - THP - Roosevelt Barracks Window Upgrades

**Description**

Starting Fiscal Year: 2028  
 Project Class: Preservation  
 Agency Priority: 20

**Project Summary**

This project is for window replacement at the Roosevelt Barracks in Orting.

**Project Description**

In early 2022 WDVA completed an energy audit of Roosevelt Barracks. The audit revealed that the windows are not low-e [CT(1)] (energy efficient) windows and many of the seals have failed, significantly diminishing the energy efficiency of the building. The comprehensive report showed thermal issues throughout the building envelope, exacerbated by the current windows. With a minimum building life expectancy of another 30-50 years, it was recommended that we replace the windows with efficient low -E windows.to achieve energy efficiency and savings. The audit provided the estimated cost of the replacement.

There is not any grant funding opportunity for construction projects related to the Transitional Housing program. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

none

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	1,250,000				
	<b>Total</b>	<b>1,250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State		1,250,000			
	<b>Total</b>	<b>0</b>	<b>1,250,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

No operating impacts since this is replacement of existing building envelope system and continued maintenance and operation will remain the same after work complete.



**OFM**

**305 - Department of Veterans Affairs  
Capital Project Request**

**2023-25 Biennium**

\*

**Version:** A2 DVA - Agency Submission v.2.0

**Report Number:** CBS002

**Date Run:** 9/21/2022 6:15AM

**Project Number:** 40000087

**Project Title:** CBPS: WSH - THP - Roosevelt Barracks Window Upgrades

**Operating Impacts**

---

**Capital Project Request**

**2023-25 Biennium**

\*

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000087	40000087
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# Detailed Scope of Work

---

**FIM ID # 49253**  
**13.02-RB: Upgrade Windows**  
**Roosevelt Barracks**

## GENERAL

This measure cost is based on a more historically accurate window construction.

Existing: The existing insulated vinyl windows are at the end of their service life, and many are damaged.

Proposed: Replace the existing windows at the first and second floors with new. Assume insulated glazing units with Low-E and Solar-ban or equivalent coating per the 2018 Washington Energy Code. Base cost is for vinyl frames. Windows to be single-hung, almond color. Provide safety glazing where required by code. Sheet metal or vinyl accessories as required for installation.

## SCOPE OF WORK INCLUDES

1. Carpentry
  - A. Demo: Remove applied stops on existing window frames
  - B. General Carpentry
    - 1) Provide new glazing stops on existing window frames after installation of windows.
    - 2) Repair any damaged areas of existing frames as required.
2. Glazing
  - A. Provide and install new windows at first and second floor, including stairways. Windows assumed to be vinyl frames, single hung, almond color. Glazing to meet 2018 Washington State Energy Code, assume Low-E and Solarban-type coating. Provide window screens at all operable windows.
3. Painting
  - A. Clean and prepare exterior side of existing window trim, as well as newly installed stops, apply sealant and paint.
  - B. Prepare and paint steel lintels.
  - C. Apply sealant an interior side of windows. Paint touch-ups as needed.
4. Blinds
  - A. Remove existing window blinds.
  - B. Clean and reinstall window blinds at conclusion of window work.
5. Training
  - A. Provide training as required for this FIM.

## CLARIFICATIONS AND EXCLUSIONS

1. Excludes hazardous material testing and abatement. Asbestos and lead paint are not anticipated for this scope of work. Owner to provide testing of typical material to be demolished prior to demolition.
2. If existing equipment or components are reused, repairs to existing are not included unless specifically noted in the scope above. At this point, all other related equipment that has been inspected is operating properly.
3. Labor cost estimates assume day shift work.

# Detailed Scope of Work

## REFERENCE PHOTOS – EXISTING WINDOW CONDITIONS AND THERMAL LOSS

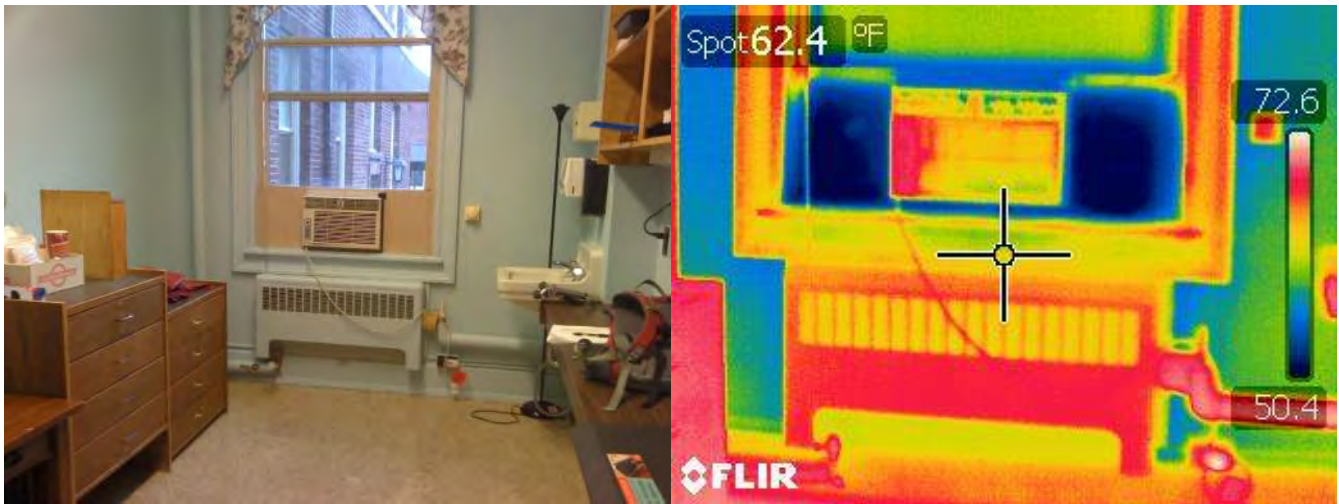


Figure 1. Example window-mounted slider/casement air conditioner unit viewed from inside (left). The sides of the unit are not well sealed or insulated (indicated by dark blue color), resulting in cold air infiltration (right).

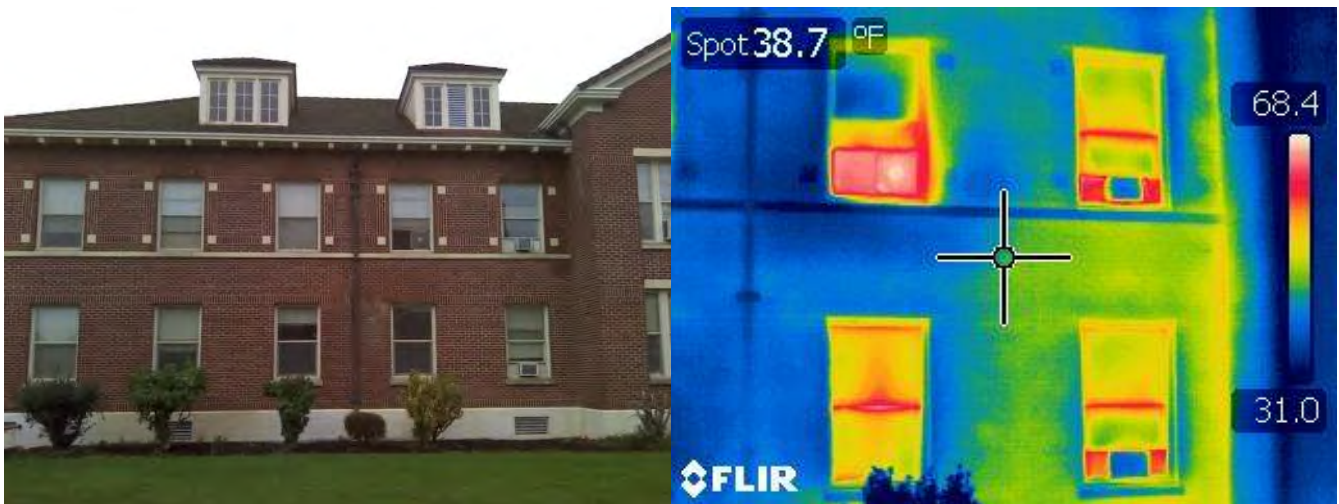


Figure 2. West façade of Roosevelt Barracks, northwest corner (left). Heat can be seen escaping from an open window with a box fan (right, top left), around the sides of window shaker air conditioner units (right, top/bottom right), and through the window check rails (right, bottom left).

# Detailed Scope of Work

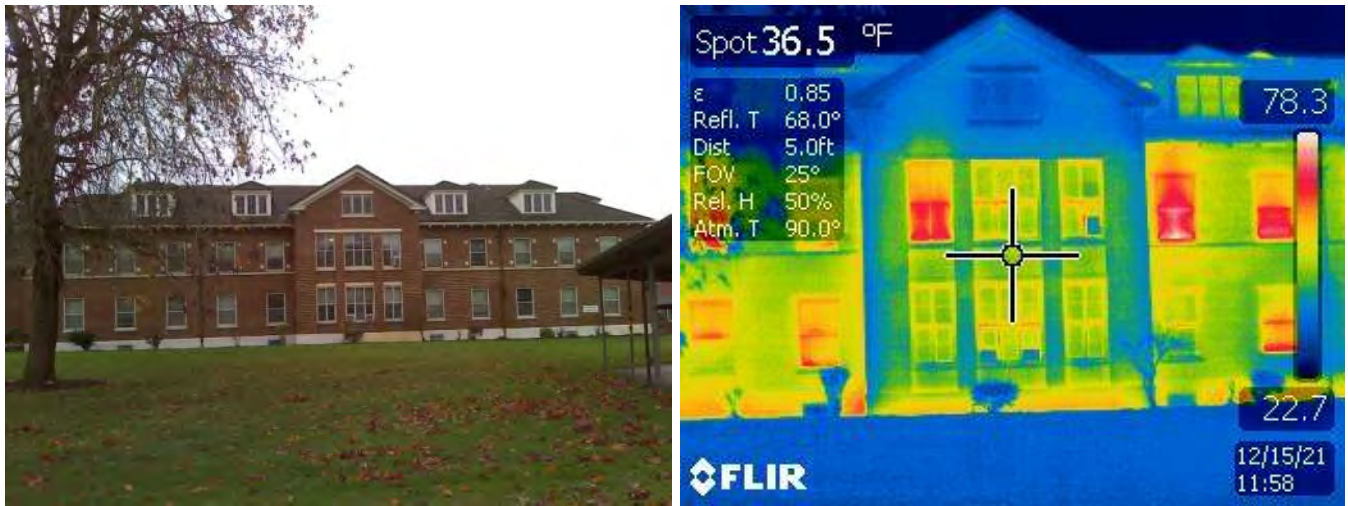


Figure 3. East façade of Roosevelt Barracks (left). Heat can be seen escaping from several open windows (indicated by red color).

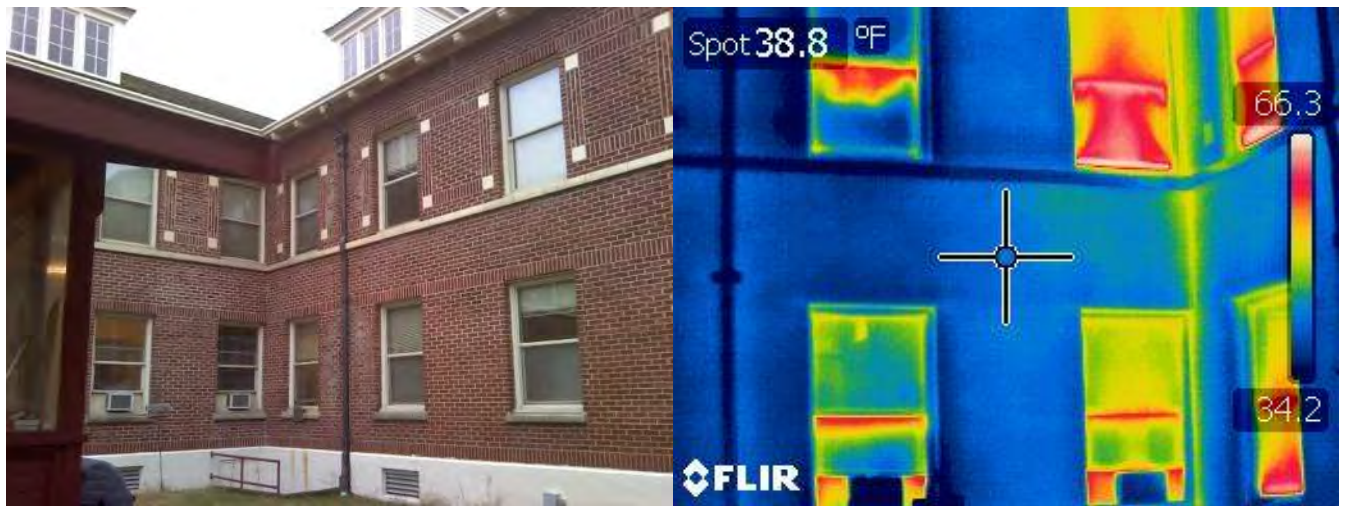


Figure 4. South façade of Roosevelt Barracks near designated smoking area.





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## BID PROPOSAL

**Project:** Roosevelt Barracks

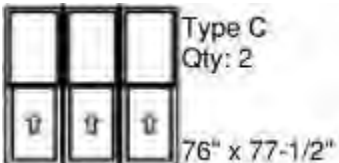
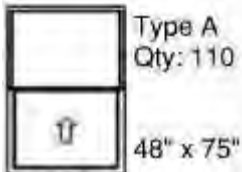
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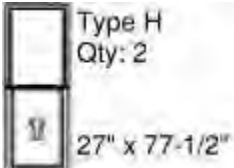
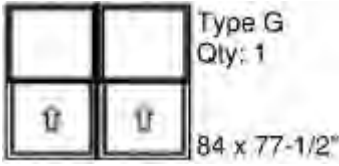
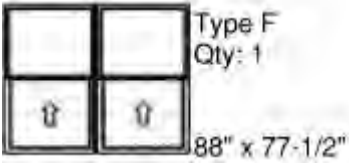
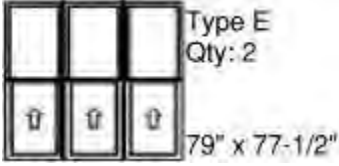
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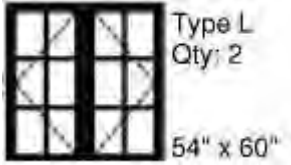
**FURNISH AND INSTALL THE FOLLOWING:**

**Pella 250 Series, Single Hung Vinyl Windows**

- Almond Finish
- Sill Adapter
- Cam-Action Lock
- Half Screen
- Break Metal Sill Flashing
- Insulated Glazing Units
  - Dual Advanced Low-E
  - .28 U-Value
  - .29 SHGC
  - .55 VLT







**BID PRICE: \$383,000.00**

**Add Alternate #1: \$20,000.00 For Removal and Disposal of existing Windows**

**Add Alternate #2: \$5,000.00 For Storage Containers for onsite Storage of Windows and material.**

**Add Alternate #3: \$11,490.00 For 3% Bond**

**Addendum: 0.**

**Exclusions and Conditions: waterproofing, hardware not listed, protection, damage by others, final cleaning, bonds, taxes.**

**Submitted By: Geoff Brunson**  
**Phone 206-932-7628**  
**Fax 206-932-2821**  
**Email: [Geoffb@Seattleglass.com](mailto:Geoffb@Seattleglass.com)**

**Bid good for 45 days**







13421 Ambaum Blvd. S.W. • Seattle, WA 98146-3171 • (206) 932-7628 • Fax (206) 932-2821

## BID PROPOSAL

**Project:** Roosevelt Barracks

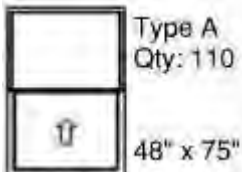
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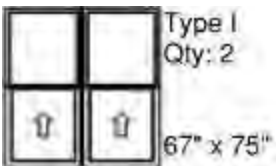
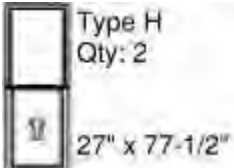
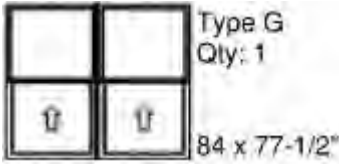
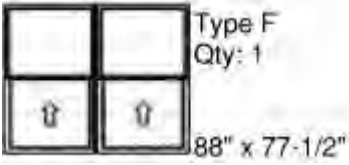
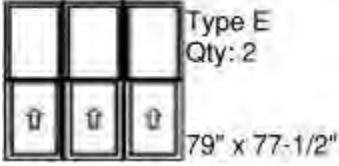
**Scope of Work:**

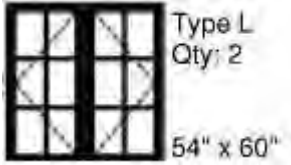
**FURNISH AND INSTALL THE FOLLOWING:**

### **Pella Reserve Series Traditional Aluminum Clad Pine Windows**

- Painted Almond Exterior Finish
- Unfinished Interior
- Sill Adapter
- Cam-Action Lock
- Half Screen
- Break Metal Sill Flashing
- Insulated Glazing Unists
  - Dual Advanced Low-E
  - .29 U-Value
  - .28 SHGC
  - .53 VLT







**BID PRICE: \$528,000.00**

**Add Alternate #1: \$20,000.00 For Removal and Disposal of existing Windows**

**Add Alternate #2: \$5,000.00 For Storage Containers for onsite Storage of Windows and material.**

**Add Alternate #3: \$15,840.00 For 3% Bond**

**Addendum: 0.**

**Exclusions and Conditions: waterproofing, hardware not listed, protection, damage by others, final cleaning, bonds, taxes.**

**Submitted By: Geoff Brunson**  
**Phone 206-932-7628**  
**Fax 206-932-2821**  
**Email: [Geoffb@Seattleglass.com](mailto:Geoffb@Seattleglass.com)**

**Bid good for 45 days**



305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:16AM

Project Number: 40000005

Project Title: WVH - Campus Upgrades

**Description**

Starting Fiscal Year: 2030  
 Project Class: Preservation  
 Agency Priority: 21

**Project Summary**

This project is to support a six year, campus wide initiative to making major requests for capital improvements to the Washington Veterans Home campus in Port Orchard.

**Project Description**

The original project plan included the replacement of flooring in the Washington Veterans Home and a new Administration Building. WDVA received federal grant for the replacement of flooring in the Washington Veterans Home, which is currently in process. That leaves the new Administration Building as the only projects.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	3,880,000				
	<b>Total</b>	<b>3,880,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State			3,880,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>3,880,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

None at this time

**SubProjects**

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:16AM

Project Number: 40000005

Project Title: WVH - Campus Upgrades

**SubProjects**

SubProject Number: 40000039

SubProject Title: WVH - Administration Building

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 21

**Project Summary**

The Washington Veterans Home needs additional administration space to accommodate the training needs of staff, activity needs of residents, administrative space, and growth for additional services.

**Project Description**

As the WDVA continues to expand services at the Washington Veterans Home we need additional space to accommodate the training needs of staff, activity needs of residents, administrative space, and growth for additional services that WDVA would like to be able to provide to our residents and clients. The intent is to build a roughly 10,000 square foot building within the old footprint of Buildings 6 & 7 or near the chapel at the entrance driveway to Building 9.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	3,880,000				
	<b>Total</b>	<b>3,880,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State			3,880,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>3,880,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

None

**Capital Project Request**

**2023-25 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000005	40000005
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:18AM

Project Number: 40000091

Project Title: CBPS: WVH - Superintendent Building Renovation

**Description**

Starting Fiscal Year: 2032  
 Project Class: Preservation  
 Agency Priority: 23

**Project Summary**

This project is to renovate the Superintendents Building at the Washington Veterans Home to create office space for support of programs on campus.

**Project Description**

In June of 2022 WDVA completed a feasibility study to convert the existing unoccupied Superintendents House at the Washington Veterans Home into office space. The additional space can be utilized for a variety of purposes to enhance services to our Veterans, such as office, meeting, or training space. A part of this study the design team was able to identify abatement costs, energy efficiency upgrades, preliminary estimate for construction interior and exterior finishes, MEP costs, and provided a layout that could accommodate office personnel.

There is not Grant program that will support the construction of this project at this time. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	1,125,000				
	<b>Total</b>	<b>1,125,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State				1,125,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,125,000</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

The operating impacts for this building are unknown. At this time it is believed that this space would allow for the relocation of current employees so no added operating costs are projected.

## Capital Project Request

2023-25 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000091	40000091
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# WASHINGTON VETERANS HOME SUPERINTENDENT'S BUILDING FEASIBILITY STUDY

1411 BEACH DRIVE EAST, PORT ORCHARD WA 98366

**JUNE 30, 2022**



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## SUMMARY

RFM has been requested by Washington Department of Veterans to conduct a feasibility study on the Superintendents Building on Port Orchard campus. The 3,524 SF two-story building is located at 1141 Beach Drive E., Port Orchard WA 98366; originally built in 1919 with some additions and modifications to the structure throughout its history.

The goal for the study is to understand the current building type and best use(s) under current applicable building codes. The project team are tasked to assess the buildings in the field and provide recommendation to modernize the buildings wholistically to meet applicable building codes and to evaluate the minimum necessity to change the use of the building from residential to commercial office use. Reports are made based on visual observation and available drawing documentation, historical data as well as input from the facility group.

The overall evaluation also calls for complete rebuild of the building envelop except the primary framing to remain to meet Washington State energy code. Provide new mechanical, plumbing and electrical systems to serve all interior spaces for the new building use. With abatement proposed from earlier Good Faith Report, it will further enhance the performance of the building, ensure occupants' safety, and extend the service life of the building.

The report provides detailed information regarding history, building construction methods and types, existing conditions of exterior and interior elements and systems (visual observation only). Recommendations aim generally to meet code minimum requirements, target upgrades for future building use, and curb potential construction cost.

This report shall provide guidance to WVHPO to make informed decisions. And our team is available for any questions or comments regarding any contents in this report.



Google ariel image – WVHPO campus, Port Orchard, WA

## **PROJECT TEAM**

### **PREPARED FOR**

Washington Department of Veterans Affairs  
1102 Quince Street SE  
Olympia, WA 98504

### **PREPARED BY**

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275 Fifth Street, Suite 100  
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(360) 377-8773  
Contact: Blake Webber  
Sherry Marquardt

### **CONSULTANTS**

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4EA Building Science (Envelop consultant).  
12721 30<sup>th</sup> Avenue NE 2<sup>nd</sup> Floor  
Seattle, WA 98125  
(206) 725-2358  
Contact: Caelum Roberts

PS2, Inc. (MEP)  
920 Fifth Avenue, Suite 2300  
Seattle, WA 98101  
(206) 448-1911  
Contact: Peregrin Jones  
Alex Muirhead  
Jacky Chan

## 2022031.00 WVH Feasibility Report

Willamette Cultural Resource Associates, Ltd. (Cultural resource management).

655 S Orcas Street, Suite 220

Seattle, WA 98108

(206) 397-1487

Contact: Adam Alsobrook

Rider Levett Bucknall (Cost Estimating).

101 Steward Street Suite 301

Seattle, WA 98101

(206) 441-8872

Contact: Kevin Mitchell

## OBJECTIVE, ASSESSMENTS AND RECOMMENDATIONS

### A. CULTURAL RESOURCES

#### 1. OBJECTIVE

- a. Observe and photograph the exterior and interior of the Superintendent's House (formally designated as Building 12 and formerly known as the Commandant's House) at the Washington Veterans Home Port Orchard (WVHPO).
- b. Research the history of the Superintendent's House using publicly available reference sources to learn the following facts:
  - i. The original architect of the Superintendent's House.
  - ii. The original builder of the Superintendent's House.
  - iii. The original construction date of the Superintendent's House.
  - iv. Whether or not the Superintendent's House has been altered.
  - v. The dates that alterations to the Superintendent's House occurred.
- c. Evaluate the Superintendent's House using the National Register of Historic Places (NRHP) criteria (36 CFR § 60.4) and make a preliminary recommendation of NRHP eligibility or non-eligibility based on this evaluation.
- d. Applicable cultural resource management regulations:
  - i. National Register of Historic Places (36 CFR § 60.4).
  - ii. Governor's Executive Order 21-02 (formerly 05-05).

#### 2. ASSESSMENT

##### a. PHYSICAL DESCRIPTION

##### i. Location and Setting:

The WVHPO is situated on a 24.80-acre parcel within Section 25, Township 24 North, Range 1 East, Willamette Meridian (Kitsap County Assessor 2022). The buildings of the WVHPO campus are arranged along the top of a prominent landform that rises approximately 100 feet above the Sinclair Inlet of Puget Sound. This vantage point affords the veterans home residents a sweeping view of Bremerton, the Puget Sound Naval Shipyard, and Manette to the north across the water.

The Superintendent's House is located at the northwest corner of the WVHPO campus. This building was formerly known as the Commandant's House and is formally designated as Building 12. The Superintendent's House is situated at the exact location that the Saunders & Lawton and Olmstead Brothers site plan of January 1908 specified for the "Commandant's Cottage" (Alsobrook 2020:2).

The Superintendent's House is situated at the top of a bluff which rises approximately 100 feet above the high-water line of Sinclair Inlet to the north. The long axis of the building footprint is roughly aligned in a south-southwest/north-northeast direction. This alignment reflects the orientation of the original main building of 1910, later known as the Washington Building, which was formerly located to the southeast of the Superintendent's House. The Washington Building was demolished in 1973, and Building 10, the nursing care unit and clinic, was built on the site in 1978 and expanded in 1983 (Bogumill 1980:17; Smith-Steiner 2004).



The ground level surrounding the Superintendent's House generally slopes steeply down to the north, west, and southwest. A grass lawn covers the ground immediately surrounding the building to the east, north, and west. Trees and other vegetation surround the periphery of the grounds to the north, west, and southwest of the Superintendent's House. A curved, asphalt paved driveway is located to the south of the building, and an asphalt-paved service driveway for Building 10 is located to the east of the Superintendent's House.

There are two accessory buildings located adjacent to the Superintendent's House. The first of these buildings is a one-story garage located about thirty feet from the southwest corner of the Superintendent's House. This garage has a rectangular plan oriented roughly perpendicular to the long axis of the Superintendent's House. This garage is clad with painted wood shiplap siding and is capped with a front gabled roof clad with asphalt composition shingles. Historic aerial photography indicates that this garage was constructed prior to the late 1920s (Bogumill 1980:9). A second garage is located about fifty feet south of the Superintendent's House. This one-story garage is clad with painted wood clapboard siding and is capped with a front gabled roof clad with asphalt composition shingles. Historic aerial photography indicates that this garage was constructed prior to the late 1950s (Bogumill 1980:16). The second garage appears to be disused and is overgrown with thick vegetation.

ii. Design, Materials, and Workmanship:

The Superintendent's House has a rectangular plan measuring 28 feet by 36 feet. The building is two stories tall, cubic in overall form, and is capped with a hipped roof.

The primary structural system is wood frame. The exterior walls feature 1x diagonal wood sheathing covered with building paper and clad with painted wood clapboard siding. The soffits, fascia, and trim are painted wood. The roof overhangs feature decorative exposed rafter tails. The roof is clad with asphalt composition shingles.

The original architectural drawings of the Superintendent's House indicate that the exterior walls were clad with stucco plaster over wire lath. The first story exterior walls were unadorned stucco plaster, while the second story exterior walls featured vertical and horizontal wood battens used to simulate half-timbering. These historic materials are no longer extant.

The primary façade of the Superintendent's House faces southeast. A ten-foot-wide by seven-foot-deep porch is located toward the southeast corner of the building. The porch floor is concrete and is raised approximately two feet above the front sidewalk. The porch is protected by a shallow sloped shed roof structure, which is supported by two painted tubular metal posts. The porch roof structure is comprised of shallow built-up painted metal trusses, with the bottom truss chords of painted tubular metal and the diagonal webs built of painted metal bar stock. Painted wood purlins are laid on top of the metal structure, and the whole assembly is capped with translucent corrugated fiberglass.

The painted wood main entry door and flanking painted wood sidelights appear to be original. However, the window to the north of the entry has been modified into a picture window with fixed glazing. At the second story façade, centered above the entry door, there is a window with two equal fixed lights. The original architectural drawings indicate that this opening was once a door leading out to the roof deck of the original painted wood porch structure. This window is flanked on each side by a painted wood sash clerestory hopper window with three equal

lights. To the north of this window group is a single window opening that has lost its original double hung painted wood sash window.

The primary façade features a rectangular plan brick masonry chimney clad with painted stucco plaster. The chimney is approximately six feet wide at the ground level and narrows to about three feet wide about halfway up the façade.

A one-story, fully enclosed porch structure is located on the northeast façade of the Superintendent's House. Based on the original architectural drawings, this structure was added after the original construction of the building. Historic photographs suggest that this porch was added to the building by the late 1920s (Bogumill 1980:9). These photographs also indicate that the porch was once open on the sides facing northeast and northwest, but these openings appear to have been extensively modified with fixed glass picture windows. This addition is clad with painted wood clapboard siding. The top of the addition is finished with a painted wood frieze board with painted wood ogee dentils. The addition has a low-slope roof which is pitched to the northeast.

There are two double hung painted wood sash windows at the second story of the northeast façade of the Superintendent's House. Each of these windows appear to be original and have six equal light upper sashes above single light lower sashes. These windows have been covered with what appear to be vinyl storm windows.

The northwest façade is the rear of the Superintendent's House and overlooks an expansive grass lawn. The original painted wood rear porch has been enclosed and expanded significantly from its original appearance. The enclosed porch features a variety of painted wood sash windows, including double hung units which appear to have been relocated from elsewhere on the house and some casement sashes with six equal lights each. The rear door of the enclosed porch is accessed by a flight of wood steps which rise up to a wood porch. These steps and porch are protected overhead with a tubular metal roof clad with corrugated fiberglass material. This roof is supported with painted tubular metal columns.

The original window opening at the first story of the northwest façade of the Superintendent's House has been enlarged and turned into a large picture window with fixed glazing. The three windows at the second story of the northwest façade appear to be original. The two windows toward the north and south have six equal light upper sashes above single light lower sashes, and the centrally located bathroom window has four equal lights over a single light lower sash.

The southwest façade of the Superintendent's house overlooks the adjacent concrete driveway and parking area to the south of the building. The basement windows are painted wood sash hopper units and appear to be original. The kitchen window at the first story is a double hung painted wood window with three equal lights in the upper sash over a single light lower sash. The powder room window is a painted wood sash hopper unit with three equal lights. One window at the second story façade appears to be original and has a six equal light upper sash above a single light lower sash, while the other window appears to have been replaced at some point.

Apart from the addition of the enclosed porches on the northeast and northwest sides of the Superintendent's House, the plan of the first and second levels of the building are generally unaltered from its original configuration. The painted wood newel post and balustrade at the foyer appear to be intact. Some of the doors appear to be original painted wood doors with painted wood trims. The kitchen

has been extensively altered from its original condition and shows evidence of several remodeling campaigns over the past 108 years. The wood floors at the first level have been covered with carpet and vinyl sheet flooring, and some of the painted plaster interior walls have been covered with wallboard. Thin acoustical tiles have been adhered to most of the ceilings at the first level. The condition of the rooms at the second level are similar to those at the first level, though the wood floors have been left uncovered. Like the first level, thin acoustical tiles have been adhered to the ceilings at the second level.

### b. HISTORICAL BACKGROUND

#### i. Early Development of the Washington Veterans Home at Port Orchard:

In 1891, the Washington Soldiers' Home was established at Orting in Pierce County, which was the first institution created to care for military veterans in Washington State (Bogumill 1980:3). Within a decade, demand for care at the Washington Soldiers' Home exceeded the capacity of the institution, which resulted in severely overcrowded conditions. One major factor in this overwhelming demand was that by 1900, large numbers of Civil War veterans had become elderly enough to require care. Another contributing factor was a national financial crisis which began in late 1906, which further increased the numbers of distressed and needy veterans applying for care at the Washington Soldiers' Home (Bogumill 1980:3).

The Washington State Legislature acted to alleviate the overcrowded conditions at the Washington Soldiers' Home, and in March 1907, Governor Albert E. Mead signed the enabling act for a second branch of the veterans institution, which according to a stipulation in the act, was to be located on Puget Sound (*The Tacoma Daily Ledger* 1907). In June 1907, the State Board of Control selected the present-day WVHPO location over sites at Anacortes, Blaine, and Friday Harbor (*The Bellingham Herald* 1907). Saunders & Lawton, architects of Seattle and Olmstead Brothers, landscape architects of Brookline, Massachusetts developed the initial master plan for the veterans home buildings and grounds (*The Seattle Post-Intelligencer* 1908). On 6 April 1908, the Grand Army of the Republic laid the cornerstone of the new institution (*The Tacoma Daily Ledger* 1907). The WVHPO officially opened on Abraham Lincoln's birthday: 12 February 1910. The first group of buildings included the main building, a dining hall, kitchen, storeroom, and two residential cottages (*The San Juan Islander* 1910).

In March 1911, the architects Bullard & Hill of Tacoma were hired to design a powerhouse and hospital building for the new institution (*The Seattle Daily Times* 1911). The exact completion date of the powerhouse is unclear, but the hospital was completed by late September 1912 (*Spokane Chronicle* 1912).

#### ii. Original Construction of the Superintendent's House

In July 1913, the architects Heath & Gove of Tacoma were hired to design a barracks building, an assembly hall, two residential cottages, a laundry building, and a commandant's cottage for the WVHPO (*The News Tribune* 1913; *The Tacoma Daily Ledger* 1913a, 1913b). In late September 1913, J. B. Combs of the Franklin Engineering Company of Seattle received the construction contract, and the buildings were completed in early April 1914 (*The Seattle Post-Intelligencer* 1913; *The News Tribune* 1914). The total construction cost for the five new buildings was reportedly \$82,000, or approximately \$2.4 million in 2022 dollars. The \$5,000 (approximately \$148,000 in 2022 dollars) cost of the Superintendent's House was included in this total amount (*The News Tribune* 1914).

Contemporary newspaper accounts described the architecture of these five buildings as “English domestic style with roughened plaster walls and heavy exposed timbers” and “English Gothic style in half-timber stucco” (*The News Tribune* 1914; *The Tacoma Daily Ledger* 1913b). The Heath & Gove drawings for the Superintendent’s House, dated October 25, 1913, generally fit the descriptions printed in the newspapers.

iii. Alterations Made to the Superintendent’s House

A historic aerial photograph in Bogumill’s 1980 history of the WVHPO suggests that the one-story porch at the northeast façade of the Superintendent’s House was added to the building by the late 1920s (Bogumill 1980:9). This photograph indicates that the porch roof also had a low railing, which is no longer extant. A comparison of historic real photograph postcards and a historic photograph of the Superintendent’s House in Bogumill’s 1980 history of the WVHPO suggests that the one-story porch at the northeast façade was enclosed and the low railing at the roof removed by the late 1950s or early 1960s (Bogumill 1980:18; Ellis c1939-1945; Wilson c1948-1952). Finally, the original painted wood front porch structure appears to have been removed and replaced with the current metal and fiberglass structure during the mid-1960s or early 1970s (Bogumill 1980:18).

c. NATIONAL REGISTER OF HISTORIC PLACES (NRHP) EVALUATION

i. Minimum Age Threshold:

The Superintendent’s House was constructed in 1914 and therefore meets the minimum 50-year age threshold for listing in the NRHP.

ii. Integrity:

The Superintendent’s House has been significantly altered from its original condition, but still possesses integrity of location and association. The Superintendent’s House has diminished integrity of design and has completely lost its integrity of setting, materials, workmanship, and feeling. Based on the substantial amount of integrity loss, it is our recommendation that the Superintendent’s House does not possess sufficient integrity to convey any potential historical significance.

iii. Criterion A:

The Superintendent’s House is potentially eligible for listing in the NRHP under Criterion A due to its association with the third major building campaign at the WVHPO. However, based on the substantial amount of integrity loss, the Superintendent’s House does not possess sufficient integrity to convey any potential historical significance under Criterion A.

iv. Criterion B:

Research did not reveal any historically significant individuals associated with the Superintendent’s House. Therefore, it is recommended that the building is not eligible for listing in the NRHP under Criterion B.

v. Criterion C:

The Superintendent’s House is potentially eligible for listing in the NRHP under Criterion C as the work of noted architects Heath & Gove and as an example of early twentieth century domestic architecture in the English. However, based on the substantial amount of integrity loss, the Superintendent’s House does not possess sufficient integrity to convey any potential historical significance under Criterion C.

vi. Criterion D:

The subject property is unlikely to yield information important in history, and it is recommended that the Superintendent's House is not eligible for listing in the NRHP under Criterion D. Please note that any potential archaeological significance of the WVHPO site was not evaluated during this investigation.

vii. Prior Recommendations and Determinations:

The Superintendent's House (Building 12) at the WVHPO was recommended as not eligible for listing in the NRHP in 2004 (Smith-Steiner 2004). The Historic Property Inventory (HPI) form on the Washington Department of Archaeology and Historic Preservation (DAHP) WISAARD platform indicates that the Superintendent's House neither appears to meet the NRHP criteria nor potentially contributes to a potential historic district. DAHP has determined that the Superintendent's House was not eligible for listing in the NRHP.

viii. Summary:

Based upon his firsthand observations, research, and application of the NRHP criteria, Adam S. Alsobrook, Senior Architectural Historian with Willamette Cultural Resources Associates, Ltd., recommends that the Superintendent's House at the WVHPO is not eligible for listing in the NRHP.

d. BIBLIOGRAPHY

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- 1912 “New Washington Veterans’ Home at Port Orchard is One of Finest in Country.” *Spokane Chronicle*, 23 September:5.  
*The Tacoma Daily Ledger*  
1907 “Branch Home for Soldiers.” *The Tacoma Daily Ledger*, 13 March:8.  
1908 “Cornerstone of Soldiers’ Home Laid.” *The Tacoma Daily Ledger*, 7 April:12.  
1913a “What the Builders of Tacoma Are Doing.” *The Tacoma Daily Ledger*, 27 July:24.  
1913b “Port Orchard Work To Be Started Soon.” *The Tacoma Daily Ledger*. 24 August:19.

### 2. RECOMMENDATIONS

- a. The Superintendent’s House at the WVHPO is not eligible for listing in the NRHP.
- b. The Washington Department of Veterans Affairs will need to comply with Governor’s Executive Order 21-02 (formerly 05-05) if any further physical actions are taken with the Superintendent’s House.

## B. ARCHITECTURAL:

### 1. OBJECTIVE:

- a. Building uses –
  - i. Storage -current use, not occupied
  - ii. Office – future use
- b. Building codes
  - i. Original construction– Single family
    - IRC 2018
    - 2018 Washington State Energy Code
    - 2018 International Fire Code
    - 2018 NFPA 101 – Life Safety
    - 2018 NFPA 72 – National Fire Alarm and Signaling Code
  - ii. Proposed change of occupancy: Office use, Group B, Type VB Construction
    - 2018 International Existing Building Code
    - 2018 International Building Code
    - 2018 NFPA 101 – Life safety Code
    - 2018 NFPA 72 – National Fire Alarm and Signaling Code
    - 2018 International Fire Code
    - 2018 Washington State Energy Code 2018
    - 2009 ICC A117.1 – Accessible and Usable Buildings and Facilities

### 2. ASSESSMENT

The building was originally built back in 1914 for the residential use as the Superintendent’s House. Over the course of a century long history, the building has gone through various transformation as described in Section A. CULTURAL RESOURCE, the building has not been occupied for a long time and used as a storage facility for storing various items used for campus activities.

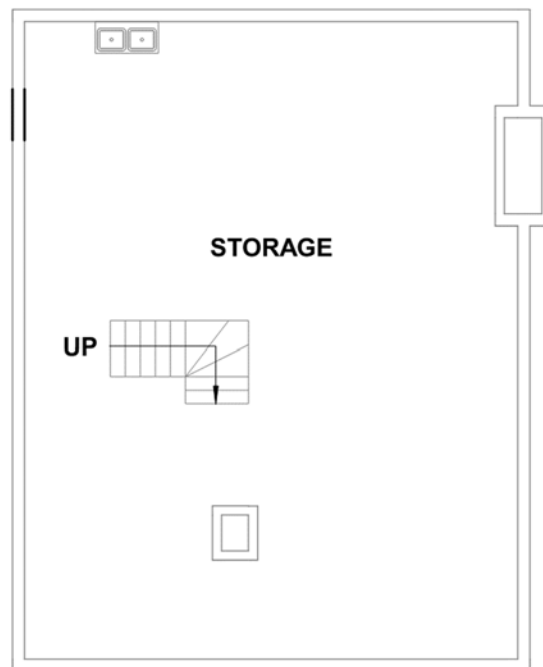
The main building and two separate garage structures are in poor condition as assessed in Section C. ENVELOP ASSEMBLY and D. STRUCTURAL. Existing MEP systems are not in use nor in working condition as described in Section E. MECHANICAL, F. PLUMBING and G. ELECTRICAL. There are also existing asbestos materials tested in

building components and systems as indicated in Good Faith Report attached in Appendix. The likelihood of lead paint present in finish system such as exterior and interior painted surfaces is high like most buildings constructed during the same period.

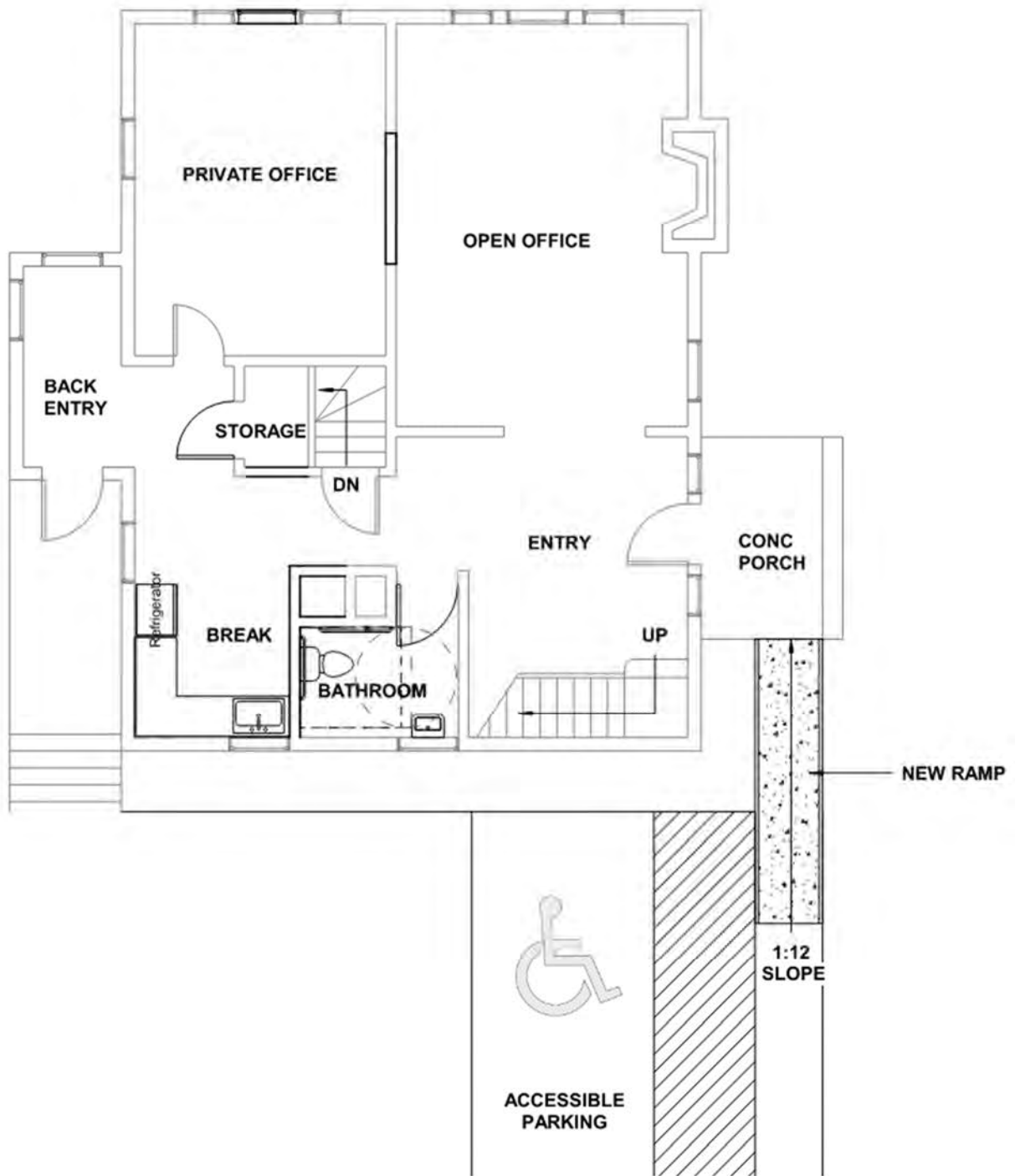
The energy performance of the existing building is not meeting the current energy code and not suitable for any occupancy types. Enable to resume any type of occupancy, the envelop will be required to conform to current WA State energy code. It can be conducted through total UA calculation approach by statically placing or adding building materials to meet the minimum values as indicated in Section C ENVELOP ASSEMBLY. However, it is beyond the scope of the report at this point.

As WVH desires to repurpose the building from original residential use to office use, the building code implication is significant but not impossible. 2018 International Existing Building Code will primarily guide this process with the goal to change the occupancy type to Group B – Office use. Since the footprint of the building is rather small, it will not be required for automatic fire sprinkler system but only the portable fire extinguishers being strategically placed. The fire alarm and signaling system will be necessary to endure public life and safety provision meeting IBC and NFPA requirements.

With new Type B occupancy proposed, the accessibility provision is also a code requirement for upgrade per ICC A117.1. Accessible floor can be designated at the main floor only with new accessible parking, ramp to the main entry. And the existing bathroom on this floor will be modified and updated for wheelchair use, see Diagram B for potential plan changes. Repurposed office area can be complimented with an accessible break room instead of a full kitchen. While the main floor being upgraded the upper floor can mostly remain as is with necessary repairs and minimum code compliant related items without any new vertical transportation system being considered such as a new elevator, see Diagram C. The existing structure will not be able to support a new elevator system without incurring high cost. It will be cost prohibited

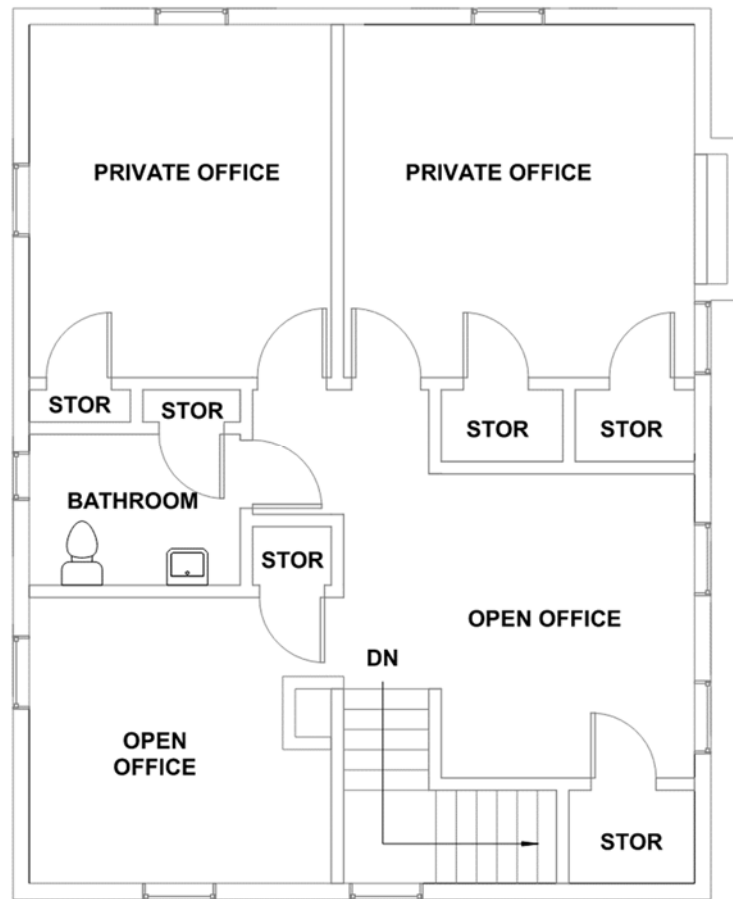


**Diagram A:** Residence Basement for primarily “storage” function



**Diagram B:** Residence main level for “office” function with accessible bathroom, break room, sidewalk, ramp and parking





**Diagram C:** Residence upper level for “office” function with ample storage spaces and updated bathroom

### 3. RECOMMENDATIONS

- a. Office use – Upgrade main floor to be accessibility compliant
  - i. Accessible route from parking area to main entrance
  - ii. Upgrade existing bathroom on main level to be ADA compliant
  - iii. Upgrade kitchen or a break room to be ADA compliant
  - iv. New fire extinguishers throughout on each floor
- b. Storage use – Basement floor only. See Diagram A.
- c. Envelop/energy compliance – Rebuild entire envelop including roof with required insulation to meet Washington State Energy Code. Existing wood framing can remain per structural recommendations.
- d. Abatement – Per Good Faith Report from WVH, it is best to remove any existing building components or system containing asbestos.
- e. Remove all existing interior finishes and provide new and durable finishes
- f. Provide new exterior siding to retain the characteristics with painted finish

**C. ENVELOPE ASSEMBLY**

1. OBJECTIVE:

- a. 4EA Building Science (4EA) was retained by Rice Fergus Miller (RFM) to undertake a building enclosure condition assessment of the Washington Veterans Home Superintendents Building, located on the Department of Veterans Affairs campus in Port Orchard Washington. RFM requested that 4EA visually review the site and provide an opinion on the relative performance of the building enclosure including roofing, gutters & downspouts, windows, exterior siding, and below grade assemblies given their age and materials, and to recommend repairs, replacement or upgrades as necessary. The original drawings were made available for our review prior to performing our field work.
- b. Referenced codes: 2018 International Residential Code, 2018 International Existing Building Code, 2018 Washington State Residential Energy Code. As noted above, as a residence, the 2018 IRC applies to the building. If a change of use were necessary, the 2018 IBC may be applicable.

2. ASSESSMENT

a. WALLS

- i. The wood framed wall assembly described in the original plans are as follows:
  - Plaster on metal lath
  - 7/8" wood exterior sheathing
  - 2 x 4 studs at 16" o.c.
  - Plaster interior?
- ii. Wood lap siding is now installed at the exterior of the building on the original house and the additions. Its age is not known but it is not new or recent. The wood lap siding may be installed on vertical wood furring.
- iii. The wood framed wall assembly observed at the NW (small) addition is as follows:
  - Wood lap siding
  - 7/8" wood exterior sheathing
  - 2 x 4 studs at 16" o.c.
  - Plaster interior
- iv. The wood framed wall assembly observed at the NE (large) addition is as follows:
  - Wood lap siding
  - Paper – Inaccessible to wall cavity to confirm
  - 7/8" wood exterior sheathing
  - 2 x 6 stud columns between windows
  - gypsum wall board
- v. The following was observed at the walls:
  - The hilltop site is fairly exposed however the walls are protected by eaves of approximately 24". Overhangs at the additions are 4-12".

- The horizontal lap wood siding has an exposure of 4 ¼" The Siding is very weathered, paint is chipping, peeling and crazing. Nail heads at wood siding are rusty.
- Trims are wood and typically 7/8". Paint at wood trims is also chipping, peeling and crazing.
- At the Northwest corner trim is missing leaving vertical furring and the wood sheathing exposed. Wood sheathing at this location is installed diagonally.
- There is galvanized metal trim installed over horizontal wood trims and at the chimney. The metal flashing does not fully cover the skyward facing surface of the wood and does not turn down the outside face of the wood trims.
- At the additions some wall cavities have been exposed and some interior finishes have been removed. Staining and organic growth were observed on the inside finishes and in the wall cavities at the additions indicating damage from water ingress.
- The original drawings do not call for insulation in the wall assemblies. Exploratory openings were not made to confirm the presence of insulation; however, it should be assumed that insulation is not present or if present does not meet current energy code.

b. WINDOWS AND DOORS

- i. The windows are single pane wood with wood trim. At the exterior glazing compound is cracked and failing.
- ii. Windows have inadequate head flashings (now end dam or downleg) or have no head flashing at all.

c. ROOF

- i. Pitched roofs covered with asphalt shingles is the roof of the original house and the NW (small) addition. Roof slope is 6:12.
- ii. The wood framed roof assembly of the original house was observed as follows:
  - Asphalt shingles
  - Roofing felt
  - wood exterior sheathing
  - 2 x 6 rafters at 16" o.c.
  - Attic space
  - ¾" wood flooring
  - 6 ½" wood framing
  - Wood lath and plaster

The attic space over the NW (small) addition is not accessible and was not observed but is presumably similar to the roof assembly of the house.

iii. The following was observed at the roof:

- The hilltop site is fairly exposed however the walls are protected by eaves of approximately 24". Overhangs at the additions are 4-12".
- The roof sheathing observed from the interior at the attic is generally free of staining. Some shingles are missing, and moss is ubiquitous on the roof.
- The roof of the NE (large) addition is a low slope membrane. The roof membrane is a rolled on asphaltic product with fiberglass reinforcing and

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possibly an aluminized coating. Under the roof membrane there are two layers of roofing felt, then wood sheathing.

- Evidence of leaks including staining on the walls and/or ceiling and organic growth were observed at both additions.
- Staining is evident around the chimney in the attic.
- The wood decking painted from the underside at the eaves appears to be damaged at some locations and may need to be replaced when the roof is replaced.
- There is no insulation in the roof or attic.
- The gutters of the main roof could not be observed from above. The gutters of the NE addition are in fair condition.

### d. BELOW GRADE WALLS

- i. The below grade walls of the house are concrete. The NE (large) addition has a wood framed vented crawlspace.
- ii. The basement was dry at the time of our visit. Some efflorescence and staining were present on the concrete slab in the basement. The concrete slab was damp around a corroded metal drain at a sump in the basement floor. The basement does not appear to be waterproof.

## 3. RECOMMENDATIONS

- a. If alterations to the building, do not increase the energy use then minimum repairs to maintain the durability of the building could be performed. Minimum recommended repairs to the building envelope are as follows:
  - i. The roof appears to be past its expected service life and should be replaced with new inorganic composite asphalt shingles. Any repairs to roof decking and/or structure necessary should be performed at this time and prior to installation of new shingles an inorganic roofing underlayment should be installed.
  - ii. When the roof is replaced the step flashing at the chimney should also be replaced if the chimney is not demolished.
  - iii. When the roof is replaced, it would also be appropriate to replace the gutters and downspouts.
  - iv. The low slope roof of the NE (large) addition is failing and should be replaced if the addition is not demolished. The pitched roof of the NW (small) addition should be replaced if the addition is not demolished.
  - v. If no changes to the thermal envelope are made, then repainting and spot repairs of the exterior wood cladding could be performed. If, however, the thermal envelope is improved then replacing the exterior cladding would be recommended.
  - vi. If wall cavities are exposed, then they are required to be insulated. The 2x4 walls of the original house would be required to be insulated to R-15 and 2x6 walls would be required to be insulated to R-21.
- b. If alterations increase the energy use of the building, then bringing the building's assemblies up to current energy code are required. Compliance methods include the

Prescriptive approach which will be difficult to achieve in some assemblies, or a total UA calculation.

- i. The following would be required if a prescriptive approach is taken to energy code compliance:
  - The prescriptive requirement for above grade walls is R-21. This cannot be achieved with fiberglass batt insulation in a 2x4 stud wall. If interior finishes are removed, then the walls could be furred out to achieve R-21. Alternately, exterior continuous insulation could be installed if the cladding is replaced.
  - The windows should be replaced with new code compliant rainscreen windows.
  - If mechanical equipment is installed in the attic, then insulation at the rafters would be preferred. If insulation is to be installed at the rafters, installing it above the deck would be preferred. This would eliminate the need to ventilate the roof assembly in the framing cavity. R-38 is the minimum if the insulation extends over the top plate, or R-49 if it does not.
  - The prescriptive requirement for below grade walls is R-10 if insulation is installed at the exterior (this would require excavation) or R-15 if insulation is installed at the interior.
- ii. If a total UA calculation approach to energy code compliance is taken, then trade-offs reducing or eliminating costly improvements required in the prescriptive approach may be possible. For example, because the ratio of glazed wall area in the building is fairly low, adding wall insulation could eliminate the need for other costly improvements. The specific potential extent of these trade-offs is beyond the scope of this report.
- c. If a change of use were implemented air barrier testing of the building would be required.

#### **D. STRUCTURAL:**

##### 1. OBJECTIVE

- a. Preliminary evaluation of existing structural systems based on visual observations and review of existing drawings using our experience in similar buildings.
- b. Anticipate required structural upgrades needed for change of use per architect.
- c. Reference codes: 2018 International Building Code, 2018 International Existing Building Code, ASCE 41-17 Seismic Evaluation and Retrofit of Existing Buildings.

##### 2. ASSESSMENT

###### a. Residence

The existing structure is framed conventionally and consistent with wood framed construction at that time. Floors are framed with 2x joists spanning to post & beam in the basement and bearing walls above with diagonal sheathing. Attic floor framing consists of 2x joists that act as tension ties for the roof with diagonal sheathing. Roof framing consists of 2x rafters and straight sheathing. Exterior stud walls have diagonal sheathing beneath clapboard siding. Two masonry chimneys are present and show signs damage in the mortar joints.

Existing concrete basement walls, slab on grade and main floor framing visible in the basement appears sound and unmodified from the original construction. Similarly, the existing interior walls appear unmodified and consistent with the original construction

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documents. There is evidence of water damage on the main floor and level 2 as the wood flooring has buckled indicating swelling due to moisture. Surprisingly, the ceilings do not show clear evidence of water damage on the main floor, but there are areas of staining on the second-floor ceilings.

The roof and attic floor framing appear to be in good condition, but the presence of buckets placed throughout the attic indicates roof leaks have been a problem in the past. The eave framing appears to have some rot due to gutter failures at the corners, but these elements appear to be relatively easy to replace due to the roof framing configuration. The straight sheathing on the roof does not appear to have a layer of plywood which is common practice on old buildings during a reroof project.

The added porch to the North has extensive water damage to the roof framing. Given the extent of damage on the ceiling it is expected that the wall framing may also be compromised. In addition to the water damage, the foundations for the porch addition appears to have settled unevenly over time. While the addition does not appear to have pulled away from the wall of the existing building, the unevenness of the addition is readily apparent and unattractive. Given the existing condition of the porch it may be more economically feasible to demolish & replace the existing porch rather than repair it.

The extension of the existing back porch also shows evidence of water damage in the roof framing. While to a lesser extent than that of the porch to the North, it is expected that there may be damage to the existing exterior wall as well. Again, the foundations of this addition also appear to have settled leading to uneven floors, yet the framing does not appear to have pulled away from the existing building. Given the existing condition of the porch it may be more economically feasible to demolish & replace the existing porch rather than repair it.

### b. Garage Structures

The existing garage structures have a wood framed floor and set on post & beam foundations due to the sloping hillside. Existing floor framing was not observed. Garage structures appear to be serviceable but have settled over time. Several diagonal 2x braces are present at the post & beam foundation, but there appears to be a lack of structure to resolve the required lateral forces. The existing garage buildings are expected to perform poorly in a seismic event.

### c. Canopies & Carport Roof

Steel framed roofs are present at the main entry, back stairs and adjacent to the North garage. There is a lack of positive connection to the existing structures to adequately transfer design loads to the buildings they are connected to. Also, the structures appear undersized for snow loads. Again, it may be more economically feasible to remove these elements and replace rather than to retrofit for current code.

## 3. RECOMMENDATIONS

- a. The architectural programing for the reuse of this building has been identified as office. While we expect the existing building will require structural upgrades to the existing gravity and lateral systems, the extent of the upgrades will depend largely on how the owner intends to reuse the existing structure and what modifications to the structure are desired for future programing. Maintaining the locations of existing walls on both levels will minimize structural upgrades to the building.

We anticipate the existing Residence will require reinforcing of the existing roof rafters to support the current snow loads and adding plywood sheathing to increase the seismic performance as part of a necessary reroof. Roof eave framing should be replaced in like kind where rotten due to gutter failure. Attic and floor framing are expected to be adequate for the gravity and lateral loads unless rot is found. Upon further analysis the existing shear walls may be found adequate, but we would recommend that plywood sheathing is added if siding is to be replaced with a modern building envelope.

The existing chimneys should be tuckpointed and braced to the roof framing or demolished to avoid collapse in a seismic event.

Given the condition of the North porch, back porch, garages, and awnings & carport, we anticipate it will be advantageous to demolish these elements rather than repair and retrofit. If retrofit is desired, we can provide recommendations at that time.

Based on our understanding of the existing conditions, the upgrades outlined above would be designed to provide Life Safety level of service for the existing structure for the code level seismic forces, as well as extend the useful life of the structural system with proper building maintenance.

\*Anticipated upgrades are based on our review of existing drawing, site visit to observe existing conditions, understanding of the architectural programing and aesthetic goals using our experience in similar buildings. Structural recommendations may change as our design develops to accommodate architectural, mechanical, and other design team coordination.

### **E. MECHANICAL**

#### 1. OBJECTIVE:

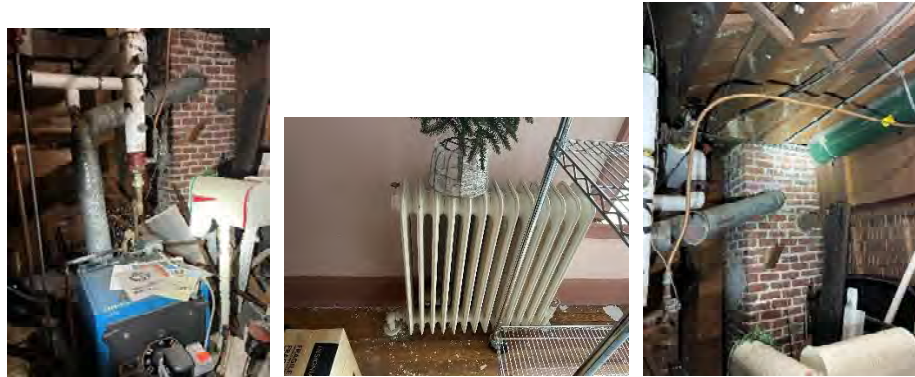
The Mechanical scope is to evaluate the existing mechanical systems and make recommendations for HVAC system upgrades based on the proposed building use and occupancy

#### 2. ASSESSMENT (Existing conditions and demolition)

At the time of completion of this report, no HVAC/plumbing record drawings were available for review. Only Architectural drawings were available. Therefore, the existing HVAC/plumbing conditions discussed in this report were identified visually during the site visit conducted on June 9, 2022 by the mechanical/plumbing engineer.

The existing building is a residential style house of 1919 construction. It does not have forced air ventilation. Ventilation is achieved by operable windows. There is no mechanical cooling.

A fuel-oil-fired heating water boiler located in the basement generates heating hot water that is circulated, via circulation pump, throughout the building to serve radiators (Figure M.1). All heating water components are assumed to be original to the 1919 construction, except for the 1995 heating water boiler (Crown Boiler Co., Model # CTPB-4, Serial# 1195-115875) and circulation pump. The boiler has exhaust flue piping routed up to the roof through a brick chimney (Figure M.1). There is a ceiling-mounted expansion tank inside the mechanical room. The heating water piping is insulated copper piping. The fuel storage tank was not observed. The continued use of a fuel oil combustion system is not recommended due to its thermal inefficiency and negative global warming impact.



**Figure M.1: Fuel Oil Boiler, Radiators, Exhaust Flue Ducting, and Expansion Tank**

The entire heating water system, including all equipment, heating water supply and return piping, fuel oil piping, exhaust flue ductwork, and other appurtenances, is recommended to be demolished. Building penetrations should be patched as required by Architectural.

There is one electric wall heater located near the doorway of the kitchen area (Figure M.2). The unit appears to be greater than 40 years old and well past its useful life. This unit and its appurtenances are recommended to be demolished.



**Figure M.2: Electric Wall Heater**

There is a range exhaust hood above the electric range inside the kitchen area (Figure M.3).

The hood's exhaust ductwork is assumed to be routed up to the roof inside the same brick chimney as the boiler flue exhaust. The range exhaust hood and its appurtenances are recommended to be demolished.





**Figure M.3: Kitchen Exhaust Hood**

**3. RECOMMENDATIONS (New work)**

a. General Notes

New work should conform to the following codes and standards:

- International Building Code (IBC), 2018 Edition, with Washington State Amendments
- International Mechanical Code (IMC), 2018 Edition, with Washington State Amendments
- Washington State Energy Code, 2018 Edition
- ANSI/ASHRAE 62.1-2016, *Ventilation for Acceptable Indoor Air Quality*
- ANSI/ASHRAE 90.1-2016, *Energy Standard for Buildings Except Low-Rise Residential Buildings*
- ASHRAE Handbook, Fundamentals, 2017

b. Mechanical Systems Description

The architect has recommended that the building occupancy classification change from its current residential occupancy to a business occupancy, with a greater occupancy load and a revised interior room layout. Therefore, completely new HVAC and plumbing systems are recommended. The renovated building should be provided with forced air ventilation and exhaust to maintain ideal air quality for occupants and should be provided with mechanical heating and cooling for year-round occupant comfort with the operable windows closed.

c. Ventilation and Exhaust

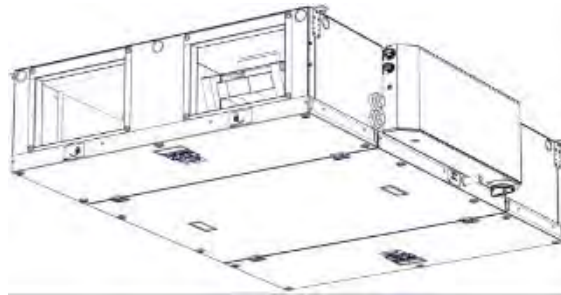
The 2018 WSEC (Section C403.3.5, exception #1) allows operable windows for ventilation in lieu of force air ventilation, provided that the open window and door area is at least 4% of the ventilated floor area.

One dedicated outside air system (DOAS) energy recovery ventilation (ERV) unit is recommended to provide outside air (OSA) ventilation of the occupiable spaces and remove exhaust air (EA) independent of window operation. This recommendation allows for ventilation independent of the outdoor air temperature.

The recommended DOAS ERV unit (Figure M.4) should be a ceiling-hung inline unit that includes a supply fan, exhaust fan, total energy recovery heat exchanger core, supply and exhaust airstream filters, and a remotely located LCD control panel permitting the unit to be operated based on an owner-defined occupancy schedule. The unit's total energy recovery heat exchanger core will transfer energy from the exhaust airstream into the incoming outside air stream, increasing energy efficiency by reducing the outside air heating load. The heat exchanger core is provided with airflow bypass paths for areas where energy recovery is undesirable. One electric duct heater should be provided (in the supply airstream, downstream of the DOAS ERV) to temper the supply air before it is delivered directly to the occupied spaces.

The DOAS ERV unit should operate at a constant airflow volume for outside air and exhaust air. Outside air should be ducted from the DOAS ERV to supply air diffusers in each room. The unit will provide exhaust air from rooms requiring exhaust (e.g.,

restrooms, basement, etc.). The DOAS ERV can be located either above the second floor inside the attic space, or inside on the basement level. One outside air intake hood (or wall louver) with automatic control damper, and one exhaust hood (or wall louver) with automatic control damper, should be provided and ducted to the DOAS ERV unit. The DOAS ERV unit should include manufacturer's controls.

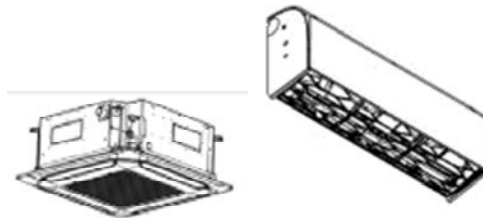


**Figure M.4: DOAS ERV Unit**

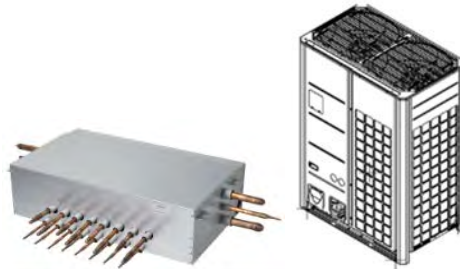
All ductwork is recommended to be galvanized steel sheet metal, fully sealed, and installed per SMACNA guidelines. Outside air and supply ductwork should be insulated with 1-inch-thick fiberglass duct wrap for energy efficiency.

d. Heating and Cooling

Heating and cooling should be provided by variable refrigerant flow (VRF) systems. VRF fan coil units (Figure M.5), either ceiling cassette style or wall-mounted, should be provided for the occupiable spaces. Each VRF fan coil should have a dedicated wall-mounted programmable controller (thermostat) for zone occupancy scheduling and zone temperature control. Each fan coil unit includes a fan, filter, and refrigerant heating and cooling coil. Each VRF system includes one ceiling-mounted VRF branch controller unit (Figure M.6), which allows for heat recovery between fan coil units in heating mode and other fan coil units in cooling mode. Heating and cooling for the refrigerant system should be generated by one outdoor VRF heat pump unit (Figure M.6). The heat pump should be mounted at grade on a concrete equipment pad with neoprene pad mounts. The recommended VRF system will have manufacturer's temperature controls (wall sensors and automatic start/stop of fans based on occupied hours). It is conservatively estimated that two VRF systems are required to serve the entire building (i.e., two total heat pump units, two total branch controller units, and multiple fan coil units).



**Figure M.5: Cassette VRF Fan Coil Unit and Wall Mounted VRF Fan Coil Unit**



**Figure M.6: VRF Branch Controller Unit and Outdoor VRF Heat Pump Unit**

VRF refrigerant piping should be ACR hard-drawn copper with brazed joints per manufacturer's instructions. All refrigerant piping should be insulated with 1-inch-thick closed cell flexible elastomeric insulation for energy efficiency.

The VRF control systems are recommended to communicate via BACnet IP protocol with the campus building automation system (BAS) for monitoring by facilities personnel. The campus system is currently a Johnson Controls Metasys system.

## **F. PLUMBING**

### **1. OBJECTIVE**

The Plumbing scope is to evaluate the existing plumbing systems and recommend upgrades for the proposed occupancy changes.

### **2. ASSESSMENT (Existing conditions and demolition)**

The existing building has a cold water (CW) branch line for domestic water service, but the line size is unknown. Per record drawings, the branch line connects to a water main nearby in the street. The available water pressure at the building is not known. A reduced pressure backflow assembly (RPBA) or other backflow prevention device on the building CW service was not observed and is assumed not to be present.

There is a 1996 electric storage type domestic water heater (Bradford White, Model #MI50S6DS13, Serial# NJ7473506-131) inside the basement (Figure P.1) serving the building. There is no domestic hot water recirculation system.



**Figure P.1: Domestic Water Heater**

There are multiple plumbing fixtures located throughout the building (Figure P.2), such as one double compartment laundry sink (basement) and one double compartment kitchen sink (first floor kitchen). The first-floor restroom has one lavatory and one tank-style water closet. The second-floor restroom has one floor-mounted bathtub, one lavatory, and one tank-style water closet. All plumbing fixtures appear to be at least 40 years in age and appear worn.



**Figure P.2: Plumbing Fixtures**

Hot and cold domestic water piping appears to be galvanized steel piping and is uninsulated. Waste piping appears to be a combination of hub and spigot cast iron piping and ABS plastic piping (Figure P.3). Vent piping is assumed to be ABS. Per the single available site plan record drawing, the building's sanitary sewer main is connected to an existing 4-inch sewer main.



**Figure P.3: Domestic Piping**

All domestic water piping, equipment, plumbing fixtures, and appurtenances are recommended to be demolished.

Rainwater is conducted to the storm sewer via gutters and exterior downspouts (Figure P.4). Any replacement of these systems is Architectural in scope. It is recommended that the same storm sewer connections be reused. Per the single available site plan record drawing, the building's storm sewer is connected to an existing 4-inch ductile iron storm main.



**Figure P.4: Gutters and Downspouts**

### 3. RECOMMENDATIONS (New work)

#### a. General Notes

New work should conform to the following:

- Uniform Plumbing Code (UPC), 2018 Edition, with Washington State Amendments
- Washington State Energy Code, 2018 Edition

#### b. Plumbing Systems Description

All plumbing fixtures appear to be older than 40 years, and demolition is recommended. The domestic water heater is approximately 25 years old and replacement is recommended. It is recommended that the entire plumbing system be of new construction.

Based on preliminary calculations, using assumed plumbing fixture quantities, a 1-1/2-inch CW service is required. Further investigation is required to determine the existing CW service size and available water pressure. Assuming a minimum existing 1-1/4-inch CW service size and a minimum available water pressure of 60psig at the building, the existing CW service can be reused.

It is assumed that a utility building water meter will not be provided. However, it is recommended that an owner's (electronic) water meter be provided on the building domestic water service line and connected to the campus BAS system for monitoring of individual building water usage.

A new 1-1/2-inch double check valve assembly (DCVA) is recommended to be provided for the building's CW service at the point of entry (Figure P.5).



**Figure P.5: Double Check Valve Assembly**

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New plumbing fixtures should be provided where indicated by the architect. For calculation purposes, the assumed plumbing fixtures are: two lavatories, two water closets, one shower, one kitchen sink, and one janitor's sink. Plumbing fixtures are recommended to be commercial grade and "Water Sense" labeled (low flow type). Service stops are recommended to be provided for all plumbing fixtures. A floor drain (with trap primer connection) is recommended to be provided for each restroom and the basement.

A heat pump storage tank type water heater or an electric resistance storage tank type water heater is recommended to be provided and located in the basement. A domestic water expansion tank is recommended to be provided. Domestic hot water (HW) is recommended to be stored at 140 degrees F to prevent Legionella growth. A master thermostatic mixing valve is recommended to be provided to temper the domestic hot water down to 120 degrees F. A domestic hot water circulation pump is recommended to be provided to continuously circulate domestic hot water throughout the building (Figure P.6).



**Figure P.6: Domestic Water Heater, Thermostatic Mixing Valve, Domestic Circulation Pump**

All VRF fan coil units require condensate drain pumps and condensate drain piping. Ceiling cassette style fan coil units have integral condensate pumps, whereas wall mounted fan coil units require a separate condensate pump. The condensate drain piping should be routed to the closest plumbing fixture and discharged per code. The DOAS ERV has a condensate drain (from the heat exchanger core), which can combine with the condensate drain piping system from the fan coils.

A new refrigerator is recommended to be provided with a wall box for cold water connection.

A new kitchen sink is recommended to be provided with a garbage disposal.

It is assumed that the new kitchen range, if provided, will be all electric.

It is assumed that a new clothes washer and clothes dryer will be provided, likely in the basement. The clothes washer is recommended to be provided with a wall box for CW and HW connections. The clothes dryer is recommended to be provided with 4-inch aluminum or galvanized steel ducting to a sidewall exhaust air discharge fitting, per manufacturer's instructions. It is recommended that the dryer be located on an exterior wall to minimize exhaust ducting.

All new cold and hot domestic water piping is recommended to be Type L Copper tubing for mains, and cross-linked polyethylene (PEX) piping (with an option for Type L Copper tubing) for fixture runouts. Mains are recommended to be insulated with 1-inch-thick closed cell flexible elastomeric insulation for energy efficiency. All new waste and vent piping is recommended to be ABS piping (with an option for DWV Schedule 40 PVC piping, or no-hub cast iron piping). All new air conditioning condensate drain piping is recommended to be PVC



pipng (with an option for copper tubing) and insulated with 3/8-inch or 1/2-inch thick closed cell flexible elastomeric insulation.

## G. ELECTRICAL

### 1. OBJECTIVE

The Electrical scope is to evaluate the building's existing electrical systems in accordance with the following codes and standards:

- Washington Administrative Code
- 2018 Washington State Energy Code
- 2020 National Electrical Code (NEC)
- Institute of Electrical and Electronics Engineers
- Illuminating Engineering Society of North America
- National Electrical Contractors Association
- National Electrical Manufacturers Association
- Underwriters Laboratories
- Americans with Disabilities Act Accessibility Guidelines

### 2. ASSESSMENT

The Veteran Superintendent Building was built as a dwelling unit but with a metal raceway. It has a 100A, 240V, 1-phase service served from an overhead line from Retsil Road East, 200 feet away to the west. The meter is located at the west corner of the building. See Figure E.1. All electrical devices, including the 100A panel, are in poor condition and some of them are dated pre-war. Additions have been made through the years such as adding GFCI protection throughout the building.



**Figure E.1: 1-Phase 240V Meter and PSE Overhead Feed from Retsil Rd E**

All of the light fixtures are very old, including lighting with surface-mounted dome lights and screw-lock glass lenses. Compact fluorescent light bulbs, which are inefficient, were

observed in all fixtures and lamp holders. Lighting controls consists of manual toggle switches and are in poor condition.

The building's telecom service enters at the building's west corner next to the electrical meter. Telecommunication in the existing building is by copper wire. However, the building was not observed to be connected to a central IT system, as the phone headset in the building is not responsive and a wasp hive was found in the telecom demarcation box.

A fire alarm panel was observed in the basement along with bells and a smoke detection device at the stairs (Figure E-2). It is believed that this panel is local only, as outward communication is not functioning.



**Figure E.2: FA Bell and Smoke Detector**

### 3. RECOMMENDATIONS (New work)

For the building to be renovated and occupied, the entire electrical system must be upgraded to conform to current electrical codes. In order to support new furniture and kitchen equipment, all the existing electrical devices and wirings should be demolished, and new systems supplied that meet the current codes for the occupancy type selected.

All existing light fixtures should be demolished, and new light fixtures and controls provided throughout the building. One cost-saving measure would be to reuse existing lamp fixtures and retrofitting them with energy-efficient LED bulbs to retain the same look. This option will be evaluated during design based on the occupancy type and feasibility of reuse.

New fiber-optic communication should be brought in underground from the adjacent building to the east through the existing underground fiber pathway that was observed on site. New telecom data devices should be provided throughout the building as required for the occupancy along with a wireless access point, access control, and security.

To accommodate the HVAC upgrades described in the Mechanical section, the existing electrical service will need to be upgraded for the additional load. The following two options are proposed:

- **Option A.** Reuse the existing service point and upgrade to a 200A, 240V single-phase system with a new 200A, 240V panel. Serve all new loads including the added mechanical loads from the new panel.



- **Option B.** Provide a new electrical service from the existing campus infrastructure via the existing underground handhole in the parking lot on the east side of the building (see Figure E-3). Provide new underground conduits and feeders from the handhole and connect to a new 200A, 240V, 1-phase service or a 200A, 208V, 3-phase service. Mechanical equipment will be specified to be served from the available 240V or 208V service.



**Figure E.3: Campus Utility Vault**

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## **LIMITED REPORT SCOPE AND PURPOSE**

"This Report covers a conceptual design review for the proposed facility and is intended only to provide WVH with recommendations for future studies and testing activities."

## **PRELIMINARY REPORT**

"This Report is conceptual or preliminary in nature and is not to be used as the sole basis for final design, construction or remedial action, nor as a basis for major capital decision. Further studies should be performed prior to such decisions."

## **VISUAL OBSERVATION**

"This Report has been prepared solely based on readily available visual observation. No demolition or removal has been accomplished to reveal hidden conditions. No testing of materials, equipment, or systems has been performed to verify current performance or to predict future performance."

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## **EFFECTIVE DATE**

“This report is based on data, site conditions, and other information, which is generally applicable as of June 30, 2022 and the conclusions and recommendations herein are therefore applicable only to that time frame.”

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**APPENDIX**

# WASHINGTON VETERANS HOME SUPERINTENDENTS BUILDING

## DEMOLISH EXISTING HOUSE



GFA: Gross Floor Area  
Rates Current At June 2022

### HOUSE SCOPE SUMMARY

Ref	Location	GFA SF	GFA USD/SF	Total Cost USD
<b>A</b>	<b>Base Renovation Scope</b>			<b>817,816</b>
<b>ESTIMATED NET COST</b>				<b>817,816</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	General Conditions	15 %		122,673
	Bond & Insurance	2 %		18,810
	Overhead & Profit	10 %		95,930
	Estimating contingency	15 %		158,285
	Taxes			Excl.
	Escalation			Excl.
<b>ESTIMATED TOTAL COST</b>				<b>1,213,514</b>

# WASHINGTON VETERANS HOME SUPERINTENDENTS BUILDING

## DEMOLISH EXISTING HOUSE



### HOUSE SCOPE ELEMENTS/DIVISIONS ITEM

A Base Renovation Scope

Rates Current At June 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
<b>B2010</b>	<b>EXTERIOR WALLS</b>				
06	<b>Wood, Plastics, and Composites</b>				
12	New siding to exterior walls incl trim	SF	2,304.0	15.00	34,560
	06 - Wood, Plastics, and Composites				34,560
	<b>B2010 - EXTERIOR WALLS</b>				<b>34,560</b>
<b>B2020</b>	<b>EXTERIOR WINDOWS</b>				
08	<b>Openings</b>				
13	New window to exterior walls, incl trim	SF	352.0	110.00	38,720
	08 - Openings				38,720
	<b>B2020 - EXTERIOR WINDOWS</b>				<b>38,720</b>
<b>B2030</b>	<b>EXTERIOR DOORS</b>				
08	<b>Openings</b>				
14	New single door, frame and hardware	EA	3.0	3,000.00	9,000
	08 - Openings				9,000
	<b>B2030 - EXTERIOR DOORS</b>				<b>9,000</b>
<b>B3010</b>	<b>ROOF COVERINGS</b>				
05	<b>Metals</b>				
23	Allowance for flashing repairs	LS	1.0	5,000.00	5,000
24	New gutters & downspouts	LF	200.0	12.00	2,400
	05 - Metals				7,400
07	<b>Thermal and Moisture Protection</b>				
7	Allowance for minor repairs to roof structure	SF	1,182.0	3.00	3,546
8	New Asphalt roof tile	SF	1,182.0	6.00	7,092
	07 - Thermal and Moisture Protection				10,638
	<b>B3010 - ROOF COVERINGS</b>				<b>18,038</b>
<b>C1010</b>	<b>PARTITIONS</b>				
09	<b>Finishings</b>				
16	Gypboard to interior walls and interior face of exterior walls	SF	6,576.0	4.50	29,592
	09 - Finishings				29,592
	<b>C1010 - PARTITIONS</b>				<b>29,592</b>

# WASHINGTON VETERANS HOME SUPERINTENDENTS BUILDING

## DEMOLISH EXISTING HOUSE



### HOUSE SCOPE ELEMENTS/DIVISIONS ITEM

A Base Renovation Scope (continued)

Rates Current At June 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
<b>C1020</b>	<b>INTERIOR DOORS</b>				
<b>08</b>	<b>Openings</b>				
15	New interior doors, frames and hardware	EA	15.0	2,700.00	40,500
					40,500
	08 - Openings				40,500
	<b>C1020 - INTERIOR DOORS</b>				<b>40,500</b>
<b>C3010</b>	<b>WALL FINISHES</b>				
<b>09</b>	<b>Finishings</b>				
17	Paint to interior walls	SF	6,576.0	3.00	19,728
35	4' Tiled wainscot to bathrooms	SF	216.0	18.00	3,888
					23,616
	09 - Finishings				23,616
	<b>C3010 - WALL FINISHES</b>				<b>23,616</b>
<b>C3020</b>	<b>FLOOR FINISHES</b>				
<b>09</b>	<b>Finishings</b>				
18	Resilient flooring	SF	1,926.0	10.00	19,260
34	Tile to bathroom floors	SF	90.0	18.00	1,620
					20,880
	09 - Finishings				20,880
	<b>C3020 - FLOOR FINISHES</b>				<b>20,880</b>
<b>C3030</b>	<b>CEILING FINISHES</b>				
<b>09</b>	<b>Finishings</b>				
19	New gypboard ceiling	SF	2,016.0	15.00	30,240
					30,240
	09 - Finishings				30,240
	<b>C3030 - CEILING FINISHES</b>				<b>30,240</b>
<b>D2010</b>	<b>PLUMBING FIXTURES</b>				
<b>02</b>	<b>Existing Conditions</b>				
28	Demolish hot water heater	EA	1.0	600.00	600
53	Demolish plumbing fixture, sink, toilet	EA	6.0	200.00	1,200
54	Demolish tub	EA	1.0	800.00	800
55	Demolish sanitary waste	LF	100.0	12.00	1,200
56	Demolish domestic water	LF	225.0	8.00	1,800
					5,600
	02 - Existing Conditions				5,600
<b>22</b>	<b>Plumbing</b>				
57	Domestic water DCVA, 1 1/2"	EA	1.0	500.00	500
58	Electric resistance storage tank type water heater, 40 gallon	EA	1.0	6,000.00	6,000

# WASHINGTON VETERANS HOME SUPERINTENDENTS BUILDING

## DEMOLISH EXISTING HOUSE



### HOUSE SCOPE ELEMENTS/DIVISIONS ITEM

A Base Renovation Scope (continued)

Rates Current At June 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
59	Thermostatic mixing valve	EA	1.0	800.00	800
60	Fractional HP recirc pump	EA	1.0	950.00	950
61	Kitchen sink with disposal	EA	1.0	1,350.00	1,350
62	Refrigerator utility box	EA	1.0	350.00	350
63	Dryer utility box with new discharge to outside	EA	1.0	900.00	900
64	Kitchen hood with discharge connected to existing	EA	1.0	600.00	600
65	Hot and cold water distribution, insulate HW LF	LF	300.0	70.00	21,000
66	Replace plumbing stacks ea	EA	2.0	1,750.00	3,500
67	Toilet	EA	2.0	900.00	1,800
68	Lavatory/Vanity	EA	2.0	800.00	1,600
22 - Plumbing					39,350
<b>D2010 - PLUMBING FIXTURES</b>					<b>44,950</b>
<b>D3020</b>	<b>HEAT GENERATING SYSTEMS</b>				
<b>02</b>	<b>Existing Conditions</b>				
29	Demolish fuel tank storage	SF	1.0	4,000.00	4,000
36	Demolish furnace	EA	1.0	1,200.00	1,200
37	Demolish FO fill piping	LS	1.0	500.00	500
38	Storage tank removal to landfill after cleaning	LS	1.0	2,200.00	2,200
39	Remove radiators, assumed qty	EA	8.0	400.00	3,200
40	Demolish piping	LF	200.0	10.00	2,000
41	Demolish electric wall heater	EA	1.0	400.00	400
42	Demolish range hood	EA	1.0	350.00	350
02 - Existing Conditions					13,850
<b>23</b>	<b>Heating, Ventilating, and Air Conditioning</b>				
43	New dedicated outside air system (DOAS) energy recovery ventilation (ERV) unit	EA	1.0	17,000.00	17,000
44	Ductwork (assumed to galv sheet metal) Outside air and supply ductwork insulated with 1" thick fiberglass duct wrapped	LS	1.0	24,000.00	24,000
45	Toilet fans	EA	2.0		Excl.
46	VRF Condensing unit	EA	1.0	8,000.00	8,000
47	VRF Cassette	EA	8.0	200.00	1,600
48	VRF ducted fancoil	EA	4.0	715.00	2,860
49	VRF controller	EA	1.0	4,000.00	4,000
50	Refrigerant lines	LS	1.0	27,000.00	27,000



# WASHINGTON VETERANS HOME SUPERINTENDENTS BUILDING

## DEMOLISH EXISTING HOUSE



### HOUSE SCOPE ELEMENTS/DIVISIONS ITEM

A Base Renovation Scope (continued)

Rates Current At June 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
51	Condensate drains to indirect waste	LS	1.0	6,400.00	6,400
52	T-stat and control hook-ups	LS	1.0	3,000.00	3,000
	23 - Heating, Ventilating, and Air Conditioning				93,860
	<b>D3020 - HEAT GENERATING SYSTEMS</b>				<b>107,710</b>
<b>D4010</b>	<b>SPRINKLERS</b>				
<b>21</b>	<b>Fire Suppression</b>				
30	Sprinkler installation	SF	3,024.0	7.00	21,168
	21 - Fire Suppression				21,168
	<b>D4010 - SPRINKLERS</b>				<b>21,168</b>
<b>D5010</b>	<b>ELECTRICAL SERVICE &amp; DISTRIBUTION</b>				
<b>02</b>	<b>Existing Conditions</b>				
31	Demolish existing electrical installation	LS	1.0	15,000.00	15,000
	02 - Existing Conditions				15,000
<b>26</b>	<b>Electrical</b>				
69	Replace entire electrical system (upgraded to conform to current electrical codes)	LS	1.0	36,000.00	36,000
70	New light fixtures and controls provided throughout the building	LS	1.0	35,000.00	35,000
71	New fiber-optic communication should be brought in underground from the adjacent building	LS	1.0	36,000.00	36,000
72	Provide a new electrical service from the existing campus infrastructure via the existing underground handhole in the parking lot, inclusive of Civil work (Survey and GPR) and associated concrete	LS	1.0	27,500.00	27,500
	26 - Electrical				134,500
	<b>D5010 - ELECTRICAL SERVICE &amp; DISTRIBUTION</b>				<b>149,500</b>
<b>F2010</b>	<b>BUILDING ELEMENTS DEMOLITION</b>				
<b>02</b>	<b>Existing Conditions</b>				
1	Remove existing exterior wall siding and dispose of material	SF	2,304.0	2.00	4,608
2	Remove existing roof covering material and dispose of materials	SF	1,182.0	1.50	1,773
3	Remove ceiling and insulations	SF	2,016.0	4.00	8,064
4	Remove gypboard to interior partitions and interior face of exterior walls	SF	6,576.0	2.50	16,440
5	Remove flooring and dispose of materials	SF	2,016.0	1.50	3,024
9	Remove existing exterior doors	EA	3.0	150.00	450
10	Remove existing exterior windows	SF	352.0	50.00	17,600

# WASHINGTON VETERANS HOME SUPERINTENDENTS BUILDING

## DEMOLISH EXISTING HOUSE



### HOUSE SCOPE ELEMENTS/DIVISIONS ITEM

A Base Renovation Scope (continued)

Rates Current At June 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
11	Remove existing interior doors	EA	15.0	120.00	1,800
22	Remove gutters & downspout	LF	200.0	3.00	600
25	Allowance for electrical demolition	SF	3,024.0	5.00	15,120
26	Allowance for plumbing demolition	EA	7.0	85.00	595
27	Allowance for demolition of cabinetry	LS	1.0	100.00	100
77	Demolish internal partition walls	SF	2,792.0	4.00	11,168
	02 - Existing Conditions				81,342
	<b>F2010 - BUILDING ELEMENTS DEMOLITION</b>				<b>81,342</b>
<b>F2020</b>	<b>HAZARDOUS COMPONENTS ABATEMENT</b>				
<b>02</b>	<b>Existing Conditions</b>				
6	Hazmat Abatement	LS	1.5	100,000.00	150,000
	02 - Existing Conditions				150,000
	<b>F2020 - HAZARDOUS COMPONENTS ABATEMENT</b>				<b>150,000</b>
<b>G1020</b>	<b>SITE DEMOLITION AND RELOCATIONS</b>				
<b>02</b>	<b>Existing Conditions</b>				
32	Allowance for demolition of garage structure	LS	1.0	3,000.00	3,000
	02 - Existing Conditions				3,000
	<b>G1020 - SITE DEMOLITION AND RELOCATIONS</b>				<b>3,000</b>
<b>G2040</b>	<b>SITE DEVELOPMENT</b>				
<b>32</b>	<b>Exterior Improvements</b>				
33	Allowance for ADA ramp	LS	1.0	15,000.00	15,000
	32 - Exterior Improvements				15,000
	<b>G2040 - SITE DEVELOPMENT</b>				<b>15,000</b>
<b>BASE RENOVATION SCOPE</b>					<b>817,816</b>

# WASHINGTON VETERANS HOME SUPERINTENDENTS BUILDING

## DEMOLISH EXISTING HOUSE



GFA: Gross Floor Area  
Rates Current At June 2022

### EXTERIOR ELEVATOR SUMMARY

Ref	Location	GFA SF	GFA USD/SF	Total Cost USD
B	Exterior wheelchair elevator incl wall enclosure			203,500
<b>ESTIMATED NET COST</b>				<b>203,500</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	General Conditions	15 %		30,525
	Bond & Insurance	2 %		4,681
	Overhead & Profit	10 %		23,871
	Estimating contingency	15 %		39,387
	Taxes			Excl.
	Escalation			Excl.
<b>ESTIMATED TOTAL COST</b>				<b>301,964</b>

# WASHINGTON VETERANS HOME SUPERINTENDENTS BUILDING

## DEMOLISH EXISTING HOUSE



### EXTERIOR ELEVATOR ELEMENTS/DIVISIONS ITEM

B Exterior wheelchair elevator incl wall enclosure

Rates Current At June 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
<b>A1010</b>	<b>STANDARD FOUNDATIONS</b>				
<b>03</b>	<b>Concrete</b>				
73	Allowance to address structural deformaty and foundation issue in preparation for installation of new wheelchair lift	LS	1.0	20,000.00	20,000
	03 - Concrete				20,000
	<b>A1010 - STANDARD FOUNDATIONS</b>				<b>20,000</b>
<b>B2010</b>	<b>EXTERIOR WALLS</b>				
<b>06</b>	<b>Wood, Plastics, and Composites</b>				
21	New walls to exterior wheelchair lift	SF	270.0	50.00	13,500
	06 - Wood, Plastics, and Composites				13,500
	<b>B2010 - EXTERIOR WALLS</b>				<b>13,500</b>
<b>D1010</b>	<b>ELEVATORS &amp; LIFTS</b>				
<b>14</b>	<b>Conveying Equipment</b>				
20	Wheelchair lift	EA	1.0	170,000.00	170,000
	14 - Conveying Equipment				170,000
	<b>D1010 - ELEVATORS &amp; LIFTS</b>				<b>170,000</b>
<b>EXTERIOR WHEELCHAIR ELEVATOR INCL WALL ENCLOSURE</b>					<b>203,500</b>

# WASHINGTON VETERANS HOME SUPERINTENDENTS BUILDING

## DEMOLISH EXISTING HOUSE



GFA: Gross Floor Area  
Rates Current At June 2022

### LOCATION SUMMARY

Ref	Location	GFA SF	GFA USD/SF	Total Cost USD
C	Demolish existing structures			117,602
<b>ESTIMATED NET COST</b>				<b>117,602</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	General Conditions	15 %		17,640
	Bond & Insurance	2 %		2,705
	Overhead & Profit	10 %		13,795
	Estimating contingency	15 %		22,761
	Taxes			Excl.
	Escalation			Excl.
<b>ESTIMATED TOTAL COST</b>				<b>174,503</b>

# WASHINGTON VETERANS HOME SUPERINTENDENTS BUILDING

## DEMOLISH EXISTING HOUSE



### LOCATION ELEMENTS/DIVISIONS ITEM

C Demolish existing structures

Rates Current At June 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
<b>D2010</b>	<b>PLUMBING FIXTURES</b>				
<b>02</b>	<b>Existing Conditions</b>				
28	Demolish hot water heater	EA	1.0	600.00	600
53	Demolish plumbing fixture, sink, toilet	EA	6.0	200.00	1,200
54	Demolish tub	EA	1.0	800.00	800
55	Demolish sanitary waste	LF	100.0	12.00	1,200
56	Demolish domestic water	LF	225.0	8.00	1,800
	02 - Existing Conditions				5,600
	<b>D2010 - PLUMBING FIXTURES</b>				<b>5,600</b>
<b>D3020</b>	<b>HEAT GENERATING SYSTEMS</b>				
<b>02</b>	<b>Existing Conditions</b>				
29	Demolish fuel tank storage	SF	1.0	4,000.00	4,000
36	Demolish furnace	EA	1.0	1,200.00	1,200
37	Demolish FO fill piping	LS	1.0	500.00	500
38	Storage tank removal to landfill after cleaning	LS	1.0	2,200.00	2,200
39	Remove radiators, assumed qty	EA	8.0	400.00	3,200
41	Demolish electric wall heater	EA	1.0	400.00	400
42	Demolish range hood	EA	1.0	350.00	350
	02 - Existing Conditions				11,850
	<b>D3020 - HEAT GENERATING SYSTEMS</b>				<b>11,850</b>
<b>F2010</b>	<b>BUILDING ELEMENTS DEMOLITION</b>				
<b>02</b>	<b>Existing Conditions</b>				
74	Demolish existing roof structure	SF	1,182.0	2.00	2,364
75	Demolish existing exterior walls	SF	2,304.0	3.00	6,912
76	Demolish existing suspended floors	SF	2,016.0	3.00	6,048
78	Demolish Concrete basement walls	SF	1,024.0	6.00	6,144
79	Demolish basement SOG	SF	728.0	3.00	2,184
80	Demolish Porch structures	EA	2.0	1,000.00	2,000
	02 - Existing Conditions				25,652
	<b>F2010 - BUILDING ELEMENTS DEMOLITION</b>				<b>25,652</b>

# WASHINGTON VETERANS HOME SUPERINTENDENTS BUILDING

## DEMOLISH EXISTING HOUSE



### LOCATION ELEMENTS/DIVISIONS ITEM

C Demolish existing structures (continued)

Rates Current At June 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
<b>F2020</b>	<b>HAZARDOUS COMPONENTS ABATEMENT</b>				
<b>02</b>	<b>Existing Conditions</b>				
6	Hazmat Abatement	LS	0.5	100,000.00	50,000
					50,000
	02 - Existing Conditions				50,000
	<b>F2020 - HAZARDOUS COMPONENTS ABATEMENT</b>				<b>50,000</b>
<b>G1020</b>	<b>SITE DEMOLITION AND RELOCATIONS</b>				
<b>02</b>	<b>Existing Conditions</b>				
32	Allowance for demolition of garage structure	LS	1.0	3,000.00	3,000
					3,000
	02 - Existing Conditions				3,000
	<b>G1020 - SITE DEMOLITION AND RELOCATIONS</b>				<b>3,000</b>
<b>G1030</b>	<b>SITE EARTHWORK</b>				
<b>31</b>	<b>Earthwork</b>				
81	Allowance for grading to fill in basement void after demolition	CY	150.0	50.00	7,500
					7,500
	31 - Earthwork				7,500
	<b>G1030 - SITE EARTHWORK</b>				<b>7,500</b>
<b>G2050</b>	<b>LANDSCAPING</b>				
<b>32</b>	<b>Exterior Improvements</b>				
82	Sod to footprint of building	SF	1,400.0	10.00	14,000
					14,000
	32 - Exterior Improvements				14,000
	<b>G2050 - LANDSCAPING</b>				<b>14,000</b>
<b>DEMOLISH EXISTING STRUCTURES</b>					<b>117,602</b>

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## BUILDING DESCRIPTION

### Building #12 Superintendent's Residence



Building #12 has an approximate gross conditioned area of 4,000 square feet. It is two-stories in height with a basement and attic. The general construction is typical wood frame residential type walls, ceiling and floors on concrete foundation. Interior finish is plaster lath. Roof is three-tab asphalt shingle. Heat is supplied by steam radiators from an oil fired furnace. Domestic hot water is from an electric water heater.

ACBM SURVEY SUMMARY

BUILDING NUMBER: 12

SITE: Washington Veterans Home

PRIORITY	LOCATION	ACBM	QUANTITY	COMMENTS
High	Basement 120 131	Pipe insulation 3"-6" dia Pipe fitting insul. 3"-6" Insulated furnace Debris	375 LF 81 EA 1 EA 130 SF	Insulated piping was exposed under a wooden rafter ceiling. The insulation covering was in a deteriorated condition throughout the basement with open ends and ripped and gouged areas. Insulation covering was missing in some areas, exposing the insulation. Bits of insulation debris were present in the furnace room on the furnace and on the floor. Inspection of access door shows furnace to be insulated with a mudded insulation. Furnace should be removed and disposed of as ACM. Insulation debris was found mixed in with a pile of dirt in the space under the porch. No debris was observed in the open area of the basement, however it was apparent that insulation debris had probably fallen on the floor at some time but had likely been swept up.
Low	First floor 133	Plaster	3100 SF	All interior walls were plaster construction.
	Second floor	Plaster	2680 SF	Paint peeled exposing small area of plaster where sampled. Square footage includes all interior walls and ceilings. Abatement of this material can be handled on an as needed basis (remodel, etc.) until such time as the building is demolished.

PRIORITY  
1. HIGH  
2. MEDIUM  
3. LOW

SITE: Washington Veterans Home

### FERRIS INDEX SUMMARY

BUILDING NO. 12

SAMPLE NUMBER	ACCESSIBILITY	CONDITION	FRIABILITY	LOCATION	% OF ASBESTOS	FERRIS INDEX
900308-RVH-130	4	4	4	1	4	52
900308-RVH-131	4	4	4	1	4	52
900308-RVH-133	4	2	3	1	1	10

**ASBESTOS ABATEMENT COST ESTIMATE**

SITE: Washington Veterans Home

    HIGH PRIORITY    

BUILDING NUMBER: 12

MATERIAL	AMOUNT	UNIT	ABATEMENT		REPLACEMENT		TOTAL COST
			UNIT PRICE	COST	UNIT PRICE	COST	
Pipe Insulation 3-6" O.D.	375	LF	\$12.90	\$4,837.50	\$7.75	\$2,906.25	\$7,743.75
Pipe Fitting Insulation 3-6" O.D.	81	EA	15.80	1,279.80	8.90	720.90	2,000.70
Debris	130	SF	1.00	130.00		0.00	130.00
Insulated Furnace	1	EA	150.00	150.00	1,750.00	1,750.00	1,900.00
<b>SUBTOTALS</b>				6,397.30		5,377.15	11,774.45
Testing and Fees	15	EA	30.00	460.98			460.98
Disposal	4	CY	50.00	195.14			195.14
<b>OPERATION SUBTOTALS:</b>				7,053.42		5,377.15	12,430.57
Multiplier:				1.41		1.41	1.41
<b>TOTALS:</b>				\$9,929.42		\$7,569.66	\$17,499.08

**HIGH PRIORITY TOTAL: \$17,499**

# CENTRAC ASBESTOS STUDY DATA SHEET



BULK SAMPLE # 900308-RVH-130 FACILITY: RETSIL BUILDING #: 12

SAMPLE LOCATION: Basement

SAMPLE DESCRIPTION: Aircell line - mudded fitting insulation

MATERIAL CONDITION: Severe Damage

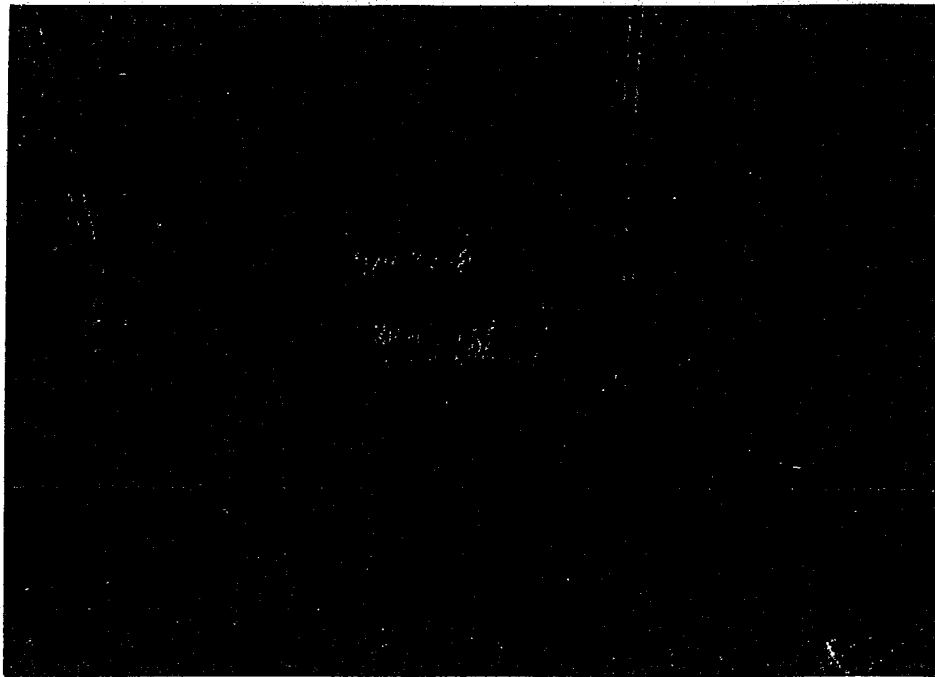
PRIORITY: High

LAB RESULTS: 45-55% Asbestos (35-40% Chrysotile, 10-15% Amosite)

FERRIS INDEX: 4 + 4 + 4 + 1 x 4 = 52 SAMPLER: M. DOHERTY  
(A + C + F + L) X P = F

COMMENTS: Torn and missing insulation covering, gouged areas, open  
ends.

# CENTRAC ASBESTOS STUDY DATA SHEET



BULK SAMPLE # 900308-RVH-132 FACILITY: RETSIL BUILDING #: 12

SAMPLE LOCATION: First floor, sun porch

SAMPLE DESCRIPTION: 12"X24" Acoustic ceiling tile

MATERIAL CONDITION: Good

PRIORITY: \_\_\_\_\_

LAB RESULTS: <1% Asbestos, none detected

FERRIS INDEX: \_\_\_\_\_ SAMPLER: M. DOHERTY

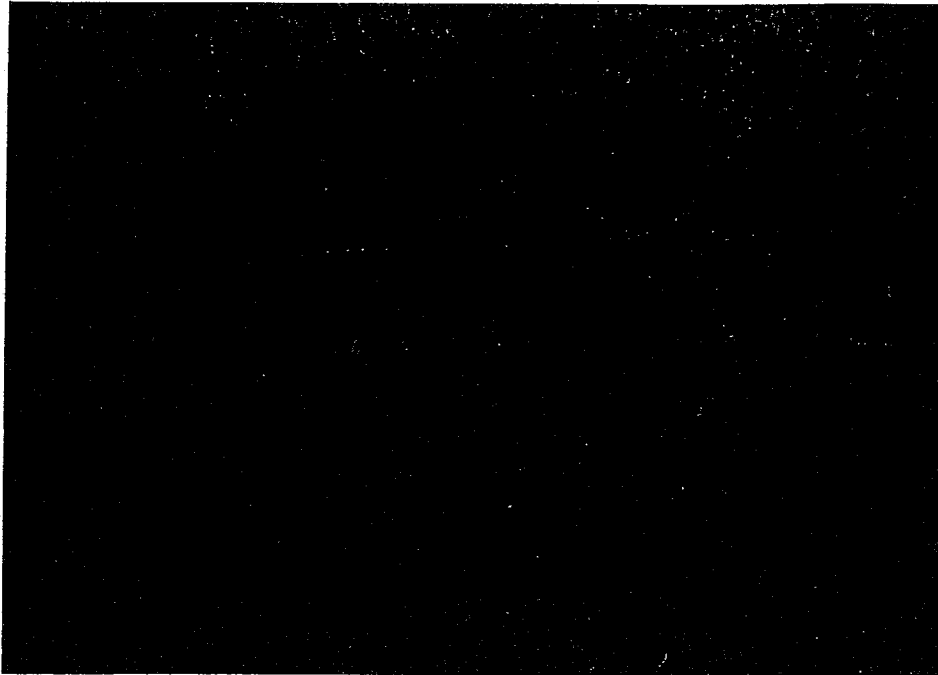
(A + C + F + L) X P = F

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# CENTRAC ASBESTOS STUDY DATA SHEET



BULK SAMPLE # 900308-RVH-134 FACILITY: RETSIL BUILDING #: 12

SAMPLE LOCATION: Second floor, bedroom 4

SAMPLE DESCRIPTION: Troweled-on ceiling material

MATERIAL CONDITION: Good

PRIORITY: \_\_\_\_\_

LAB RESULTS: <1% Asbestos, none detected

FERRIS INDEX: \_\_\_\_\_ SAMPLER: M. DOHERTY

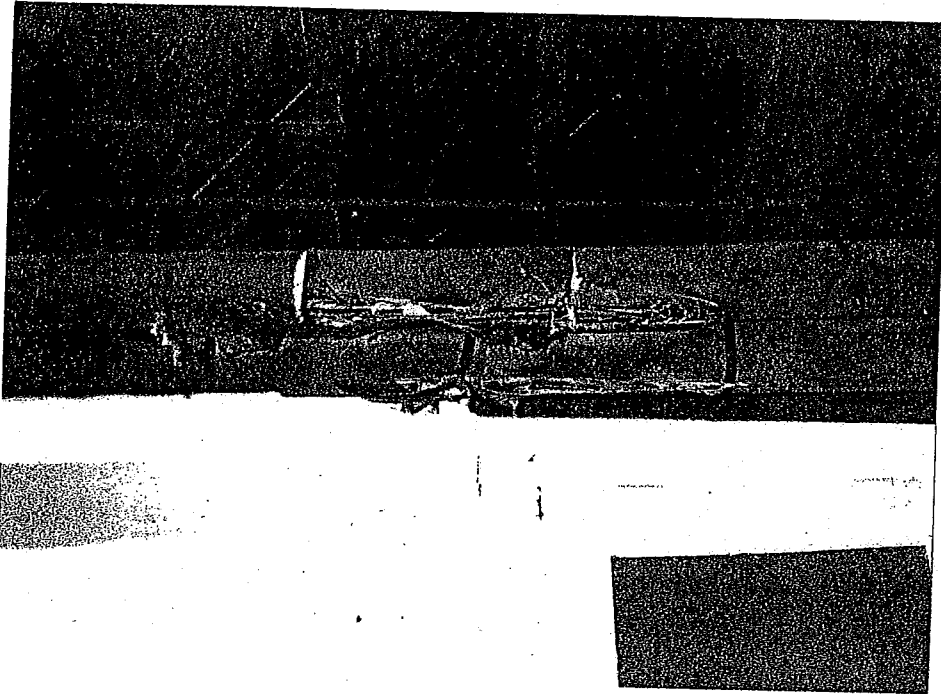
(A + C + F + L) X P = F

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# CENTRAC ASBESTOS STUDY DATA SHEET



FACILITY: Retsil Veterans Home BUILDING #: 12

LOCATION: Basement PICTURE #: 64-10

OBSERVATIONS: Damaged run of pipe insulation. Pipe insulation was  
in a deteriorated condition throughout the basement with open  
ends, ripped and gouged areas and insulation covering missing  
in some areas. High priority item.



# CENTRAC ASBESTOS STUDY DATA SHEET



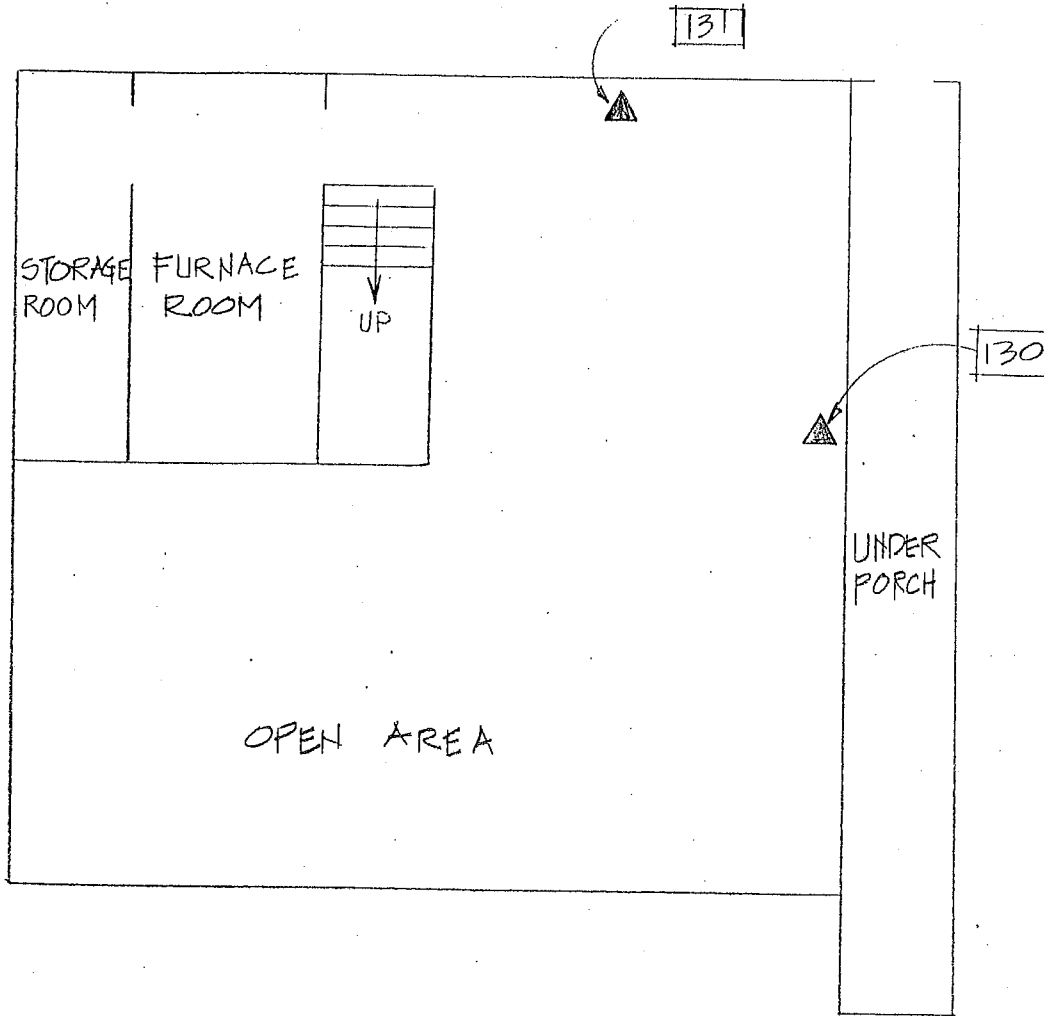
FACILITY: Retsil Veterans Home BUILDING #: 12

LOCATION: Basement - area under porch PICTURE #: 64-14

OBSERVATIONS: Debris pile with abandoned pipe insulation mixed  
in with the dirt. Used as storage area, high priority.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RETSIL VETERANS HOME - BUILDING #12



**BASEMENT**

BUILDING #12

NOT TO SCALE

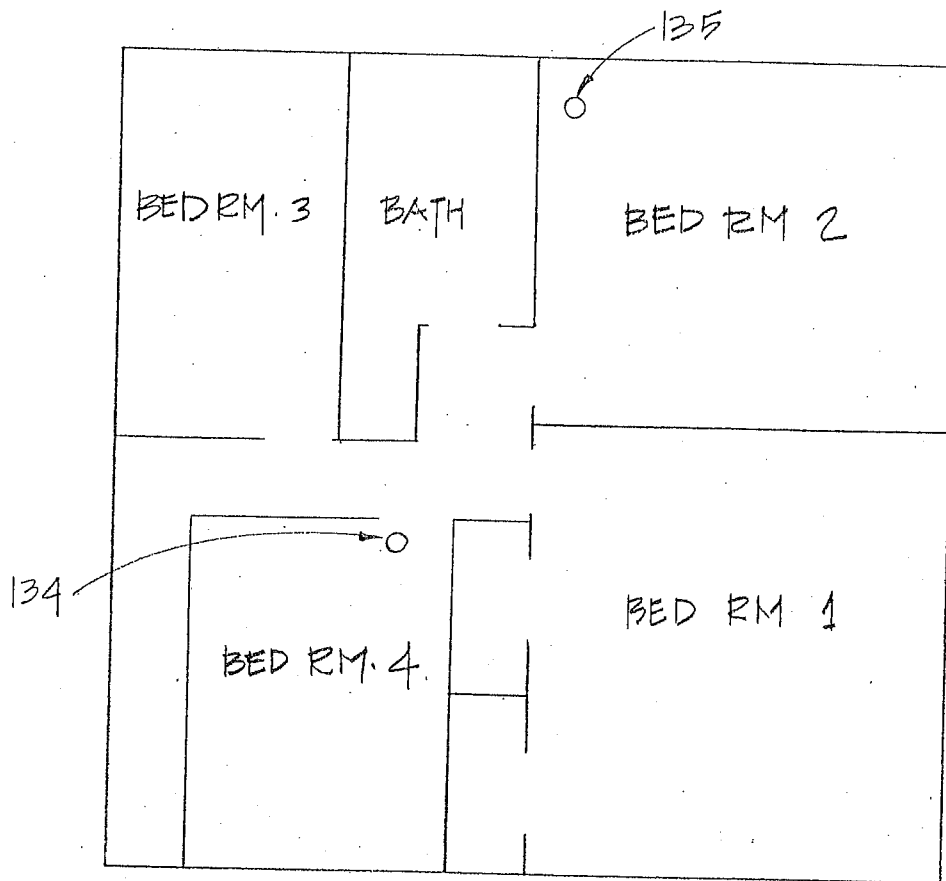
KEY

- ▲ ASBESTOS CONTAINING SAMPLE SITE.
- <1% ASBESTOS - DETECTED AT SAMPLE SITE.

SAMPLES THIS SHEET

130  
131

# RETSIL VETERANS HOME - BUILDING # 12



## SECOND FLOOR

BUILDING # 12  
NOT TO SCALE.

### KEY.

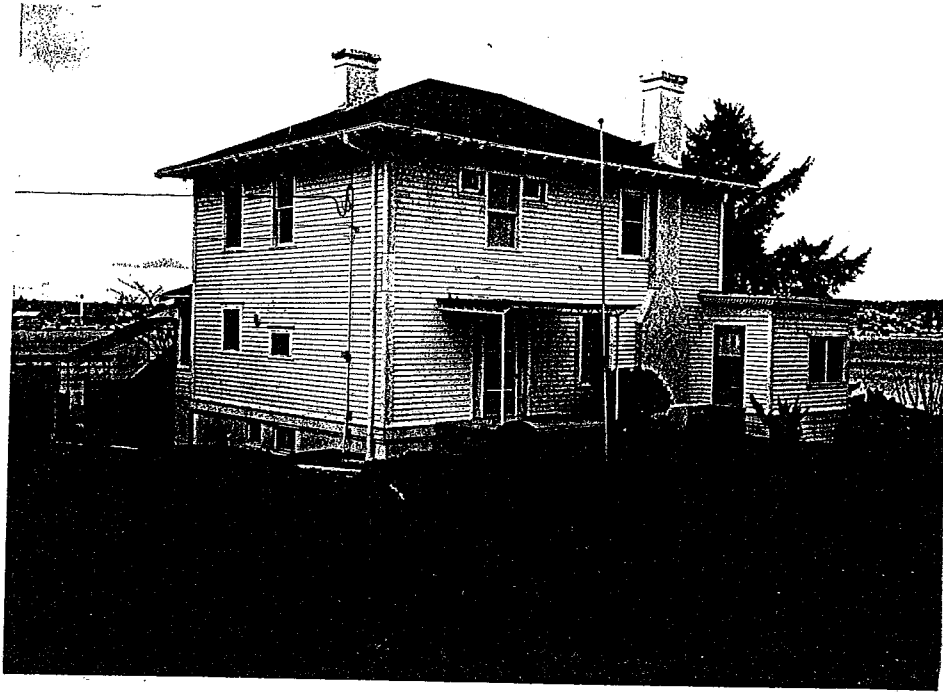
- ▲ ASBESTOS CONTAINING SAMPLE SITE.
- <1% ASBESTOS - DETECTED AT SAMPLE SITE.

SAMPLES THIS SHEET

134  
135

## BUILDING DESCRIPTION

### Building #12 Superintendent's Residence



Building #12 has an approximate gross conditioned area of 4,000 square feet. It is two-stories in height with a basement and attic. The general construction is typical wood frame residential type walls, ceiling and floors on concrete foundation. Interior finish is plaster lath. Roof is three-tab asphalt shingle. Heat is supplied by steam radiators from an oil fired furnace. Domestic hot water is from an electric water heater.

# SAMPLE SUMMARY

Building 12

MATERIAL SAMPLED	NUMBER OF SAMPLES TAKEN	NUMBER OF SAMPLES ANALYZED	NUMBER OF SAMPLES >1% ASBESTOS CONTENT
<u>Thermal Insulation</u>			
Aircell pipe insulation	1	1	1
Aircell line - mudded fitting insul.	1	1	1
<u>Surfacing Materials</u>			
Wall plaster	1	1	1
Troweled-on ceiling material	1	1	
<u>Miscellaneous</u>			
Acoustic ceiling tile	2	2	
<b>TOTAL</b>	<b>6</b>	<b>6</b>	<b>3</b>

ACBM SURVEY SUMMARY

SITE: Washington Veterans Home

BUILDING NUMBER: 12

PRIORITY	LOCATION	ACBM	QUANTITY	COMMENTS
High	Basement 130 131	Pipe insulation 3"-6" dia Pipe fitting insul. 3"-6" Insulated furnace Debris	375 LF 81 EA 1 EA 130 SF	Insulated piping was exposed under a wooden rafter ceiling. The insulation covering was in a deteriorated condition throughout the basement with open ends and ripped and gouged areas. Insulation covering was missing in some areas, exposing the insulation. Bits of insulation debris were present in the furnace room on the furnace and on the floor. Inspection of access door shows furnace to be insulated with a mudded insulation. Furnace should be removed and disposed of as ACM. Insulation debris was found mixed in with a pile of dirt in the space under the porch. No debris was observed in the open area of the basement, however it was apparent that insulation debris had probably fallen on the floor at some time but had likely been swept up.
Low	First floor 133 Second floor	Plaster Plaster	3100 SF 2680 SF	All interior walls were plaster construction. Paint peeled exposing small area of plaster where sampled. Square footage includes all interior walls and ceilings. Abatement of this material can be handled on an as needed basis (remodel, etc.) until such time as the building is demolished.

PRIORITY 1. HIGH  
2. MEDIUM  
3. LOW

# ACM INVENTORY

BUILDING NO. 12

SITE: Washington Veterans Home

LOCATION	PIPE INSULATION (LF)			PIPE FITTING INSULATION (EA)			Furnance Insul. (EA)	Debris (SF)	Plaster (SF)
	3-6" DIA	>6" DIA	>6" DIA	3-6" DIA	>6" DIA	>6" DIA			
<b>BASEMENT</b>									
Furnance room	40			19				100	
Open area	250			50					
Under porch	85			12				30	
<b>FIRST FLOOR</b>									3100
<b>SECOND FLOOR</b>									2680
<b>TOTAL</b>	<b>375</b>	<b>0</b>	<b>0</b>	<b>81</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>130</b>	<b>5780</b>

SITE: Washington Veterans Home

### FERRIS INDEX SUMMARY

BUILDING NO. 12

SAMPLE NUMBER	ACCESSIBILITY	CONDITION	FRIABILITY	LOCATION	% OF ASBESTOS	FERRIS INDEX
900308-RVH-130	4	4	4	1	4	52
900308-RVH-131	4	4	4	1	4	52
900308-RVH-133	4	2	3	1	1	10



## SUMMARY AND COST ESTIMATE

### Summary

Asbestos containing materials found in Building #12 included pipe and fitting insulation, furnace insulation and plaster. All of the pipe insulation was found in the basement where it ran just below the ceiling around the perimeter of the basement. The piping then penetrated the first floor where it continued inaccessible to the second floor. The oil fired furnace contains ACM insulation. A plaster sample taken from a wall contained asbestos. It must be assumed that the ACM plaster is homogeneous to the rest of the building and that all of the plaster finishes contain asbestos. Roofing material is 3-tab asphalt shingles.

The asbestos survey of Retsil Veteran's Home was a non-destructive survey and, therefore, did not consider ACM located in inaccessible spaces. ACM materials in these spaces are considered enclosed and can be left as is until such time as a renovation or demolition project is planned. An additional sampling survey will then be required prior to the renovation or demolition project. Inaccessible spaces in Building #12 included wall areas on the first and second floors where radiator risers are located and wall areas behind plumbing fixtures.

Other building materials that may require additional sampling are flooring, roofing and utilities such as electrical wire and equipment insulation. Further sampling of the plaster finishes in the building may show that the plaster containing asbestos is not homogeneous to the rest of the building and may be an isolated area. These materials can generally be left as is until renovation or demolition provided they are maintained in a non-friable condition.

This report and cost estimate are based on total removal of all asbestos containing materials, however, three other options are available: (1) encapsulation; (2) enclosure; and (3) leave as is and monitor. In the case of immediate hazards, such as damaged pipe insulation, the damaged area can be encapsulated, enclosed or repaired and monitored until total removal can be accomplished. However, these options are temporary control measures because the ACM must eventually be removed prior to building demolition.

### Cost Estimate

The following cost estimate has been arranged according to asbestos removal priority. Each priority has its own total cost with a building total cost on the last sheet.

The cost estimate uses 1990 dollars and is based on a single project abatement, zero percent occupancy and does not include costs associated with abatement plans, specifications, removal permit or project monitoring. Multiplier includes costs associated with mobilization and demobilization (2.5%), contingencies (10%), sales tax (7.8%), administration (5%) and bond and insurance (10%).

ASBESTOS ABATEMENT COST ESTIMATE

SITE: Washington Veterans Home

HIGH PRIORITY

BUILDING NUMBER: 12

MATERIAL	AMOUNT	UNIT	ABATEMENT		REPLACEMENT		TOTAL COST
			UNIT PRICE	COST	UNIT PRICE	COST	
Pipe Insulation 3-6" O.D.	375	LF	\$12.90	\$4,837.50	\$7.75	\$2,906.25	\$7,743.75
Pipe Fitting Insulation 3-6" O.D.	81	EA	15.80	1,279.80	8.90	720.90	2,000.70
Debris	130	SF	1.00	130.00		0.00	130.00
Insulated Furnace	1	EA	150.00	150.00	1,750.00	1,750.00	1,900.00
<b>SUBTOTALS</b>							
Testing and Fees	15	EA	30.00	6,397.30		5,377.15	11,774.45
Disposal	4	CY	50.00	460.98			460.98
				195.14			195.14
OPERATION SUBTOTALS:				7,053.42		5,377.15	12,430.57
Multiplier:				1.41		1.41	1.41
TOTALS:				\$9,929.42		\$7,569.66	\$17,499.08

HIGH PRIORITY TOTAL: **\$17,499**

ASBESTOS ABATEMENT COST ESTIMATE

BUILDING NUMBER: 12

LOW PRIORITY

SITE: Washington Veterans Home

MATERIAL	AMOUNT	UNIT	ABATEMENT		REPLACEMENT		TOTAL COST
			UNIT PRICE	COST	UNIT PRICE	COST	
Interior Plaster Walls	5780	SF	4.10	23,698.00	5.00	\$28,900.00	\$52,598.00
<p style="text-align: right;">SUBTOTALS</p> <p>Testing and Fees      58    EA      30.00      1,732.92      28,900.00      52,598.00</p> <p>Disposal                55    CY      50.00      2,750.85      1,732.92      1,732.92</p> <p>OPERATION SUBTOTALS:      28,181.77      2,750.85      2,750.85</p> <p>Multiplier:                    1.41      28,900.00      57,081.77</p> <p>TOTALS:                        \$39,672.76      1.41      1.41      \$80,356.62</p>							

LOW PRIORITY TOTAL: **\$80,357**

**BUILDING TOTAL: \$97,856**





# CENTRAC ASBESTOS STUDY DATA SHEET



BULK SAMPLE # 900308-RVH-130 FACILITY: RETSIL BUILDING #: 12

SAMPLE LOCATION: Basement

SAMPLE DESCRIPTION: Aircell line - mudded fitting insulation

MATERIAL CONDITION: Severe Damage

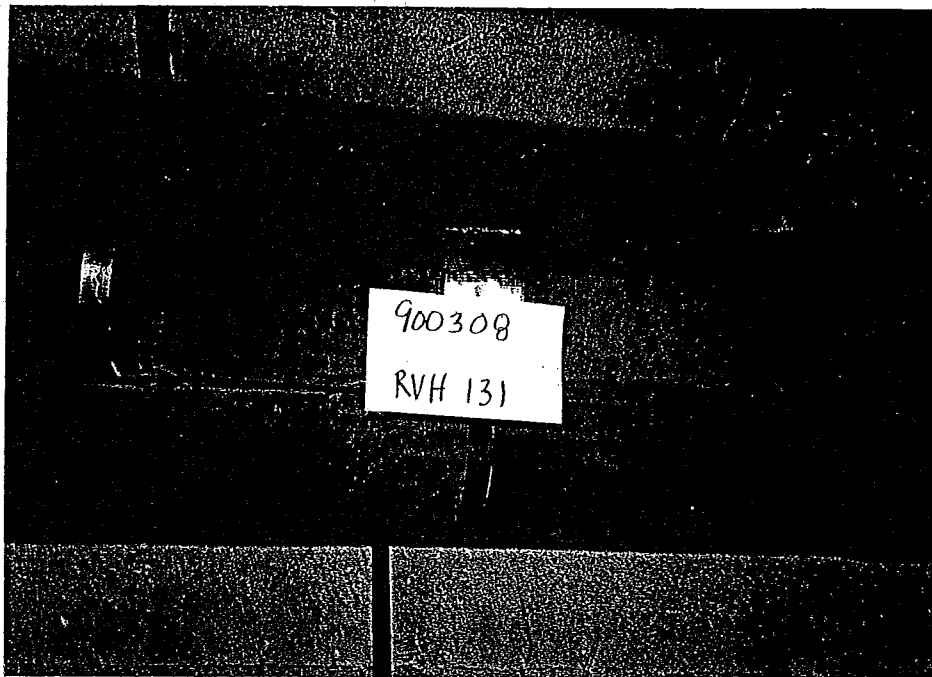
PRIORITY: High

LAB RESULTS: 45-55% Asbestos (35-40% Chrysotile, 10-15% Amosite)

FERRIS INDEX: 4 + 4 + 4 + 1 x 4 = 52 SAMPLER: M. DOHERTY  
(A + C + F + L) X P = F

COMMENTS: Torn and missing insulation covering, gouged areas, open  
ends.

# CENTRAC ASBESTOS STUDY DATA SHEET



BULK SAMPLE # 900308-RVH-131 FACILITY: RETSIL BUILDING #: 12

SAMPLE LOCATION: Basement

SAMPLE DESCRIPTION: Aircell pipe insulation

MATERIAL CONDITION: Severe Damage

PRIORITY: High

LAB RESULTS: 70-75% Chrysotile

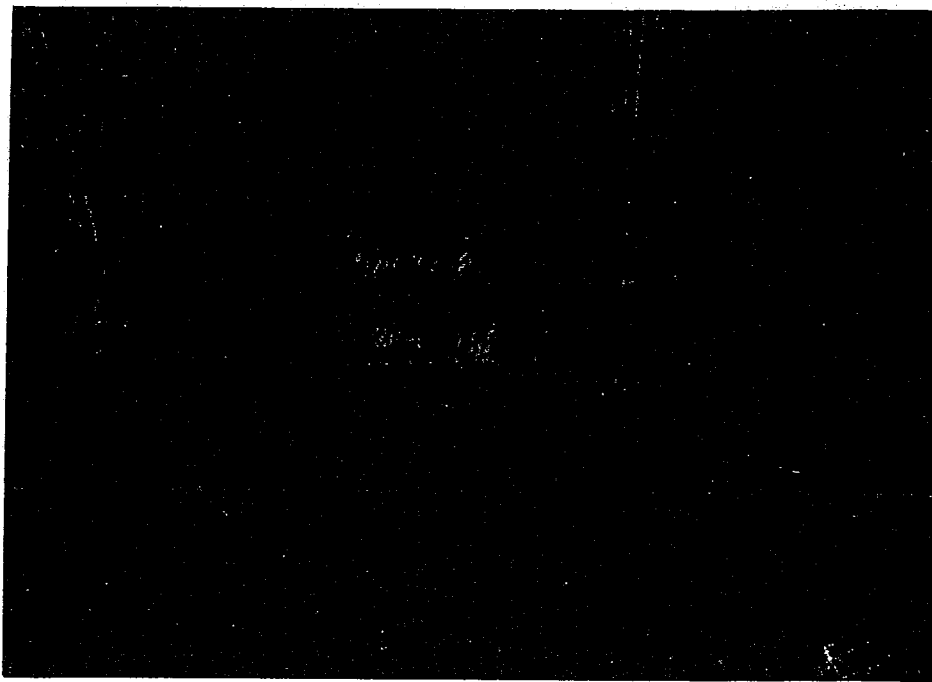
FERRIS INDEX: 4 + 4 + 4 + 1 x 4 = 52 SAMPLER: M. DOHERTY  
(A + C + F + L) X P = F

COMMENTS: Torn, damaged, open ends, very deteriorated.

\_\_\_\_\_

\_\_\_\_\_

# CENTRAC ASBESTOS STUDY DATA SHEET



BULK SAMPLE # 900308-RVH-132 FACILITY: RETSIL BUILDING #: 12

SAMPLE LOCATION: First floor, sun porch

SAMPLE DESCRIPTION: 12"X24" Acoustic ceiling tile

MATERIAL CONDITION: Good

PRIORITY: \_\_\_\_\_

LAB RESULTS: <1% Asbestos, none detected

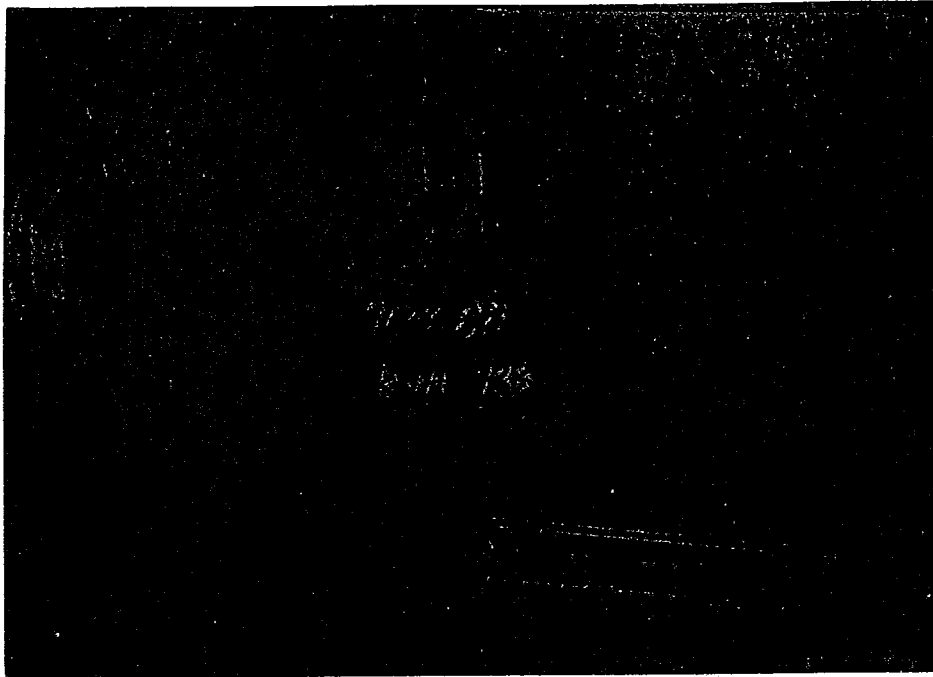
FERRIS INDEX: \_\_\_\_\_ SAMPLER: M. DOHERTY

COMMENTS: (A + C + F + L) X P = F

\_\_\_\_\_  
\_\_\_\_\_



# CENTRAC ASBESTOS STUDY DATA SHEET



BULK SAMPLE # 900308-RVH-133 FACILITY: RETSIL BUILDING #: 12

SAMPLE LOCATION: First floor, living room 2

SAMPLE DESCRIPTION: Wall plaster

MATERIAL CONDITION: Good

PRIORITY: Low

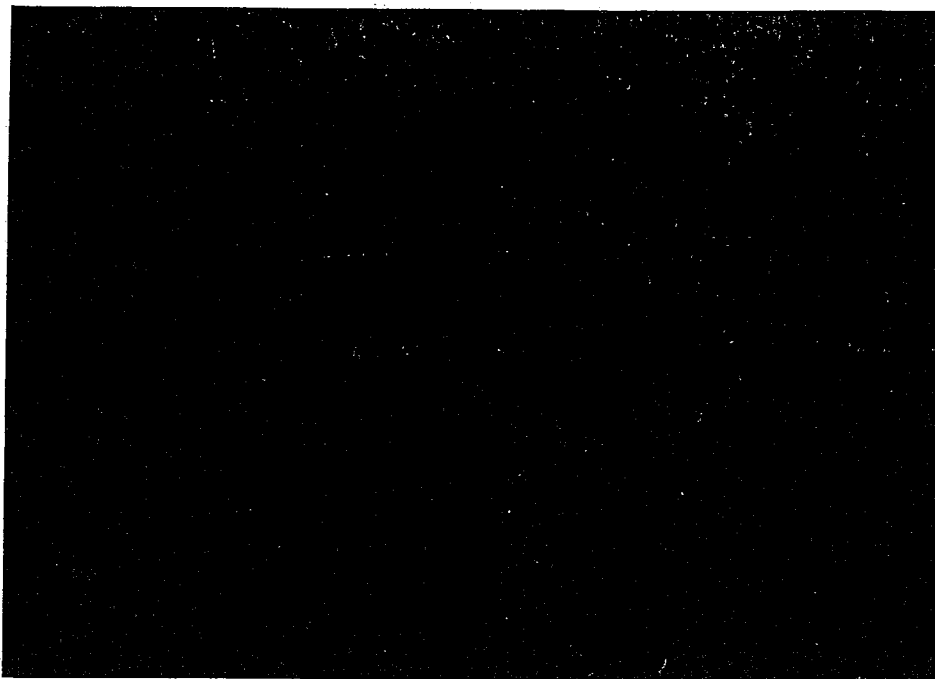
LAB RESULTS: 2-5% Chrysotile

FERRIS INDEX: 4 + 2 + 3 + 1 x 1 = 10 SAMPLER: M. DOHERTY  
(A + C + F + L) X P = F

COMMENTS: Paint peeling, exposing plaster where sampled.

\_\_\_\_\_  
\_\_\_\_\_

# CENTRAC ASBESTOS STUDY DATA SHEET



BULK SAMPLE # 900308-RVH-134 FACILITY: RETSIL BUILDING #: 12

SAMPLE LOCATION: Second floor, bedroom 4

SAMPLE DESCRIPTION: Troweled-on ceiling material

MATERIAL CONDITION: Good

PRIORITY: \_\_\_\_\_

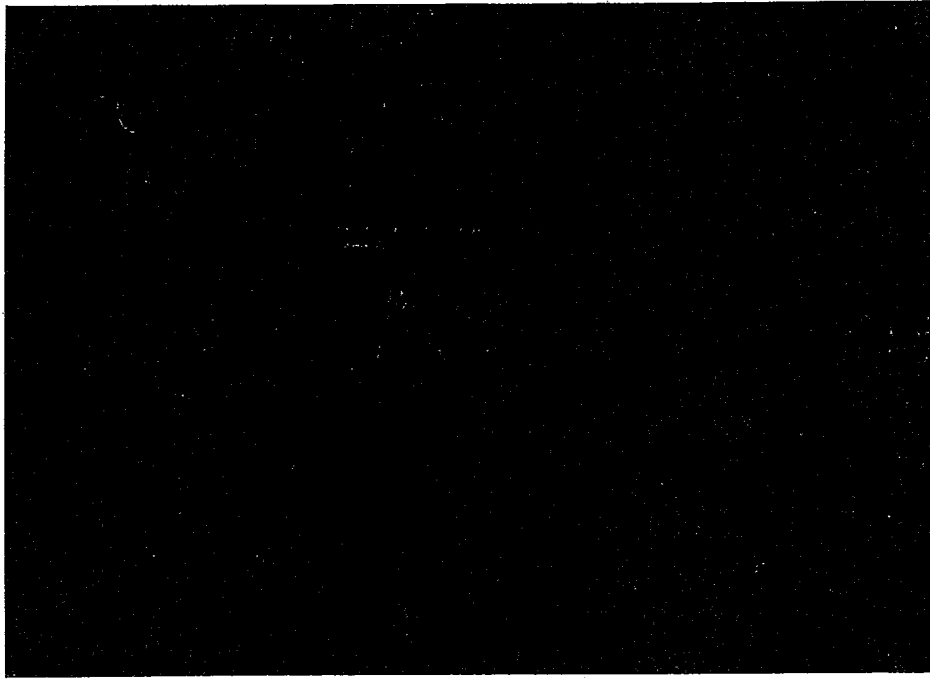
LAB RESULTS: <1% Asbestos, none detected

FERRIS INDEX: \_\_\_\_\_ SAMPLER: M. DOHERTY

COMMENTS: (A + C + F + L) X P = F

\_\_\_\_\_  
\_\_\_\_\_

# CENTRAC ASBESTOS STUDY DATA SHEET



BULK SAMPLE # 900308-RVH-135 FACILITY: RETSIL BUILDING #: 12

SAMPLE LOCATION: Second floor, bedroom 2

SAMPLE DESCRIPTION: 12"X12" Acoustic ceiling tile

MATERIAL CONDITION: Good

PRIORITY: \_\_\_\_\_

LAB RESULTS: <1% Asbestos, none detected

FERRIS INDEX: \_\_\_\_\_ SAMPLER: M. DOHERTY

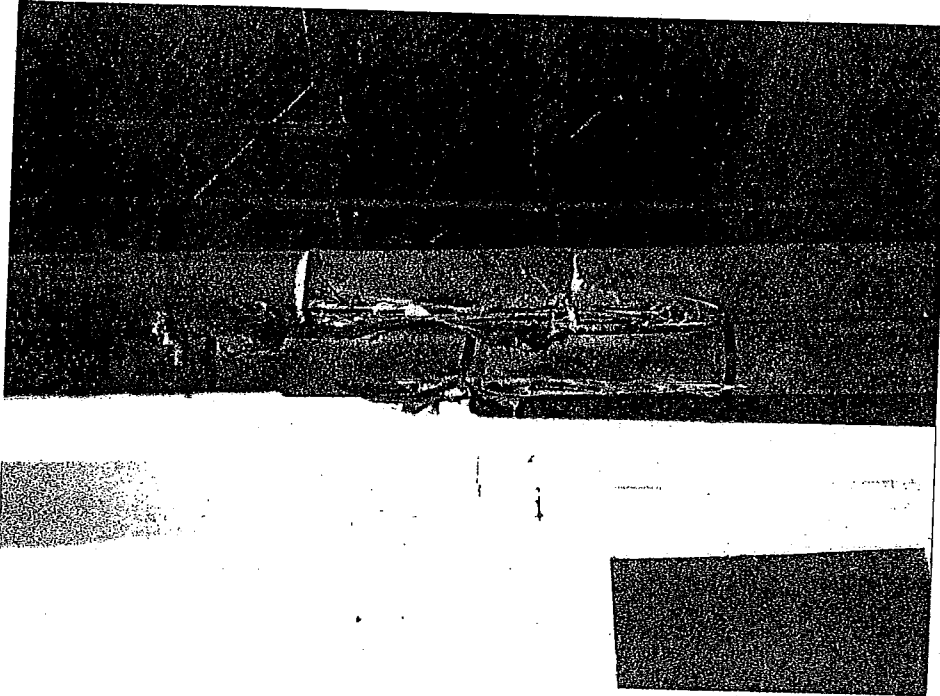
COMMENTS: (A + C + F + L) X P = F

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\_\_\_\_\_





# CENTRAC ASBESTOS STUDY DATA SHEET.

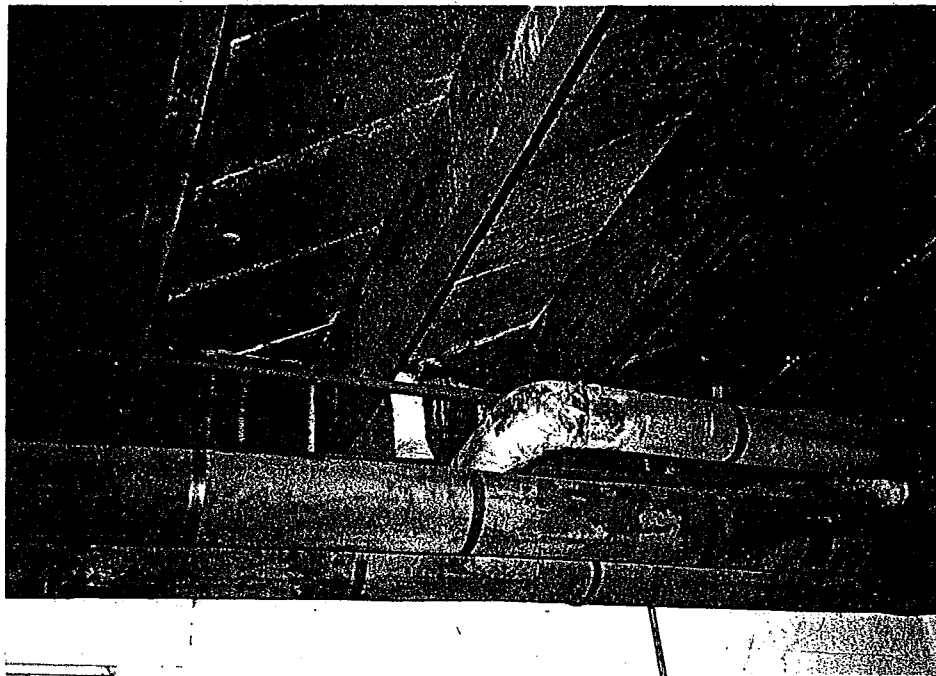


FACILITY: Retsil Veterans Home BUILDING #: 12

LOCATION: Basement PICTURE #: 64-10

OBSERVATIONS: Damaged run of pipe insulation. Pipe insulation was  
in a deteriorated condition throughout the basement with open  
ends, ripped and gouged areas and insulation covering missing  
in some areas. High priority item.

# CENTRAC ASBESTOS STUDY DATA SHEET



FACILITY: Retsil Veterans Home BUILDING #: 12

LOCATION: Basement PICTURE #: 64-13

OBSERVATIONS: Pipe fitting with insulation covering and most of  
insulation missing. Pipe insulation removal is a high priority  
in the basement.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# CENTRAC ASBESTOS STUDY DATA SHEET



FACILITY: Retsil Veterans Home BUILDING #: 12

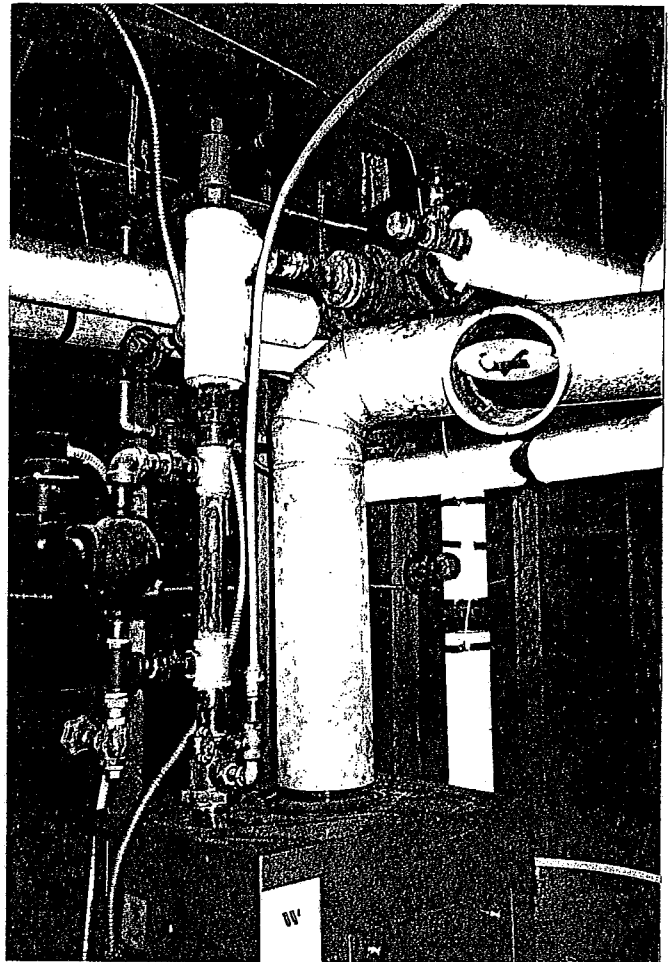
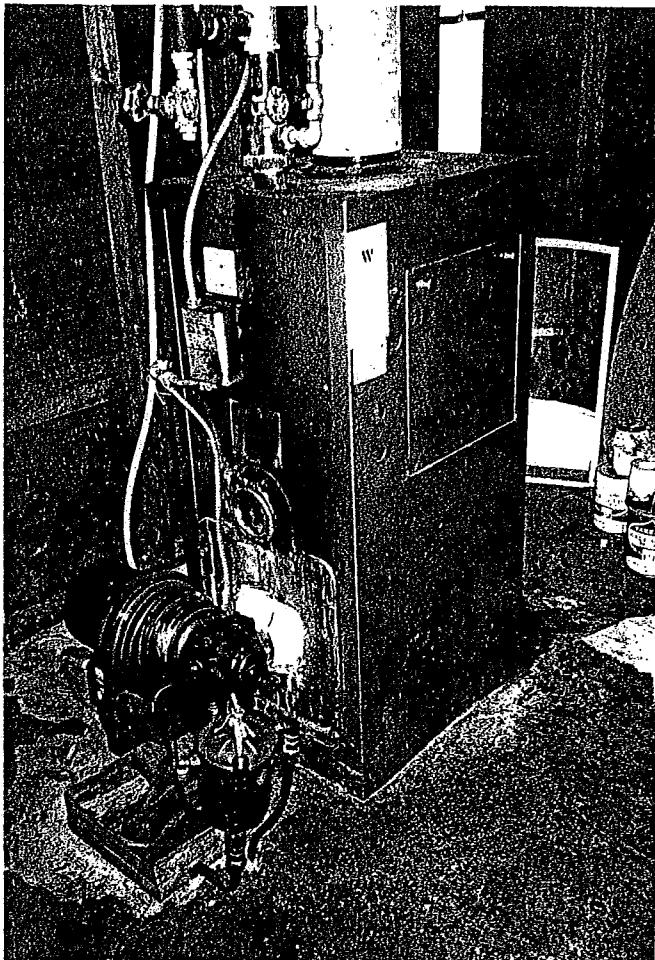
LOCATION: Basement - area under porch PICTURE #: 64-14

OBSERVATIONS: Debris pile with abandoned pipe insulation mixed  
in with the dirt. Used as storage area, high priority.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# CENTRAC ASBESTOS STUDY DATA SHEET

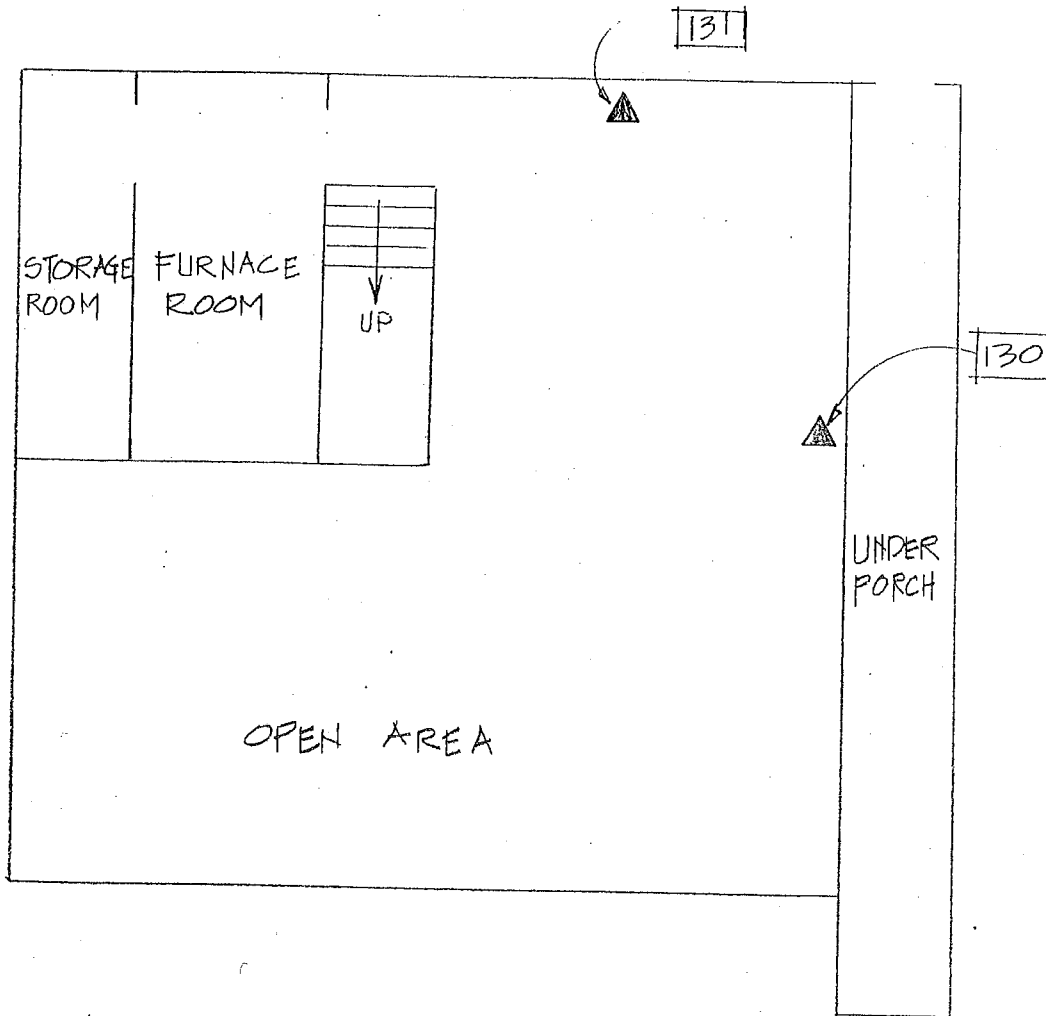


FACILITY: Retsil Veterans Home BUILDING #: 12

LOCATION: Basement - furnace room PICTURE #: 64-11, 12

OBSERVATIONS: These pictures show furnace and insulated piping in  
furnace room. Furnace has mudded material where oil burner enters  
fire box. Inspection of furnace access door shows evidence that  
entire furnace insulated with asbestos containing material. Bits  
of debris were also found on the furnace and the floor area around  
the furnace. High proirity.

RETSIL VETERANS HOME - BUILDING #12



**BASEMENT**

BUILDING #12

NOT TO SCALE

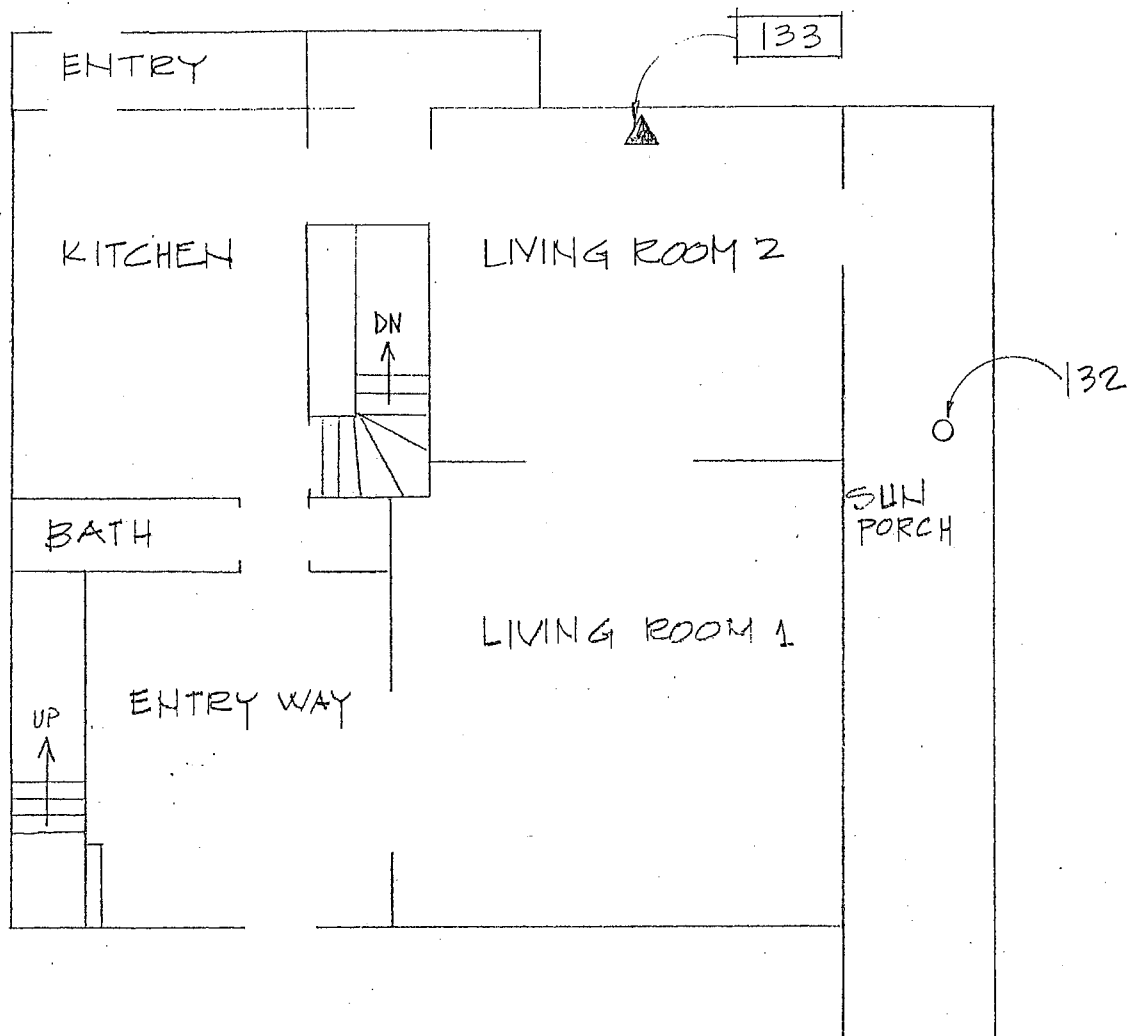
KEY

- ▲ ASBESTOS CONTAINING SAMPLE SITE.
- <1% ASBESTOS - DETECTED AT SAMPLE SITE.

SAMPLES THIS SHEET

130  
131

# RETSIL VETERANS HOME - BUILDING #12



## FIRST FLOOR

BUILDING # 12

HOT TO SCALE.

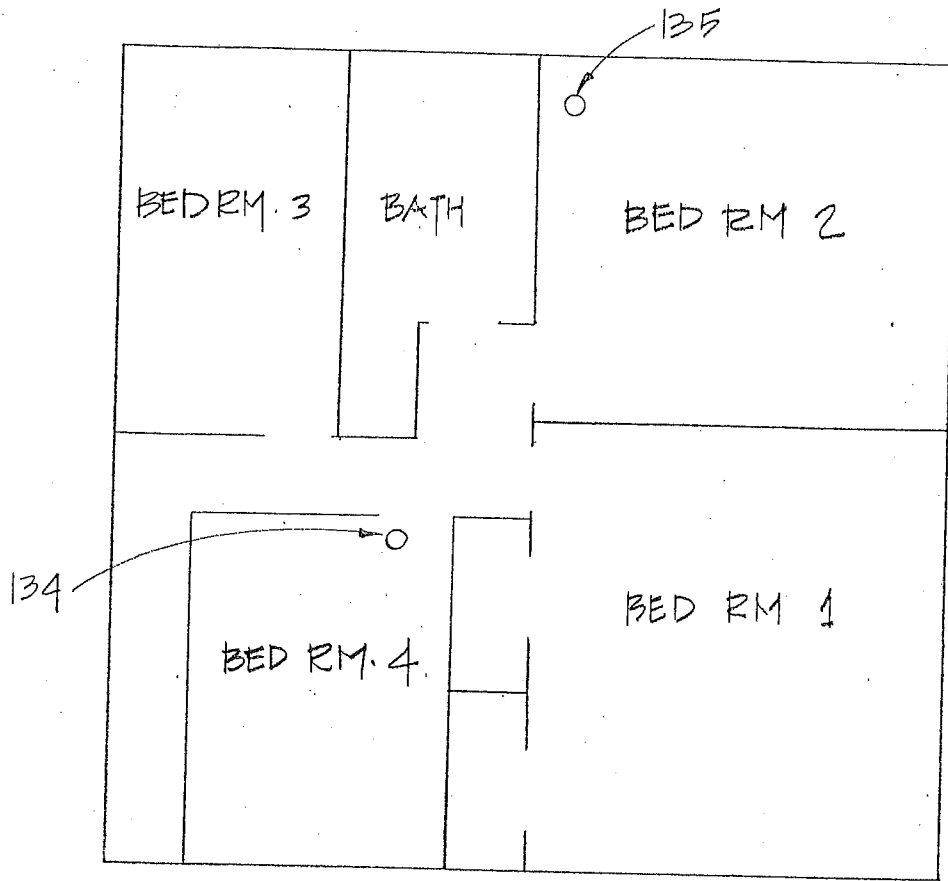
### KEY.

- ▲ ASBESTOS CONTAINING SAMPLE SITE.
- <1% ASBESTOS - DETECTED AT SAMPLE SITE.

### SAMPLES THIS SHEET.

132  
133

RETSIL VETERANS HOME - BUILDING # 12



**SECOND FLOOR**

BUILDING # 12  
NOT TO SCALE.

KEY.

- ▲ ASBESTOS CONTAINING SAMPLE SITE.
- <1% ASBESTOS - DETECTED AT SAMPLE SITE.

SAMPLES THIS SHEET

134  
135

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**APPENDIX – SITE PHOTOS**



**EAST WALL**





**NORTH WALL**



**WEST WALL**





**SOUTH WALL**



**NORTH GARAGE & CARPORT ROOF**



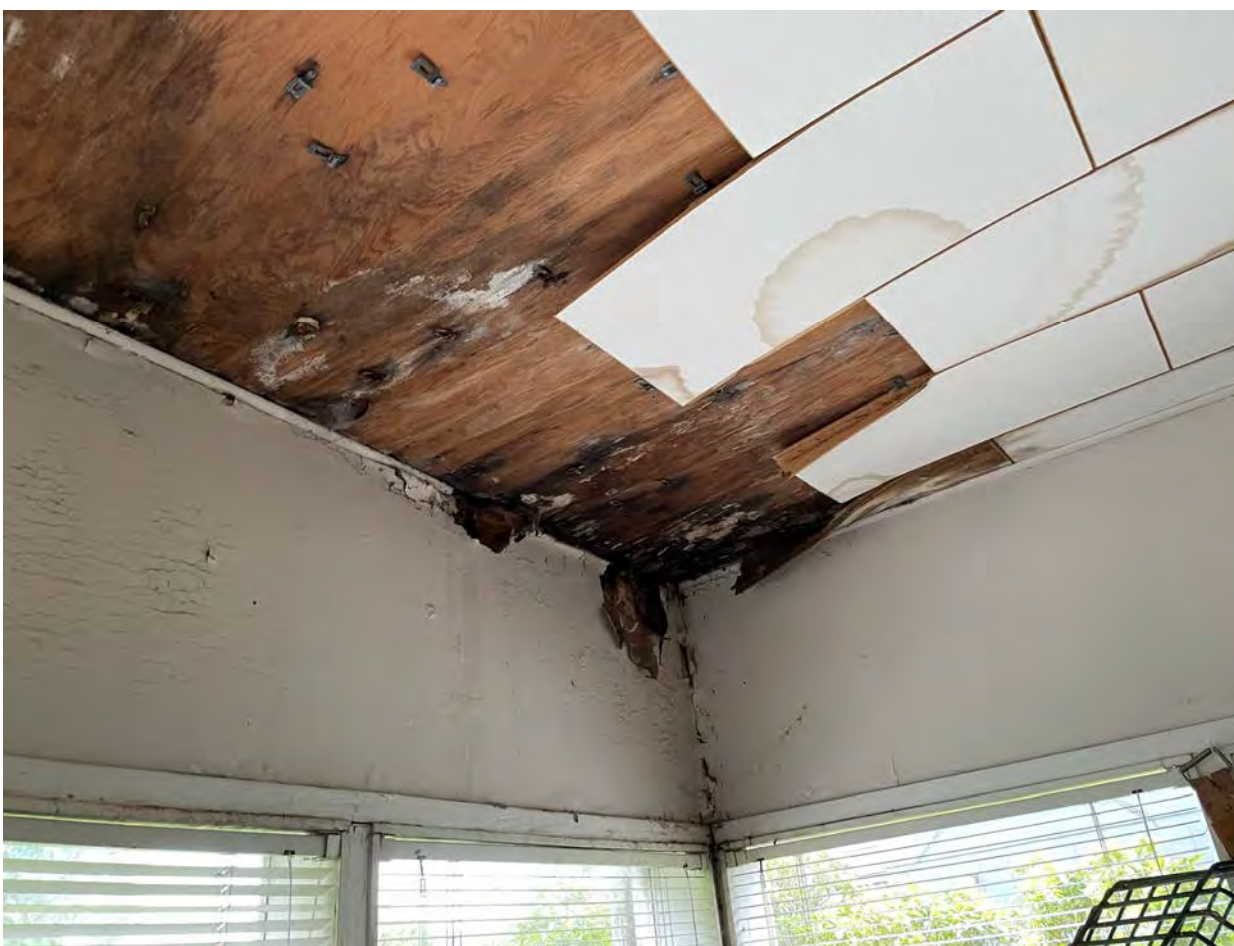


**SOUTH GARAGE**





**POST & BEAM GARAGE FOUNDATION**



**NORTH PORCH CEILING DAMAGE**





**EAVE DAMAGE**



**EAVE DAMAGE**



Metal flashing only installed at sloped top of chimney. No caulk at any joints or has failed or missing.





Exterior lap siding with paint finish peeling and cracking off the surfaces, metal flashing didn't extend to protect wood trim at the base of the exterior walls.



Roofs (viewed through window at upper floor) over existing porch and garage structure are covered with vegetation and appear to be badly deteriorated over the years.



Gutter and downspout system – Look intact. Some repairs are needed and new paint finish.

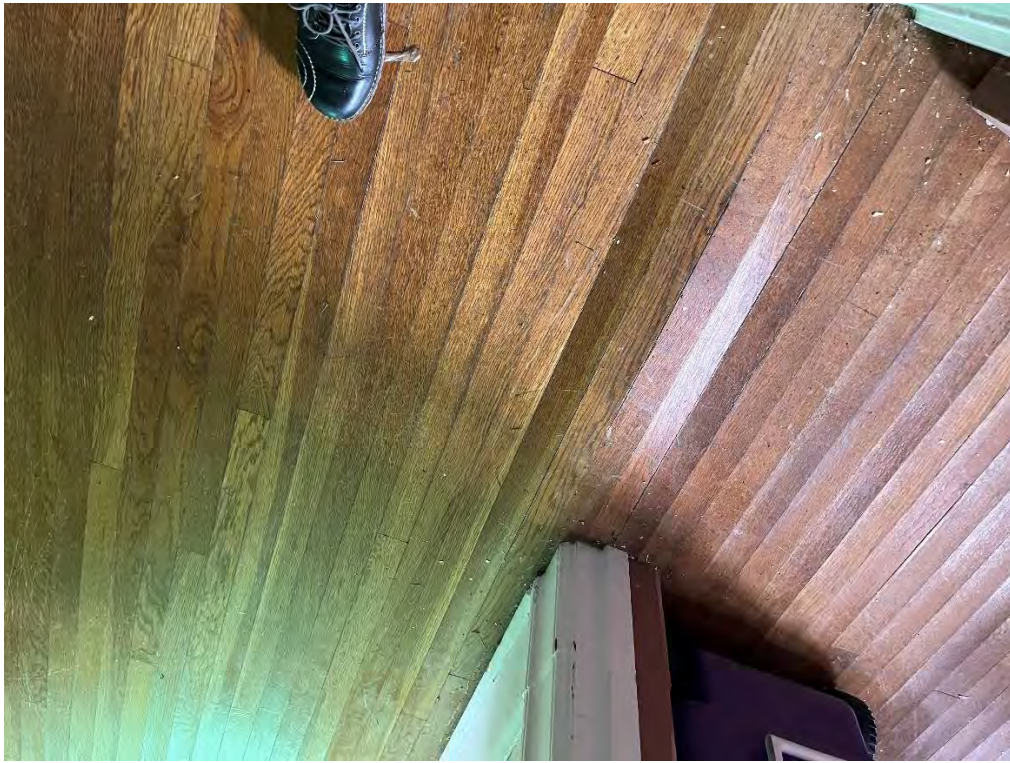


2022031.00 WWH Feasibility Report



No accessible routes nor parking spaces allocated around the structure for accessibility.

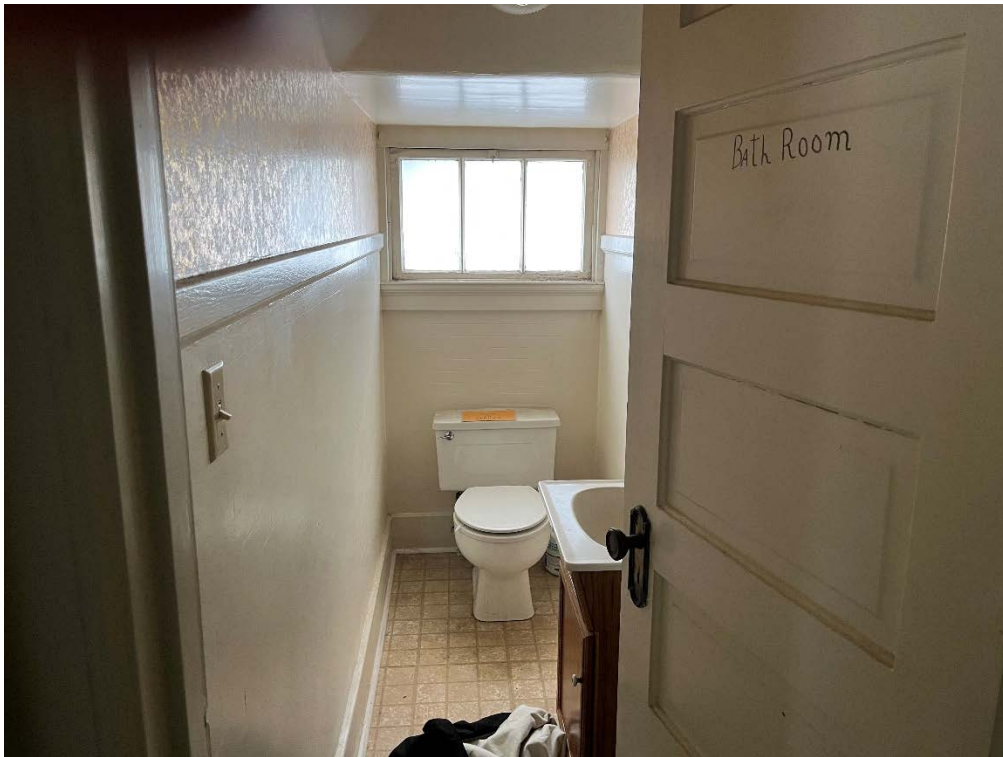




Wood floor buckles at various spots on both floors due to excess moisture inside the structure



Single pane windows around the structure



Main floor bathroom is not ADA compliant.

Capital Project Cost Estimates  
Over \$5 Million

*Department of Veterans Affairs*  
*2023 – 25 Capital Budget*

No  
Information

Expected use of Bond Funds  
or Certificate of Participation

*Department of Veterans Affairs*  
*2023 – 25 Capital Budget*



No  
Information

Capital Project Requests Related to  
New or Expanded Programs

*Department of Veterans Affairs*  
*2023 – 25 Capital Budget*

# 305 - Department of Veterans Affairs Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 5:56AM

Project Number: 30000225

Project Title: WSH - Skilled Nursing Facility Replacement - Land Acquisition

## Description

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 3

### Project Summary

This is the cost to acquire land and complete pre -design and start design for the grant funding of a new skilled nursing facility to replace the existing one at the Washington Soldiers Home.

### Project Description

Over the past decade the Washington State Department of Veterans Affairs (WDVA) has seen much growth especially with the number of veterans needing long term healthcare. According to the United States Department of Veterans Affairs' (VA) Asset and Infrastructure Review (AIR) Commission Report that was issued in March 2022, the need for veteran's long-term care is expected to grow over 76% in Western Washington market between federal fiscal years 2019 through 2029. This is substantial growth that our state veteran's homes should be positioned to meet to care for Washington veterans.

In 2016 the Washington Department of Veterans Affairs (WDVA) completed a feasibility study to look at the replacement of our oldest skilled nursing facility at the Washington Soldiers Home in Orting. Besides the fact that the facility has not had a major renovation since the 1970's, the skilled nursing facility is in the Puyallup River Flood Zone, and more critically the Rainier Lahar Zone. Both items impact the potential remodel or replacement of the skilled nursing facility on the current Washington Soldiers Home Campus. In the event of a Mount Rainier Lahar occurring the facility will have approximately 30 minutes to completely evacuate the skilled nursing facility and surrounding campus. This entails moving up to 97 no or low ambulatory residents up to a rock quarry (at a designated safe elevation) nearly a mile away with whatever staff is on site. WDVA completes regular evacuation tests and have plans in place to remove everyone from the facility, but this is in a planned event with full day time staffing. The impacts of a Lahar during off hour shifts or weekends could be devastating to the veterans in our care at the Skilled Nursing Facility.

The veteran's home in Orting is an outdated, 1970's nursing home. It is an older hospital/nursing home setting with shared rooms that have curtains separating the residents, shared bathrooms, and a single bathing suite for each wing of the home. The current federal VA preferred model to care for veterans is a homes model, like what WDVA was able to build at Walla Walla in 2017. This provides a modern, home-like setting for our nation's veterans that is in keeping with the dignity and quality of life the state should expect for those who honorably served our nation.

The US Department of Veterans Affairs has a State Construction Grant program for state run veterans' homes. This program allows for states to receive federal matching funds to build, renovate, upgrade safety concerns, or replace state veterans' homes. To qualify for these grants (65% federal match) the state needs to own the land that the facility is located on. Since the current site owned at the Washington Soldiers Home is not in a location that will allow WDVA to safely renovate or construct a new facility due to being in the Rainier Lahar Zone, WDVA is requesting funds to complete a pre -design study, start design, and purchase land (minimum of 30 acres) for a new skilled nursing facility.

At the time of the 2016 feasibility study the anticipated cost for land regarding the recommended parcel and pre -design WDVA submitted a request for \$7,560,000 dollars. This was not funded in the 2017-2019 biennium. WDVA submitted requests in the 2019-2021, and 2021-2023 biennia with the estimated cost for pre -design and land purchase increasing \$10,852,000 during that time. The price of land has had a dramatic increase during over the past two years, creating even further cost impacts as shown in this request.

The need for this facility to be replaced is the priority for the agency's capital strategic plan. The need to remove our states veterans from the Rainier Lahar Zone and provide a more modern, home-like facility with private rooms to align with WDVA's newest homes and state veterans' homes that are being built in neighboring states, like Idaho and Oregon. The new facility would be designed to a LEED Silver standard and would be a significantly more energy efficient facility due to the age of the current facility, new construction standards, energy codes, and not being attached to a steam plant like the Orting facility.

As the veteran population continues to grow in this state, along with the need for long-term care, the need for added skilled nursing beds for veterans also has WDVA looking at increasing the size of the facility from 97 beds to up to 150 beds, with potential for future growth. This has taken the property needs from a minimum of 20 acres to a minimum of 30 acres. This increase and opportunity for growth has also increased the cost for the land in this request.

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 5:56AM

Project Number: 30000225

Project Title: WSH - Skilled Nursing Facility Replacement - Land Acquisition

**Description**

This request does not have any IT needs currently as this would be a land purchase. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

None

New Facility: Yes

**How does this fit in master plan**

It continues to follow up on master planning done in prior biennia that outlined veterans projected needs.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	14,195,000				14,195,000
	<b>Total</b>	<b>14,195,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,195,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

No operating impact at this time as this project is for the pre -design and purchase of land. The pre -design will help to identify the total operating impact of the new facility

**Capital Project Request**

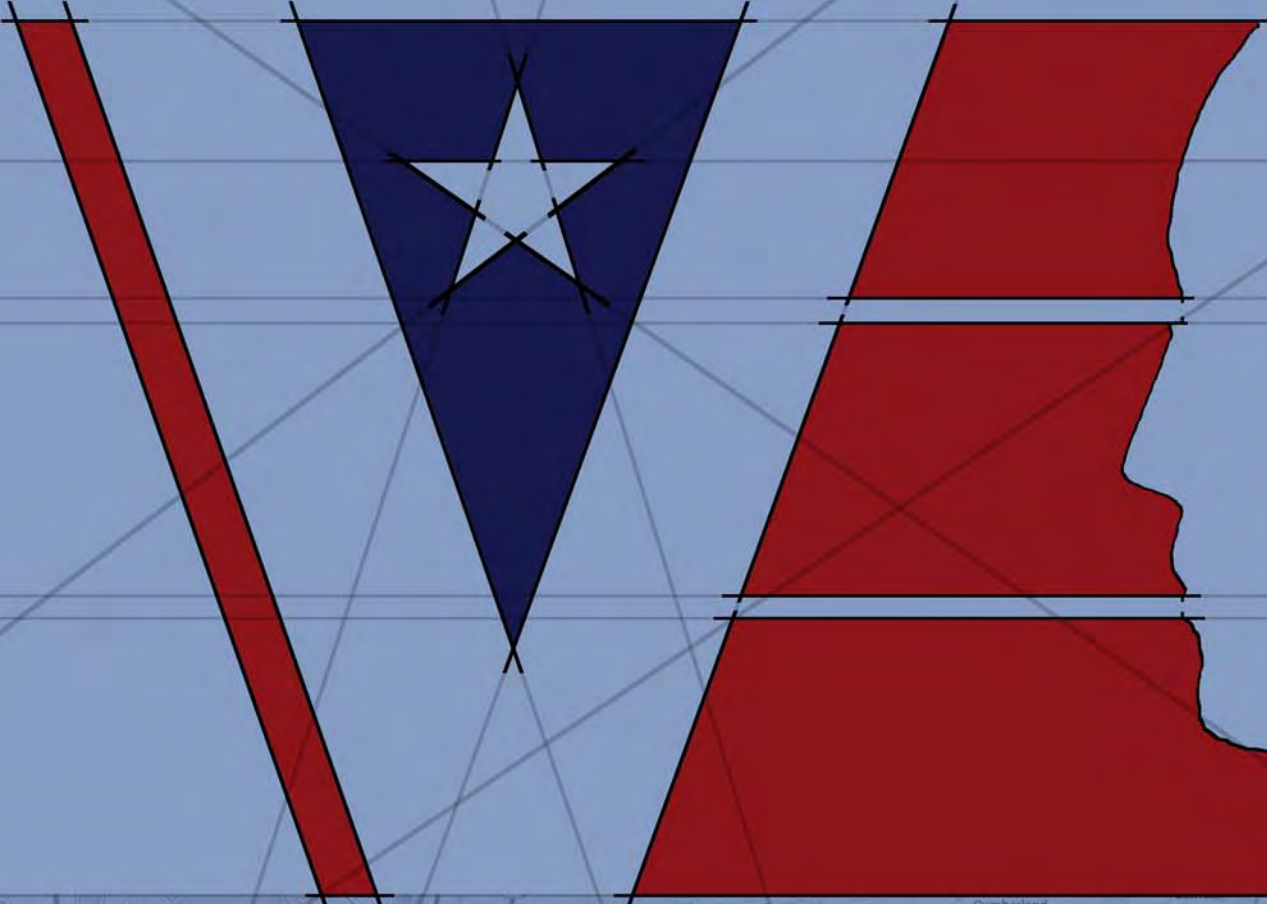
**2023-25 Biennium**

\*

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	30000225	30000225
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Washington State Department of Veterans Affairs

# Skilled Nursing Facility Replacement Site Selection and Feasibility Report



- FINAL REPORT -



July 28, 2016

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## 1. Executive Summary

The mission of maintaining the capability to provide high quality, state of the art, and economically responsible services for veterans that require skilled nursing care has driven the Washington Department of Veterans Affairs to evaluating the feasibility of a replacement facility for the skilled nursing building at the Washington Soldiers Home and Colony in Orting.



The existing Washington Soldiers Home and Colony in Orting, WA is home to 192 residents, 96 of which are in the skilled nursing building. That building has exceeded its useful life and carries rapidly increasing costs for maintenance, energy consumption, and repair due to its outdated state. Being located in a lahar zone and serving a population that lacks the capacity for rapid evacuation poses a risk to residents and staff. A new facility, funded by State and Federal sources, is being proposed to replace the current skilled nursing building. This will relocate those residents, staff, and services to a site outside of the Mt. Rainier lahar evacuation zone, while staying close to the existing site to maintain ties to the local community. A new facility on a new site not only provides greater safety for facility occupants should a natural disaster occur, but also offers a higher quality of life for residents and grants staff the state of the art facility they need to provide the best care possible.

The new facility will build upon the successes of the existing one. Being located near local businesses and services contributes to the valuable feeling of community and connection for residents. It is expected that most, if not all, of the current staff will transfer over to the new facility from the current one, therefore geographic proximity and commute times will be a key factor in site selection. Locations near the existing facility are also favorable for families of residents.

The proposed replacement facility will have a 100 skilled nursing bed capacity with full support, community, and administrative areas on site. The facility will be built per the Department of Veterans Affairs Design Guide, for Community Living Center / Green Home design concepts and function as a 'neighborhood' of 10 individual 'homes' with 10 residents per home; shared site amenities, landscaping, and a community center building. It is expected to operate primarily as a stand alone facility on a parcel size of approximately 12 to 20 acres with approximately 68,720 nsf (net square feet) of total building area (estimated 92k-106k gsf - gross square feet).

Distributed on-site parking will be provided per the Department of Veterans Affairs Guide, local codes, and operational requirements.



The other components of the Washington Soldiers Home and Colony will continue operations on the existing site. The existing skilled nursing building will be available for reuse in a new to-be-determined capacity after the skilled nursing residents, staff, and operations transition to the new facility.



## 2. Existing Site and Facility

Of the 22 million veterans across the United States, approximately 604,000 reside in the State of Washington. Of those Washington veterans, roughly 257,000 are over the age of 65. Many of these individuals will at some point need nursing care assistance in some fashion during their lifetimes.

The Washington Department of Veterans Affairs currently operates three Veterans Homes throughout the state with the construction of a fourth underway. The Spokane Veterans Home, the Washington Veterans Home in Retsil and the Washington Soldiers Home in Orting combine to serve 532 total residents. They are all Medicare and Medicaid certified facilities. A new skilled nursing facility on the campus of the Jonathan M. Wainwright Memorial VA Medical Center in Walla Walla had their ground breaking July 1st, 2015 and is currently under construction. Upon its completion, another 80 residents will be served.



The current 1960's era skilled nursing building is located on the main campus of the Washington Soldiers Home and Colony in Orting, Washington. It is in a condition that requires major renovation or replacement to bring it up to current standards for this type of care. Renovation or replacement in its current location is not being considered due to the continued threat from potential Mount Rainier lahars. The facility is in the direct path of these volcanic mud and debris flows. Due to the nature of the facility and its residents, there are concerns that a timely evacuation would not be possible.

Residents include those who require both short and long term care needs. The skilled nursing building provides care for 96 residents including those with Alzheimer's/dementia, impaired vision, spinal cord injury and disorders, hospice conditions, mental health, and restorative care. The Orting Home also provides on site physical therapy services, social services, religious programs, laundry, recreational activities, and other supportive programs. The Orting Home has a proven commitment to serving the needs of the veterans.

In order to be eligible for care at the Orting Home, residents must have served in any branch of the United States Armed Forces including the National Guard, have received an honorable discharge, and reside in Washington State. Spouses or widow of eligible veterans and Gold Star Parents are also eligible.

The existing facility is located within the city of Orting as part of the Orting Soldier's Home & Colony, in close proximity to local shops, residential neighborhoods, parks, and grocery stores. The Soldier's Home is an integral part of the community that welcomes family members, visitors, and volunteers. Being located within the surrounding community allows for many volunteers, friends, family, and the local community to have easy access to residents and programs at the facility.

### 3. Community Living Center Concept

The culture of care for nursing home residents has shifted paradigms in recent years to focus more on resident centered care as opposed to the traditional medical/institutional model. Both the Federal and Washington State Veteran's Administrations have embraced the new model outlined in the Community Living Centers Design Guide. That guide will serve as a base for the design and programming of the new facility. The current guide issued in June 2011 was published by the Department of Veterans Affairs - Office of Construction & Facilities Management. It embodies the HATCh model of resident care – Holistic Approach to Transformational Change. Facilities utilizing this model provide care in a less institutional, more residential setting and with greater resident autonomy, engagement, and sense of community.

Skilled nursing facilities within and for the Department of Veteran's Affairs are now taking on the approach of a '*Green House*' design, as explained and promoted by THE GREEN HOUSE PROJECT. Designs are shifting towards creating a home atmosphere as opposed to an institutional atmosphere. Additional efforts are being made to focus on the goals of the residents and their lives, rather than fulfilling the goals of the institution.

#### Vision Statement

*"We envision homes in every community where elders and others enjoy excellent quality of life and quality of care; where they, their families, and the staff engage in meaningful relationships built on equality, empowerment, and mutual respect; where people want to live and work; and where all are protected, sustained, and nurtured without regard to the ability to pay."*

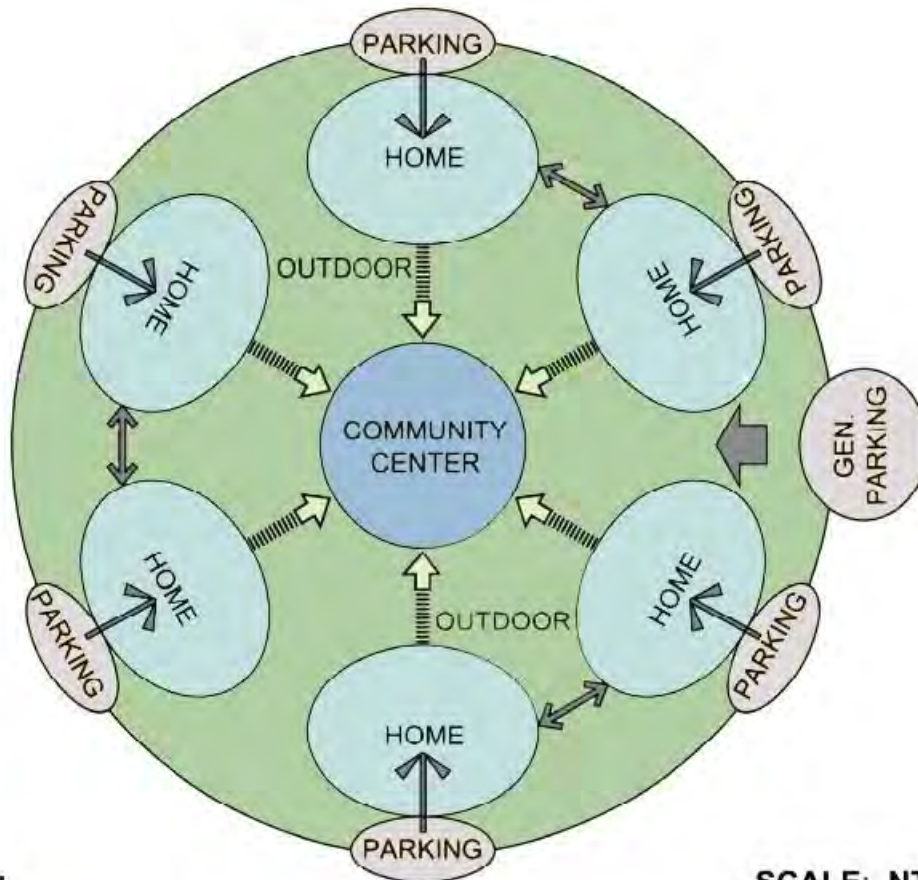


The new *Green House* design changes the architecture, the philosophy of care and the organizational structure on skilled nursing programs. With these changes in efforts and focus, the results are improvements in quality of life for residents, the quality of care provided for residents, and increased satisfaction between the residents families and the staff.

This facility will be comprised of 10 'homes' (of 10 residents each), a community center, support spaces, and shared site amenities. Each of the homes will contain 10 private resident rooms with living, dining, and support. The homes will be paired up to share additional support spaces including a loading area, laundry, bathing suite, and storage. These pairs of homes will be contiguous fully enclosed buildings that link to the community center and all the other homes via covered exterior walkways. The community center will contain common community areas, administration offices, and support areas for the entire facility.

## Site/Facility Relationship Diagram - Diagram 3.1

Diagram from Department of Veterans Affairs:  
Office of Construction & Facilities Management  
Design Guide - Community Living Centers - June 2011



### LEGEND:

#### COMMON AREAS

COMMUNITY = COMMUNITY CENTER

#### OUTDOOR AREAS

OUTDOOR = COMMUNITY GARDEN, COURTYARD, & WALKING PATHS

#### RESIDENT AREAS

HOME = CLC HOME FOR 10-12 RESIDENTS

#### PARKING AREAS

GEN. PARKING = GENERAL NEIGHBORHOOD PARKING  
PARKING = PRIVATE HOME PARKING

### SCALE: NTS

#### SYMBOLS

- MAIN ENTRY
- ACCESS (CONNECTING)
- ACCESS TO OUTDOOR & COMMON AREAS
- INTERIOR ACCESS

## 4. Site Program

The existing skilled nursing care program is operated in a skilled nursing building, administration buildings, a free-standing chapel, a dining hall building with commercial kitchen, and various maintenance facilities that share a campus and common grounds with additional residential and administrative programs. The new site will house all of these program elements, but in a more compact neighborhood relationship. The new site and program will be devoted to the skilled nursing program only with its associated supporting programs.



Parcels of land considered for development of the replacement facility should be at least 12 acres in order to accommodate the 10 Homes (100 beds), the Community Center, and room for future growth. Larger sites are preferable as they allow more flexibility, increased landscape screening/setbacks, and greater future expansion potential. If the final site selected is substantially larger than needed (well over 20 acres), there is also the potential for the Washington State Department of Veterans Affairs (WDVA) to subdivide the parcel and sell a portion of the site to recoup costs. WDVA may also use this additional acreage to accommodate other departmental programs.

Current programming calls for 10 individual homes serving 10 residents each. Homes will be paired and will share common support areas containing laundry, bathing, trash/recycle, and covered loading. Each home will have its own designated parking area for staff and visitors. Residents will not have vehicles stored on site. The site will include a Community Center parking area that serves as a central location for staff, guest, and administration parking. A port cochere at the Community Center will be a primary pick up/drop off point for the facility as a whole.

Drive aisles will wrap around the site, connecting each home. This will allow for staff members to drive from home-to-home, provide emergency and maintenance access to each home. These drives will have limited and well demarcated pedestrian paths crossings.



Pedestrian paths will meander throughout the site. These paths will be sloped no more than 1/20 (per American with Disabilities Act requirements and Department of Veterans Affairs standards) to accommodate residents with walking limitations or wheelchairs/motorized-scooters to have access to all homes within the facility and the Community Center. Covered paths will be provided along primary pedestrian paths between each of the homes and the community center. Additional walkways/paths, such as neighborhood sidewalk connections, wandering loops, and garden paths shall meet the same slope standards, but will not be covered.





A pavilion/gazebo with associated barbecue area will be located near the Community Center and will include safety controls to protect residents. This location will be used for full community barbecues, holiday events, and family picnics. The surrounding hardscape and landscape space will accommodate roughly 250 people. Also, decorative gardens and open space will be provided for the community as a whole and for each individual home.

Site signage will be vital and should be made very clear and apparent for residents and non-residents alike. Signage will provide direction to each home, the community center, gardens, service access points, guest parking, and other notable destinations. Both internal and external way-finding will aid residents to achieve a maximum sense of empowerment and control. The main entry will have a site feature, such as a flag plaza, to identify the facility and welcome people. It should be noted that the entire facility will be 100% smoke-free and will be signed as such. No designated smoking areas will be provided.

A generator will serve the campus in the event of discontinued power service. It will be sized to provide campus-wide temporary power, including all homes and the community center building. Visual and acoustical screening will be required to minimize the generator's impact on the campus environment in terms of aesthetics and noise during operation. Sufficient fuel supply storage on site for at least 72 hours on continuous operation or more will be provided. Some residents may use oxygen tanks with a limited backup supply within their individual rooms. Additional hazardous storage for multiple tanks will be provided within the community center.



Site Ammenities - Table 4.1

Description:	Yes/No	Priority	Notes
Gardens:			
Community Garden	Maybe	Low	Community Garden at existing facility is underutilized
Decorative Garden	Y	High	
Healing Garden	Maybe	Medium	
Herb Garden	N	-	
Vegetable Garden	Maybe	Medium	To empower Residents to take ownership of this program and to encourage those who can do this work to take part in an outside activity.
Wandering Paths	Y	High	
Activities (Horseshoes, Bocce Ball, etc.)	N	-	Likely to be underutilized. Resident fitness/mobility limits outdoor activities
BBQ Area	Y	High	Combine w/ Pavilion
Dumpster Enclosure	Y	Per Code	1 per 2 homes
Fish Pond	N	-	Too much maintenance
Generator	Y	Req'd	Full Facility Power Fuel for 72 hr min. Possibly up to 7 days.
Hazardous Storage	Limited	Per Code	Generator Fuel and Oxygen Tanks
Maintenance Shed/ Yard	Y	High	Combination of fully-enclosed, covered, and fenced. (Storage of garden equipment, lawn mower, etc.)
Smoking Area	N	-	100% Smoke-free facility
Pavilion/Gazebo	Y	High	Combine w/ BBQ, used for holiday events, 'family picnic', etc.
Veteran's Signage/ Displays	Limited	Medium	Flag Plaza at Entry
Water Feature	Maybe	Medium	Allowable if it serves a purpose (storm-water retention, rainwater harvesting, etc.) Designed for safety of residents.

## 5. Community Center Program

The Community Center forms the heart of the entire skilled nursing facility community. It houses administration and support, specialized services (such as physical therapy, haircare, library), dining areas, and socializing spaces for the entire facility. It will be easily accessible for residents and staff on foot as well as for service vehicles, and visitors. A covered entry (porte cochere) will provide protection from rain, snow, and sun during pick-ups and drop-offs. Clear, concise, and high visibility signage will direct both pedestrian and vehicular traffic throughout the site.

Visitors and residents will be greeted and offered assistance from the concierge station at the main entry. The nearby 'Great Room' will serve as a living room for the whole community and contain multiple seating areas, a television area, and a fireplace or other architectural feature elements. The Multi-purpose Room will be a flexible and customizable space for community activities. It will contain a light service kitchen, areas and furnishings for activities (including, but not limited to billiards, ping-pong, board/card games, art, crafts, music), a wall mounted television, and supporting cabinetry. An adjacent multi-purpose storage room will house stacking chairs, folding tables, and specialty equipment when not in use. The Media Center will provide a quiet refuge for reading, writing, and computer use. Computers with Internet access, books, magazines, comfortable seating, and supporting furnishings will serve the needs of residents and provide a destination venue for such activities outside of their individual homes. The Chapel/ Meditation Room will provide space for a variety of spiritual activities for individuals or small groups and will open to the multipurpose room as additional multipurpose area or supporting space for larger events. A Bistro will offer residents and visitors an alternative to dining in individual homes, thus encouraging social interaction in a setting similar to a coffee shop or deli. Further, it will provide food service to staff. The retail counter will offer beverages, pre-made food items, and select commissary items. It will be supported by the adjacent central kitchen and may offer cooked to order items during select hours of operation. The central kitchen will also serve as a preparation kitchen for the full facility with capacity to provide full food service for all residents. The Hair Care center will serve residents personal needs for hair cutting, styling, coloring, washing, and drying. It will also be equipped for manicure and pedicure services. The Therapy Room will be a fairly large open space with specialized equipment for the various physical therapy needs of residents. A Physician's exam room and private office will also be contained in the Community Center. Strategically located areas will be designed into the Community Center for viewing the nearby garden areas. These locations will be sized for one person or a person in a wheelchair. Residents need quiet / peaceful areas located for contemplation and spiritual renewal while being observed by the caregivers.

Administrative and facility support areas will be part of the Community Center, but will have restricted/ controlled access for approved staff only. This portion of the Community Center will contain offices, storage rooms, a pharmacy, staff lounge, conference room, and supporting spaces.



Table 5.1 shows the Community Center Spaces. Each space includes the Design Guide Spatial Code and Net Square Feet per Room. This information references the Department of Veterans Affairs, Office of Construction & Facilities Management Design Guide for Community Living Centers, June 2011.

Community Center Spaces - Table 5.1

<b>Description:</b>	<b>Community Design Guide Spatial Code</b>	<b>Net Square Feet (NSF) Per Room</b>	<b>Notes</b>
Vestibule	LOB02	120	(Approx. Area)
Concierge Station	RECP3	240	Workstation for Office Admin: Assistant
Food Service Office	OFD01	120	
Bistro/Casual Gathering	FSCD1/BX000/SRE01	1,820	Includes Kitchen, Servery, Retail, and Dining Area
Commisary Storage	-N/A-	150	(Approx. Area)
Great Room	DAYR2	740	
Multipurpose Room	DAYR1	1,280	
Multipurpose Room Storage	OFD01	110	
Media Center	LIBB1	200	
Chapel/Meditation	RAMR1	300	Connection to multi-purpose room
Therapy/Rehabilitation (Restorative Dept.)	-N/A-	800	Current facility has large (1200+ sf) room with multiple equipment stations, CLC Guide doesn't include this program element.
Hair Care (Barber/Salon)	BX001	450	
Conference Room	CRA01	250	
Public Toilets	TLTU1	340	
Copy Room	RPR01	80	
File Storage	-N/A-	120	(Approx. Area)
Administrators Office	OFD01	150	
Additional Admin Area	-N/A-	240	(Approx. Area)
Nursing Office	OFD03	120	
Physician Office	OFD03	120	
Exam Room	EXRG3	120	
Pharmacy	PHOD1	160	Size may be reduced

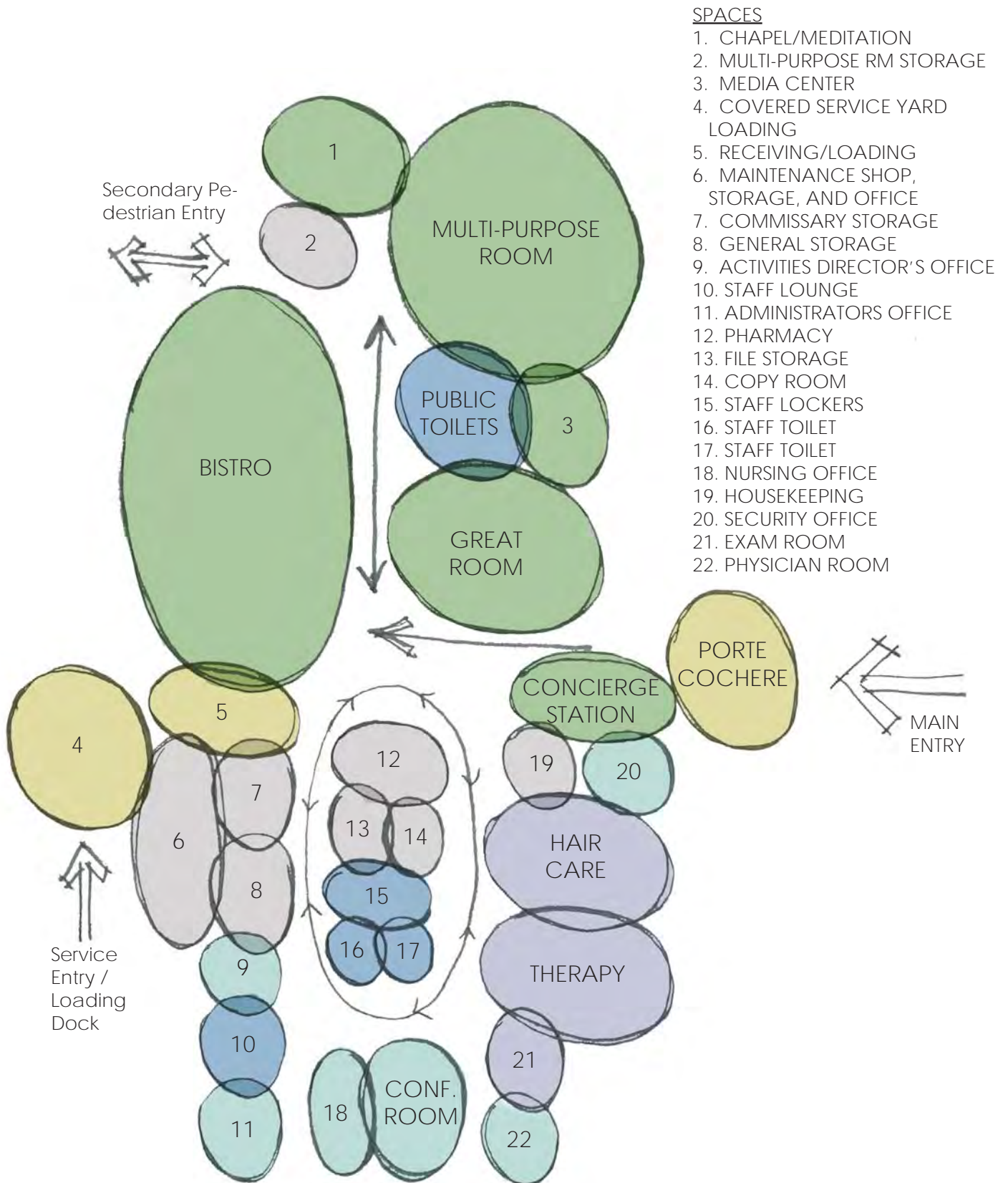
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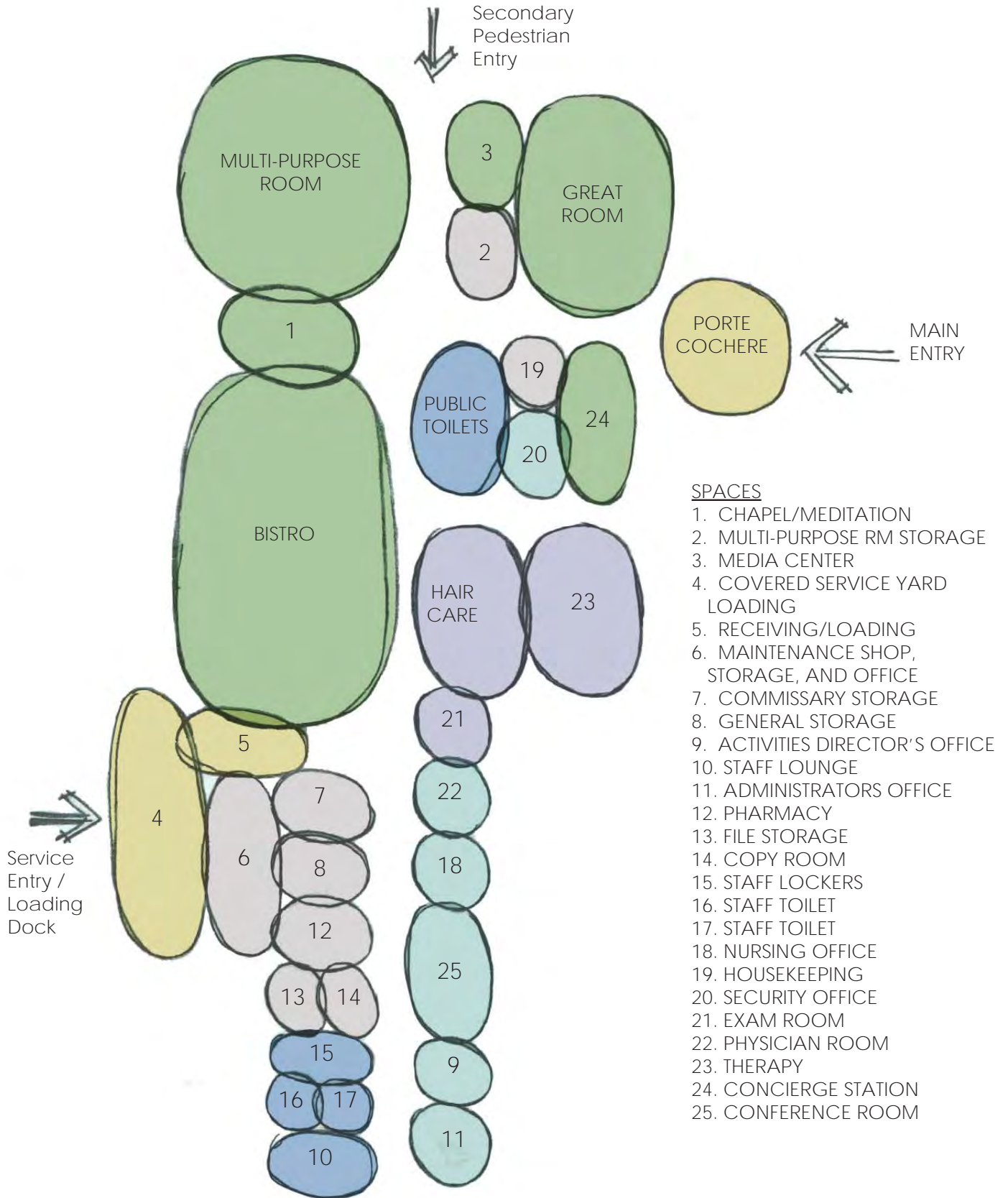
Community Center Spaces - Table 5.1 Cont'd

Activities Director's Office	OFDC1	120	
Staff Lounge	SL001	150	Limited (Home staff to have space in each home)
Staff Lockers	LR001	120	
Staff Toilet (Men)	TLTU1	60	
Staff Toilet (Women)	TLTU1	60	
General Storage	SRS01	100	
Housekeeping	JANC1	80	
Oxygen Storage	-N/A-	64	(Approx. Area)
Maintenance Office	PMCC1	100	Additional shop area TBD
Maintenance Storage	SRE01	80	
Security Office	COMO3	100	
Receiving/Loading	MMRP1	150	Enclosed Room
Electrical Room(s)	-N/A-	60	(Approx. Area)
Telephone/Comm.	XXYYC	10	
Mechanical Room(s)	-N/A-	200	(Approx. Area)
Covered Entrance	VANRN	500	Req'd for ambulance pick-up. (Approx. Area)
Loading/Service	-N/A-	500	Covered/Non-Enclosed (Approx. Area)
Total SF (Enclosed Area) =		9,484	Interior
Total SF (Covered Area) =		1,000	Exterior
Total SF (Combined) =		10,484	Footprint

## Community Center Spaces - Example 1 - Diagram 5.2



Community Center Spaces - Example 2 - Diagram 5.3



## 6. Home Program

A key goal of the architectural design is to both complement and emulate the architectural aesthetic of the surrounding community, especially the aesthetic of the local, traditional housing. The architecture should blend with its surroundings, allowing for both the residents and neighbors to feel apart of the same community. The homes should resemble a large single family home rather than an apartment complex or outdated institutional style nursing home.



Throughout the home, there should be an abundance of natural light. Overall the feeling should be smaller scaled with an emphasis on intimate spaces. Site lines play an important role in the success of a home amongst the residents. Clearly visible and easily identifiable functional areas and amenities will aid residents in independently navigating throughout their homes to desired destinations. Staff should be able to easily and casually observe activities throughout the common areas of the house without interrupting those activities or imposing a sense of being monitored on the residents. A central area for the living room, dining room and kitchen should be surrounded by the residents' rooms. The quiet room/den is a point of refuge for residents outside of their bedrooms. This is a space where residents seeking solitude have an alternative to remaining in their own rooms and visitors can spend time with residents in a communal area while still maintaining privacy.

The kitchen will be accessible to both residents and staff alike. While meals will typically be prepared by staff, residents will also have the opportunity to participate and/or observe meal preparation. A large degree of meal prep work may be performed in the central community center kitchen prior to delivery with only finishing touches and serving occurring in the individual home kitchens. Built-in safety features are necessary in order to allow the residents to be safe in their home kitchens. While the homes want to maintain the single family residential feel, the kitchen still needs to comply with commercial grade quality (i.e. commercial grade range/hood). Unlike a typical home or apartment, the dining area requires close proximity to the patient rooms. When resident rooms are located a long distance from the dining areas, the staff typically places them into a wheelchair to expedite transportation of the resident. This begins a process where residents move from some mobility to losing that mobility. Their quality of life begins to be reduced. Locating the dining area within walking distance (even with a walker) allows the resident to feel empowered and have a sense of control.



The dining room shall accommodate all residents, staff members, and at least a few visitors simultaneously for main meals within their individual homes. This is an opportunity for residents to socializing and dine together if they choose to.

Each home will have 10 private bedrooms for 10 residents. Each resident will have their own private bathroom. Toilets will be located to be visible from the head of the bed to accommodate residents with the early stages of dementia. When a resident awakens during the night feeling uncomfortable, if they can see the toilet this reminds them how to relieve being uncomfortable. As Americans, we have all grown up around toilets and this is a very strong visual cue. Especially for men who find themselves wet in the morning, they feel ashamed. This feeling leads to a downward spiral of their dementia.



There will be parking for staff members and visitors located near the individual entrances for each home. These entrances shall have covered exterior porches and interior foyers for residents, staff, and visitors of that particular home. Each home will be paired with another and the two homes will share a common structure containing covered loading area, trash/recycling storage, a large bathing suite, bed pan cleaning station, and laundry services with storage for clean and soiled linens. This shared service area will have a fully enclosed connection to each of the homes served.

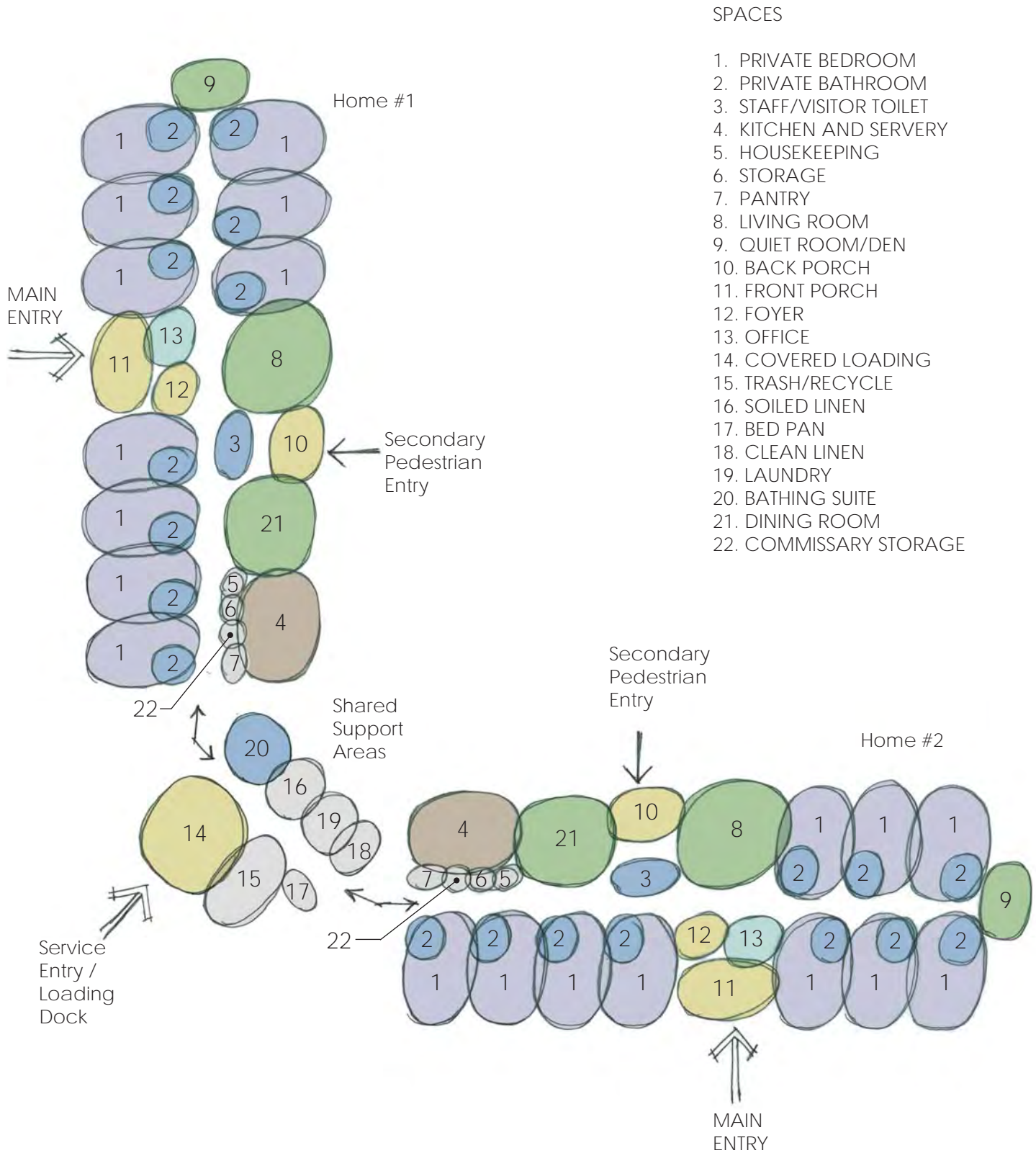
Outside of each home will be an outdoor garden area for gathering, relaxing, walking, and visiting. While this space should be primarily for the particular home it is adjacent to, it will also be accessible to residents of other homes. Overall meandering pedestrian paths shall connect all homes to each other as well as to the community center. The paths should avoid crossings with vehicular traffic drives as much as possible and have large buffer zones when passing along side vehicular traffic. The paths shall be wide enough to comfortably accommodate two passing wheelchairs or motorized scooters.



Individual Home Spaces - Table 6.1

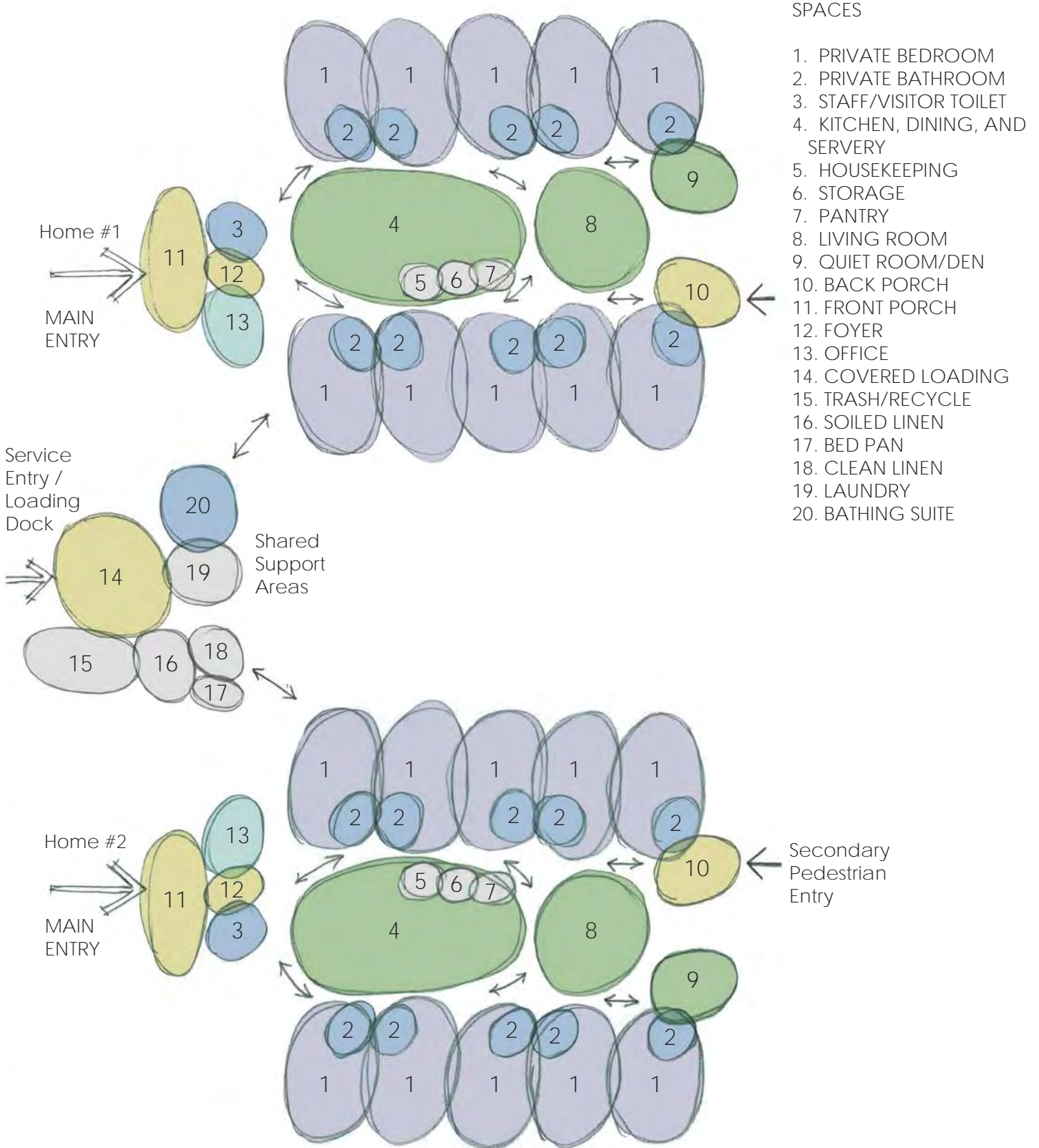
Description:	# per Home	CLC Design Guide SF	Total SF per home	Notes:
Covered Porch	2	200	400	Front and Back / Pedestrian and Vehicular (May depend on site arrangement)
Foyer	1	70	70	
Home Office	1	120	120	Includes Nurse's work station and lockers
Universal Resident Bathroom	10	100	1000	
Universal Resident Bedroom	10	300	3000	
Living Room	1	400	400	
Dining Room	1	360	360	
Kitchen and Servery	1	350	350	
Pantry	1	30	30	
Housekeeping Aides Closet	1	10	10	
Quiet Room (Den)	1	150	150	
Toilet, Resident/ Staff/ Visitor	1	65	65	
Commisary Storage	1	20	20	
Home Storage	1	20	20	
Bedpan Washing Station	1/2	40	20	(Shared Between 2 Homes)
Soiled Utility Room	1/2	120	60	(Shared Between 2 Homes)
Bathing Suite/ Spa	1/2	175	88	(Shared Between 2 Homes)
Laundry	1/2	240	120	(Shared Between 2 Homes)
Clean Linen Closet	1/2	80	40	(Shared Between 2 Homes)
Covered Loading Area	1/2	400	200	(Shared Between 2 Homes)
Total SF (Enclosed Area) per Home=				5,923 Interior
Total SF (Covered Area) per Home =				600 Exterior
Total SF (Combined) =				6,523 Footprint

## Home Diagram - Example 1 - Diagram 6.2





## Home Diagram - Example 2 - Diagram 6.3



## 7. Staff and Operations

Determining how the facility will operate is a key part of defining the program and size of spaces to be included in the design. Based on meetings, community living center guidelines, communications with Department of Veteran's Affairs staff, and personnel operating the existing facility, the following staff/operation expectations have been used for determining future facility needs.

### Stand-alone Facility

The new site will function primarily as a stand alone facility. Residents or staff members will not need to shuttle between the new facility and existing Soldier's Home Campus. Some maintenance and transportation program elements may be shared between facilities if deemed efficient. All typical daily needs will be met on-site at the new facility. Services and amenities provided on-site will be for residents and their visitors exclusively. Non-residents are not expected to be coming to the facility for any treatment, nursing care, or any other services. Some social, community, and volunteer programs will bring guests to the site in addition to the resident's visitors, but will be a secondary and likely limited/occasional set of events.

### Food Service

Food and beverages will be available on demand during scheduled hours of operation to residents, staff, and visitors in the main dining room (Bistro) of the community center. The facilities central kitchen shall provide meals there and perform prep work for meals that will be delivered to the individual homes for service to residents. Individual home kitchens are anticipated to perform final preparation of main meals before serving, but shall have the capacity to handle full service food preparation for their own residents and visitors. An important aspect of food service is the controlled use of smells. As an example, the smell of fresh baked bread will enhance a resident's appetite. Thus, it is anticipated that within a minimum, within each home there will be the ability to prepare some food. Residents will remain healthier when the correct use of smell is included as a part of the resident programs. The balance of centralized (Community Center kitchen) to distributed (individual home kitchens) preparation/cooking may vary over time and both kitchens shall be designed to provide full range of service and sufficient capacity to allow for operational flexibility over time.

Commissary items, including snacks, will be available in both the Community Center and the individual homes. In addition to standard meals, the home kitchens shall also provide incidental food/beverage/snacks at resident's request depending on staff availability to assist/prepare requested items and resident capability to utilize equipment and supplies. Home kitchen equipment will provide the highest level of safety measures to protect residents from accidental burns/cuts. Dish washing shall be performed within each home and at the central kitchen independently to serve the needs of each locally, thereby avoiding unnecessary transport of dishes/utensils.

### Laundry

Each pair of homes will share a laundry room equipped with high grade residential type washers and dryers. Residents clothing will be washed on-site in their respective laundry rooms. This

improves the longevity of person items in comparison to being washed at a central/commercial laundry facility and limits unnecessary transportation of items between facilities. Washing or assisting with their own laundry care can also provide a resident a chance to do simple but effective tasks, giving them a greater sense of accomplishments and empowerment.

Linens will be laundered at the centralized laundry facilities at the VA Retsil facility, located in Port Orchard, WA. Separate storage rooms shall be provided at each pair of homes for clean laundry ready for use and dirty/soiled laundry awaiting pick-up.

### Transportation

Shuttle buses, vans, and service trucks will serve the transportation needs of residents and other operational needs of the facility. Enclosed garages will not be provided, however covered service loading areas shall be provided at each pair of homes and at the Community Center. A covered, but open air arrival area will be provided at the main/front entrance of the Community Center building. Parking will all be in small exterior surface lots or rows along driveways. It will be distributed proportionally throughout the site with equal allocations at each individual home and a larger grouping (35% - 50% of total) proximal to the Community Center.

It is uncommon for residents to own private vehicles; if they do, they may be stored off-site. The Department of Veteran Affairs Community Living Center Guide recommends that parking for residents and visitors be provide at a 0.3 to 0.5 stalls per bed ratio, which would equate to 30 to 50 spaces for this 100 bed project. Due to the characteristics of the region, the vast majority of staff are anticipated to drive to work. The percentage of staff walking, riding bikes, or riding public transportation is expected to be minimal. Parking will be provided for all staff and accommodate the overlap during shift changes; currently anticipated to be 96 people (combined day and evening shift staff totals). Parking quantities will be refined and confirmed during design, but are currently estimated to be in the 110-130 stall range, not including loading zones. Local zoning codes or jurisdictional overlay plans may set minimum or maximum parking requirements that would override this recommendation.

### Security

No designated security personnel are currently expected for the facility. However, a security office shall be provided at the Community Center as a central control room for site security cameras and access control measures (keys and key cards).

### Animals

Residents will not be permitted to have pets, although animals may visit temporarily as part of therapy programs or accompanying visitors. No physical amenities for animals/pets are needed on site.

### Outside Contractors

Some services for residents will be supplied by outside contractors. Those include haircare/barber services, religious programs, rehabilitation, and speech therapy.

- Haircuts and styling will occur either in the individual resident's own room or in the central salon/barbershop located in the Community Center building and be provided by visiting part-time contractors. No specialized area within the overall homes will be designated for that purpose.
- Religious services will be conducted in the Chapel/Meditation Room in the Community Center. Alternatively, clergy members may visit residents in their respective homes. Other than the Chapel/Meditation room, no other space will be designated for clergy.
- Speech Therapy and Physical Rehabilitation treatment will be provided by outside contractors on a regular basis within the prescribed areas of the Community Center building. Residents would be expected to go to or be brought to the centrally located Community Center for these services if they have the mobility to do so.

Facility Staff/Employees - Table 7.1

Description:	Total Staff	DAY	EVE	NOC	Full/Part Time	Notes:
Office Admin: Administrator	1	1			FT	
Office Admin: Assistant	1	1			FT	
Office Admin: Admission Coord.	1	1			FT	
Office Admin: Benefits Specialists	2	2			FT	
Office Admin: Cashier	1	1			FT	
Office Admin: CRA	1	1			FT	
Human Resources	2	2			FT	
Medical Director	1	1			FT	
Nursing Staff: Director	1	1			FT	
Nursing Staff: RN	5	2	2	1	FT	
Nursing Staff: LPN	10	4	4	2	FT	
Nursing Staff: NAC	26	12	9	5	FT	
Nursing Staff: QA/INVEST.	1	1			FT	
Nursing Staff: Staff Development	1	1			FT	
Nursing Staff: Admit to SNF	1	1			FT	
Nursing Staff: MDS Coord	2	2			FT	
Restorative Dept: Manager	1	1				
Restorative Dept: Aides	3	3			FT	
Activities: Director	1	1			FT	
Activities: Personnel	3	3			FT	
Food Services: Dietitian	1	1			FT	
Food Services: Manager	1	1			FT	
Food Services: Preparation (Central Kitchen)	10	5	5		FT	
Food Services: Preparation (Individual Home)	6	3	3		FT	
Housekeeping: Supervisor	1	1			FT	
Housekeeping: Staff	4	3	1		FT	
Building Systems Staff/ Engineer	3	3			FT	
Facilities Maintenance	4	4			FT	
Grounds-keeper	2	2				

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Speech Therapist	1	1			FT	Outside Contractor - 6 days a week
Rehab contractors	3	3			FT	Outside Contractor - 6 days a week
Hair Care	1	1				Outside Contractor - Possibly 2 people - 2 days a week
Chaplain	1	1				Outside Contractor - 2 days a week
Barber	1	1				Outside Contractor - 3 days a week
Totals =	104	72	24	8		

Maximum On-site (Shift Overlap)  
Day+Evening =

96

All staffing numbers are projections based on information and projected staffing levels from current facility operations personnel.

## 8. Parcels

### General Criteria

Finding the right location and type of site are key to the success of the project. Several factors guide the search for a site of the proposed project, they include:

- Distance to the existing site - The intent is for a nearly all of the staff from the existing facility to be retained for similar positions at the new facility. Close proximity of the new skilled nursing facility to the existing one at the Washington Soldiers Home and Colony will allow comparable commute times. Staying in the area will also allow for existing resident's families and friends that are used to visiting to be able to continue doing so. Maintaining ties to the current colony adds meaning and honors the connection to the rich history and military tradition of its residents and staff. There is also the potential for shared operations between the two sites - such as the transportation program, chapel events, and select maintenance facilities.
- Parcel Size - Suitable sites need the capacity to house the full program of the facility in single story buildings while maintaining the key elements of community living centers. Those characteristics include individual separated 'homes', residentially scaled and arranged buildings, close proximity parking for each home, walking paths, gardens, and site accessories. Landscaping buffer zones will be needed to screen neighbors visually and to block noise. It is also necessary to have space to accommodate code required setbacks, easements, parking/loading, and other local requirements. It was determined that a site in the range of 12-20 acres would be suitable, however larger sites should be considered to allow for future expansion or to accommodate site features (topography, wetlands, etc). Sites without sewer access would require a septic system and therefore need to be approximately 2 acres larger, for a minimum of 14 acres.
- Safety - One of the primary reasons for constructing the new facility and locating it outside the current Washington Soldier's Home & Colony is to avoid threats from Mt. Rainier Lahars. Other considerations are avoiding flood zones and mudslide areas, as well as maintaining similar or improved proximity to hospitals and other emergency services. Providing separated paths and buffer space between pedestrian and vehicular traffic also reduces risks for residents, staff, and visitors. Keeping people safe is a top priority.
- Topography - A primarily level site allows for more efficient operations and greater mobility and independence for residents. Many residents use wheelchairs and/or walkers and would be restricted or burdened by significant grade changes on site.
- Utilities - The nature and operations of a nursing home facility (especially one of this size) requires connection to municipal electricity and water services. The existing presence or ability to connect to those utilities is essential. A municipal sewer connection would be desirable, however an on site septic system could potentially serve the facility. Additional required connectivity such as land-based and mobile telephone service, cable television, and high-speed Internet connection are widely available and can be presumed accessible on any developable site with primary utilities in this region.



The original charter that founded the Washington Soldier's Home & Colony required that it be located within the Orting school zone. At the time, Orting was one of few places considered highly accessible (due to its railroad lines/station), Lahars were not a recognized threat, and there was minimal surrounding development in the region. The requirement to be within the school district boundary does not apply to this skilled nursing facility and although proximity is desirable, nearly all of the city of Orting and much of the Orting school district lies within the Lahar zone and is therefore unsuitable for the new facility.

## Parcel Identification Challenges

Suitable available sites for the project are rare. Factors that limit the number of parcels that fulfill the necessary criteria for the project include:

- **Required size** – A majority of parcels in the search area are too small to accommodate the project. Sites intended for, or already containing, single family houses are typically smaller than what will be required for this facility. Assembling a collection of adjacent parcels to be combined may be possible, but poses additional cost, risk, and complication. Each recommended site noted in this report would be a single property (although one contains multiple parcels owned by the same party that could be combined).
- **Utility availability** – Electricity and water are available in most areas; however, sewer service is less commonly available. Many portions of the search area rely on septic systems. It would be possible to serve the facility with a septic system, however, there would be additional costs for its construction and maintenance. In addition, approximately 1.5 to 2 acres of land would need to be designated for a septic system. The soil quality and type on each site would also impact the feasibility of installing an on-site septic system. One of the recommended sites (Parcel B) is immediately adjacent to an existing sewer line.
- **Zoning** – The jurisdictions within the search area generally permit (or conditionally permit) nursing home uses in certain zones. Those zones tend to be less common, assigned to previously developed parcels, or used in areas where parcel sizes are too small to accommodate the type of facility planned. Few suitable parcels were currently listed for sale that had zoning permitting nursing home uses; therefore, a re-zone process will be required for one of the identified parcels and would be likely for other parcels that may become available in the future. Re-zoning is a lengthy process, but given the time-line of the project, it would be reasonable to accomplish.
- **Current real estate market** – Of properties currently listed for sale in the search area, only approximately 2-3% exceeds 10 acres in size. A large majority of the properties for sale are single family homes. Vacant land has been deemed desirable for this project to avoid the costs of demolition and additional acquisition cost for properties already containing improvements/structures. Approximately 10-20% of properties for sale in the area are vacant plots of land. While developed properties were considered in the search, the recommended properties are either undeveloped or minimally developed (few small/older structures on primarily clear land).
- **Natural features** – The region contains large swaths of flood-prone land, lahar endangered land, and wetlands. Sites with any portion of land within a lahar boundary or a substantial

portion within a designated flood zone have been deemed unsuitable. Wetland review is likely unavoidable for this project, since most sites found within the search area contain some portion of potential wetland area. The recommended parcels in this report have minimal portions of wetland potential and it is expected that those portions of the site can be determined not to be wetlands, remain undeveloped, or be made usable with minimal mitigation effort.

- Moratoriums and resource zones – Some of the land in the region is subject to development moratoriums or specifically designated as natural resource land (typically due to logging operations). Those sites may change status in the future, but have been excluded from consideration at present.
- Acquisition time-line – During the course of the site selection process, several of the identified viable properties that were listed for sale were sold and then deemed unlikely to be suitable as new owners intend to maintain ownership or develop the parcels themselves. Because of the duration of the process required to secure funds and be granted approval for use of those funds to acquire a piece of land for the project, ‘for sale’ or otherwise ‘available’ parcels are likely to change status before a purchase could be completed.

Due to these challenges, the search area increased from original assumptions during the search process, however, the farthest of the three recommended sites is approximately 10.3 miles / 19 minutes (by car) from the Washington State Veteran’s Home & Colony at Orting. In general, ideal properties are not abundant or readily available, so some compromises should be expected. Additional steps in the development process are likely and should be anticipated for rezoning and wetland evaluation.

Parcel Comparison Table - Table 8.1

<b>Parcel Name/Reference</b>	<b>A (Central Graham)</b>	<b>B (South Hill)</b>	<b>C (Elk Plain)</b>
<b>Address</b>	10422 224TH ST E (combination of parcels)	15705 110TH AV E	23101 Mountain Highway East
<b>City</b>	Graham	Puyallup	Elk Plain/Spanaway
<b>Zip Code</b>	98338	98374	98387
<b>Parcel #</b>	#0418152019, #0418152054, #0418152059, #0418152051, #0418152021	#0419224001	#0318142001
<b>Jurisdiction</b>	Unincorporated Pierce County	Unincorporated Pierce County	Unincorporated Pierce County
<b>Community Plan</b>	Graham Community Plan	South Hill Community Plan	Graham Community Plan
<b>Current Zoning</b>	RAC - Rural Activity Center	EC - Employment Center	MUD - Mixed Use Development

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Parcel Comparison Table - Table 8.1 (continued)

<b>Nursing Home Use Permitted</b>	Yes, unconditional	No, Community Plan currently under re-evaluation	Yes, unconditional
<b>Proposed Re-Zoning</b>	N/A	MHR - Moderate High Density Residential	N/A
<b>Size (Acres)</b>	17.1 Acres	60 Acres (Dividable)	63.1 Acres (Dividable)
<b>Water</b>	Yes	Yes	Yes
<b>Sewer</b>	Septic System Required	Expected nearby(across the street)	Sewer is located approximately 2 miles away/Septic System Required and is feasible
<b>Electric</b>	Yes	Yes	Yes
<b>Current Status (i.e. for sale)</b>	Potentially for sale, not currently listed.	Potentially for sale, not currently listed.	Currently listed for sale. Owned by Pierce County
<b>Price</b>	TBD	TBD	\$8.8 M for full 63 acres
<b>Assessed Value (2015)</b>	\$2.1M	\$5.95M	\$10M
<b>Estimated Price (20 acre portion)</b>	\$4.45M	\$3.0M	\$2.9M
<b>Land Condition</b>	Partially developed with multiple homes	Vacant - Undeveloped	Vacant - Undeveloped
<b>Distance/Time to existing site</b>	5.6 Miles / 10 Minutes	7.7 Miles / 14 Minutes	10.3 Miles / 19 Minutes
<b>Outside Lahar Zone</b>	Yes	Yes	Yes
<b>Wetland</b>	None known	Yes, but not in the area that would potentially be developed	Wetland Potential noted for a small portion at NE corner of the site.
<b>Pros</b>	Walkable to retail/services, doesn't require re-zone, relatively close proximity to existing facility.	Primarily Flat; Close proximity to existing site.	Located across street from neighborhood shopping center anchored by Fred Meyer Grocery.
<b>Cons</b>		Near Thun Field Airport Re-zone required	
<b>Notes</b>	Additional 9.7 acres under same ownership but not zoned could potentially be rezoned for use. Given the lead time for the project, re-zoning for use appears practical.		

## Parcel 'A'

Parcel 'A', in Graham, WA is approximately a six mile drive from the existing Orting site. Its zoning jurisdiction is unincorporated Pierce County. The proposed site is made up of four adjacent parcels under the same ownership. The site is oriented North-South with potential entry points from both the North and West. The general "L" shaped parcel is approximately 17.1 acres with the longest edge to the East, measuring approximately 1,290 feet and defined by Highway 161 (Meridian Avenue East). The site is zoned as RAC (Rural Activity Center) and allows unconditional nursing home use, no re-zoning would be required. An additional 9.7 acres under the same ownership could potentially be re-zoned to add to the site.



To the northeast across the intersection of 224th St. E. and Meridian Ave. E. is a shopping center with a grocery store, drug-stores and restaurants. Graham Emmanuel Baptist Church is directly across the road from the north side of the property. To the east there is a small grouping of homes and a moderately vegetated parcel. To the south off of Meridian Ave. E. is a small hair studio on a large moderately vegetated site. To the West across Meridian Ave. E. is a farmhouse and nearby fields. Four of the five parcels have rural residential or small businesses with pasture land, and there is approximately 6 acres of trees over 3 lots in the southeast corner of the site. The area slopes gently to the northwest with site drainage collecting in ditches either along adjacent roadways or in a depression designated as wetland area that runs diagonal through the site to the northwest.

The property currently has access to public water and electricity but would require a septic system. The site is moderately vegetated and partially developed with multiple small, older homes. The site is in a low density area nestled within a moderately vegetated block with close access to a nearby shopping center. The neighborhood is relatively quiet and within reach of nearby amenities.

Within close proximity are services including grocery stores, shopping centers, post office, religious centers, and a medical campus. This would provide residents and guests alike, destination points to visit if desired. Close proximity to nearby schools will allow for





student volunteer opportunities at the homes and an increased integration into the existing community.

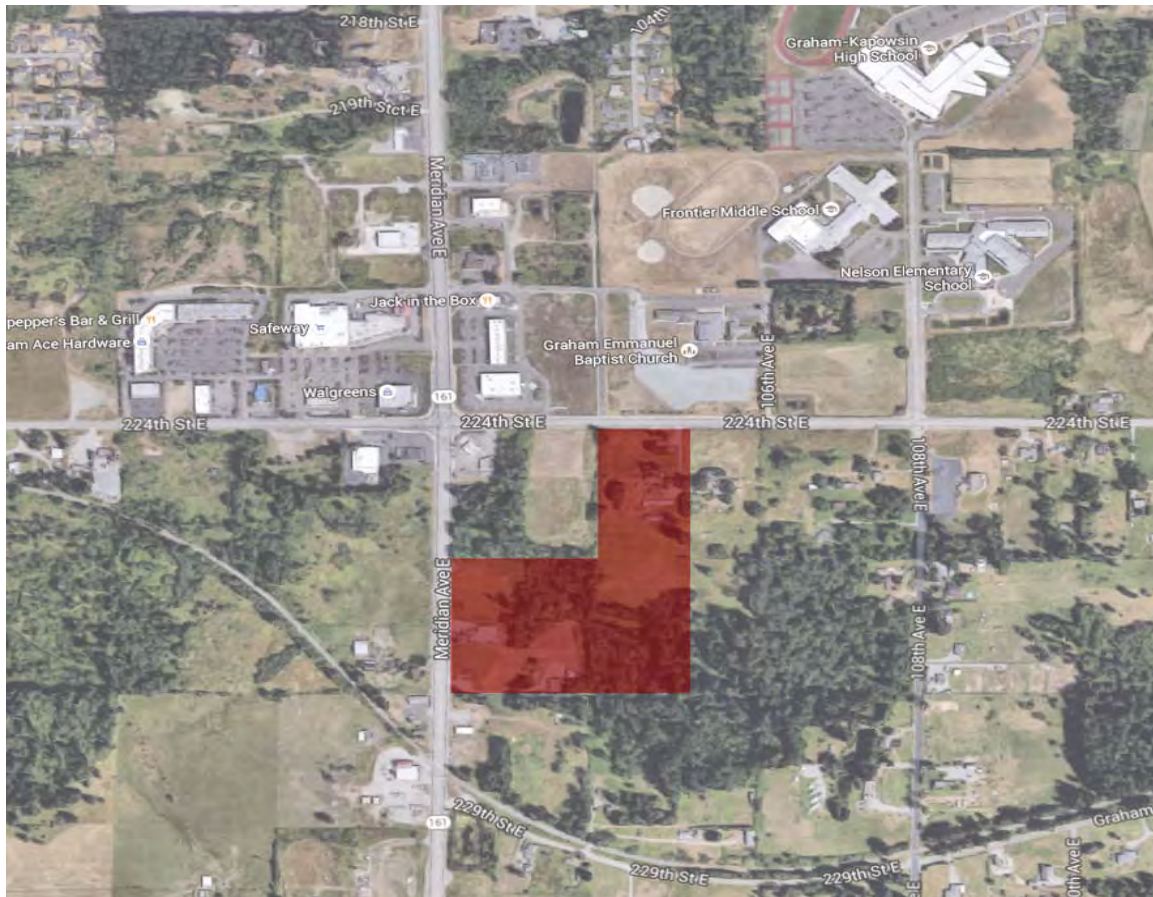
Overall, this site is limited by the wetland areas dividing the parcels fronting highway 161. The wetlands and associated buffers would limit continuity of the site, pushing most, if not all of the facilities to the parcel off 224th Street E.

#### Stormwater

Permanent best management practices for site stormwater could be through bioretention areas adjacent to the parking areas. Drainage would eventually discharge to roadside ditches along 224th Street East. If areas tributary to the wetlands are modified or any drainage is required to discharge to these areas, depending on the wetland function and classification, there will be additional requirements to match the quality and flow rates.

#### Utilities

Utility services would be from either Highway 161 or 224th Street East. Water service to the site would be provided by Southwood Water System, a public water supply. Onsite septic systems would be required as no public sanitary sewer is available.





Parcel 'A' - View of Parcel from 224th St E.



Parcel 'A' - View of Parcel from 224th St E.

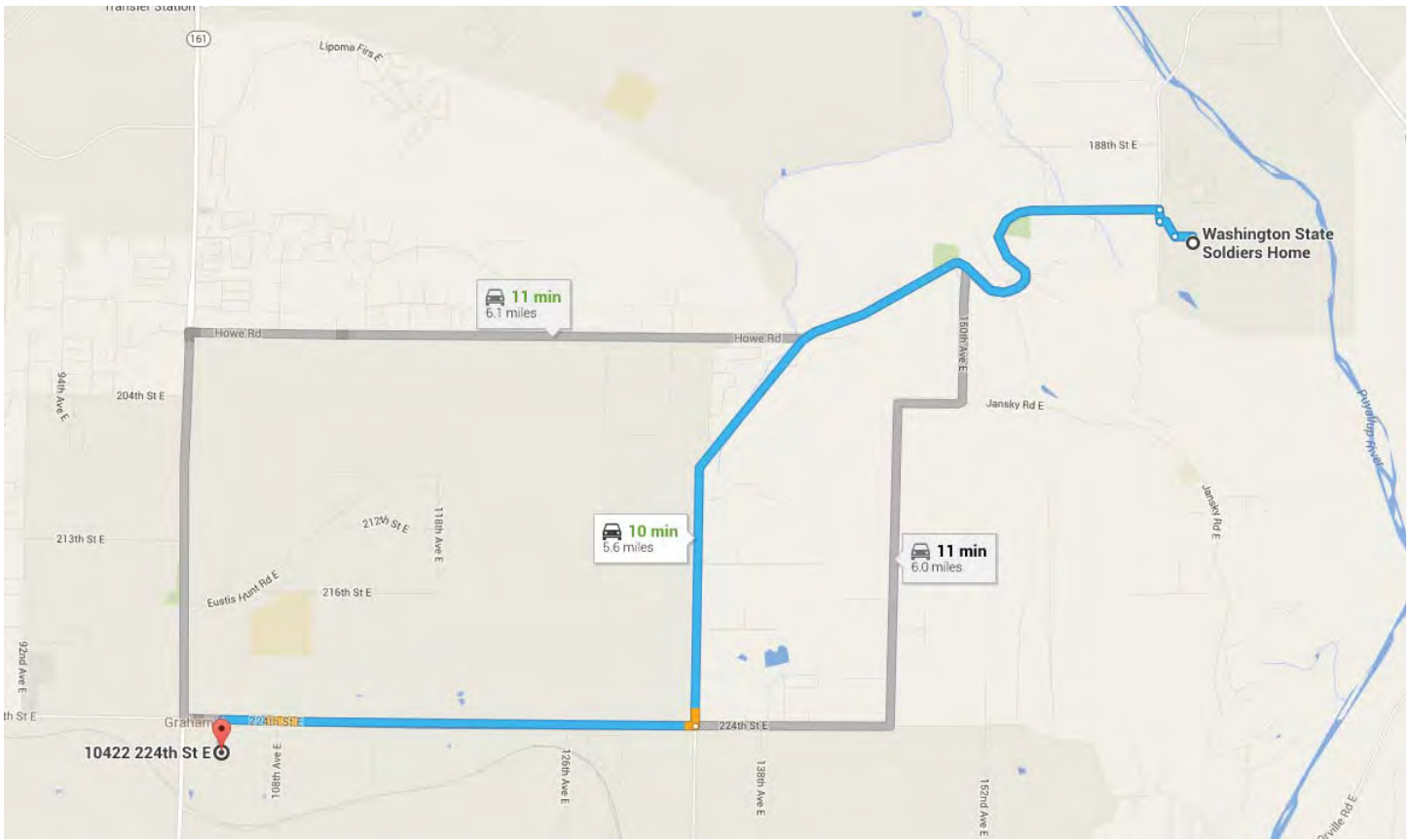


Parcel 'A' - View from Meridian Ave E.





Parcel 'A' - East View of Parcel from Meridian Ave E.



Parcel 'A' - Relationship to Existing Facility in Orting, WA



## Parcel 'B'

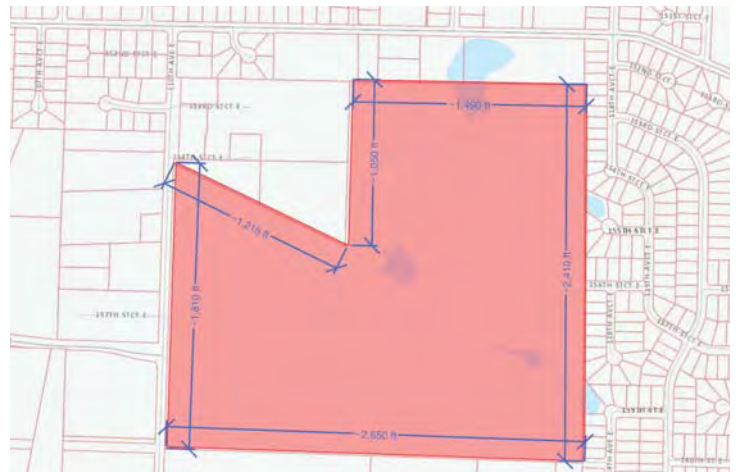
Parcel 'B' is located in Puyallup, WA; approximately an 8 mile drive from the existing Orting site. The jurisdictional authority is Unincorporated Pierce County. The property is vacant/undeveloped, relatively flat, and roughly 60 acres. A 20 acre portion of the site in the southwest corner would be acquired for this project. The site does contain some wetland area and will require wetland review, however those areas are limited and not expected to impact the area that would be developed. The current zoning for the site is EC (Employment Center) and would need to be re-zoned MHR (Moderate-High Density Residential). The parcel is oriented East-West with potential entry points to the west near the preferred area of development.



The site is surrounded on the north, east and south sides by residential neighborhoods, yet is large enough that privacy and proximity are not issues. To the west is a large shopping center with Target, LA Fitness and other shops and restaurants however, it is well screened by trees along the road. Additional retail, entertainment, and dining destinations can be found to the north in the South Hill neighborhood. The site is served by public water, electricity, and sewer. It has been cleared of trees along 110th Ave E. but retains moderate vegetation near its center

The parcel is roughly square in shape with a wedge taken from the northwest corner. A 2000' long driveway to the southeast from 110th Avenue E. accesses a residential home with several outbuildings in the central east portion of the lot. Wetland areas cover the central and southeast areas of the site with a smaller wetland area at the northeast corner. Drainage from the site generally flows to the northeast, collecting in wetland areas which connect to each other through ditch conveyance systems.

Thun Field, a small community general aviation airport is located to the southwest. The site falls within the airport overlay, but the portion to be used for this project would be classified as Zone 6 (traffic pattern zone - the least restrictive of all zone). Maximum density standards of 150 people per acre and maximum 450 per any single acre apply; fortunately, the proposed density is well below those limits (in the range of 10-15 people per acre and maximum of approximately 300 people in a single acre). Air traffic volumes at this airport are fairly low and plane sizes are generally small, however



acoustical considerations should be taken into account in the final building design. The potential to design for viewing of aircraft landing and taking off may be a positive opportunity.

Within close proximity are services including grocery stores, shopping centers, and a medical campus. This would provide residents and guests alike destination points to visit. Close proximity to nearby schools will allow for student volunteer opportunities at the homes and an increased integration into the existing local community.

Overall, this site is mostly limited by the wetlands and flood hazard potential for the eastern half of the parcel. There is also some concern with the steep slopes and grade differentials on the western limits of the site. There has been recent permitting activity associated with the development of this parcel for a proposed "110th Ave Business Center." The status of permitting for this proposed development is not clear, but associated permits expire in September of 2016. This project includes plans for a new T-intersection at 160th Street E. which alludes to potential requirements for extension of 160th Street E. through the site along the south property line, connecting to the residential area at the southeast corner of the parcel.

#### Stormwater

Permanent best management practices for site stormwater would likely be through bioretention areas on the eastern and western extents of the developed area. These areas would be sited to intercept stormwater prior to discharge into the wetlands central to the site and towards roadside stormwater channels/ditches adjacent to 110th Ave. E. Bioretention would provide attenuation of peak flows through surface and subsurface storage as well as water quality treatment using an engineered soil media for filtration prior to infiltration or capture in perforated pipes.

A wetland assessment and subsequent report would be required to identify the limits of the wetland and the functional category. Buffer areas would likely range in the 50' -150' range depending on the category of wetland in combination with the proposed development type. The overall requirements of stormwater runoff contributing to the wetland will have two main requirements; 1) match the existing stormwater flow rates contributing to the wetland, 2) provide treatment for pollutant removal of any stormwater contributing to the wetland. The goal for these requirements is to preserve and maintain the existing function and habitat of the existing wetlands. These requirements may present challenges through balancing surface and groundwater flow contributions depending on the complexity of the hydrology of the site and function of the wetland. Some of the lesser quality wetlands may be altered to meet treatment and flow control criteria and would need to be studied.

#### Utilities

All site utilities are available from 110th Avenue E. including, water, sanitary, cable, telephone, electric and natural gas. Water service would be provided by Firgrove Mutual Water Company, a public water supply. There may be need for a water pump due to the grade differential from 110th Avenue E. to the proposed siting of the facilities. Although an existing residence is serviced by a septic system, a sanitary stub appears available at the intersection of 158th Street E. and 110th Avenue E. for future connection to the Pierce County system.





Parcel 'B' - View South from 152nd St. E.

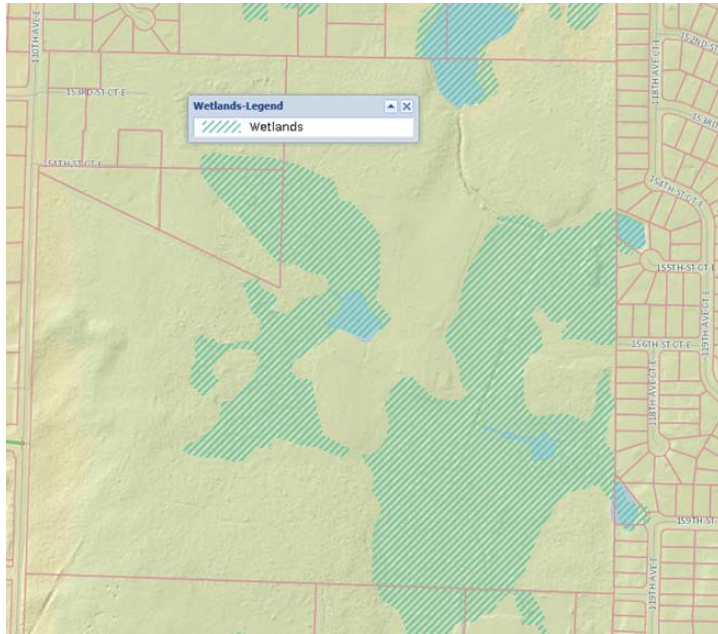


Parcel 'B' - View South East from 110 Ave. E.

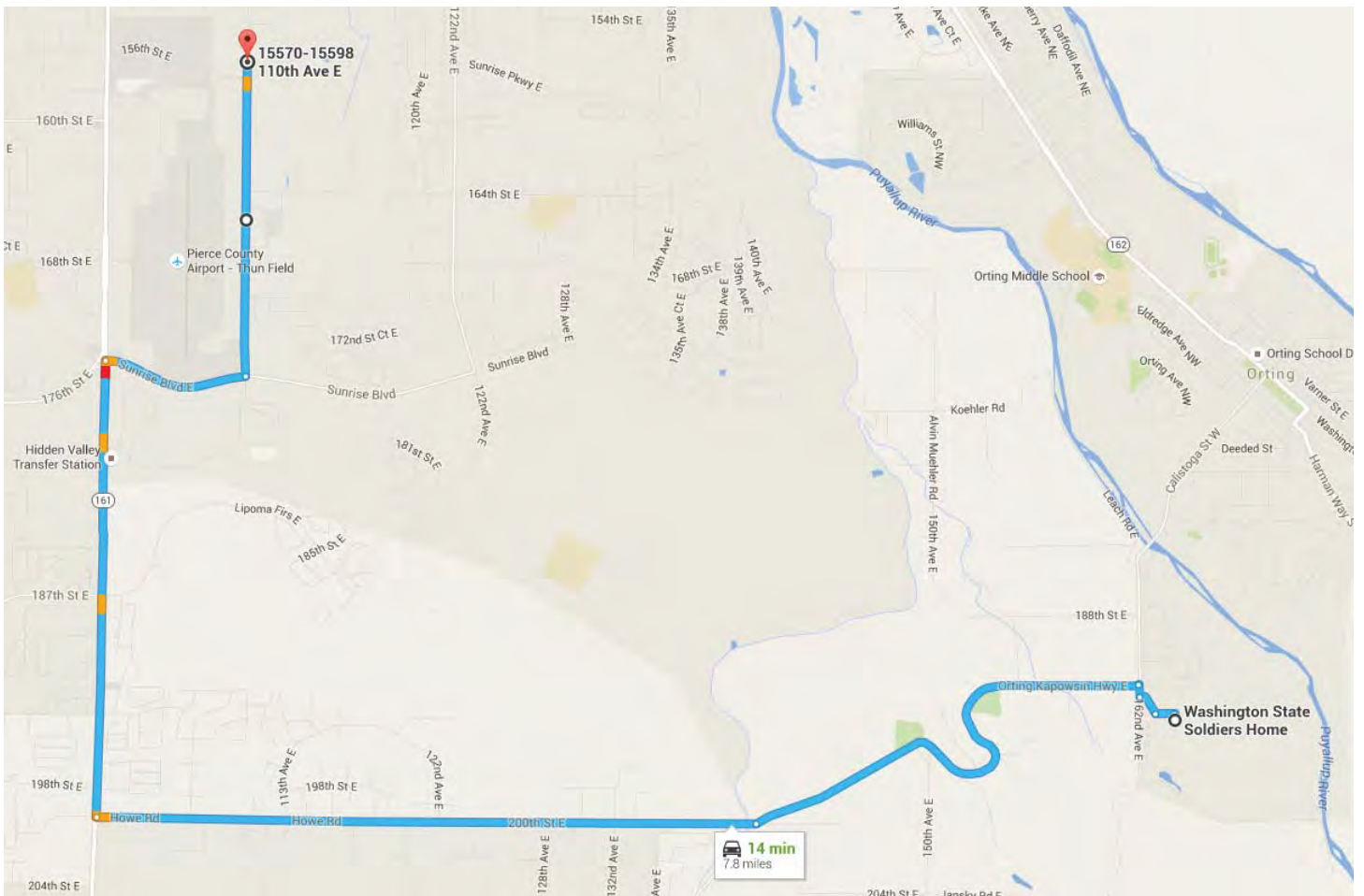


Parcel 'B' - View North East from Intersection of 160th St. E. and 110 Ave. E.



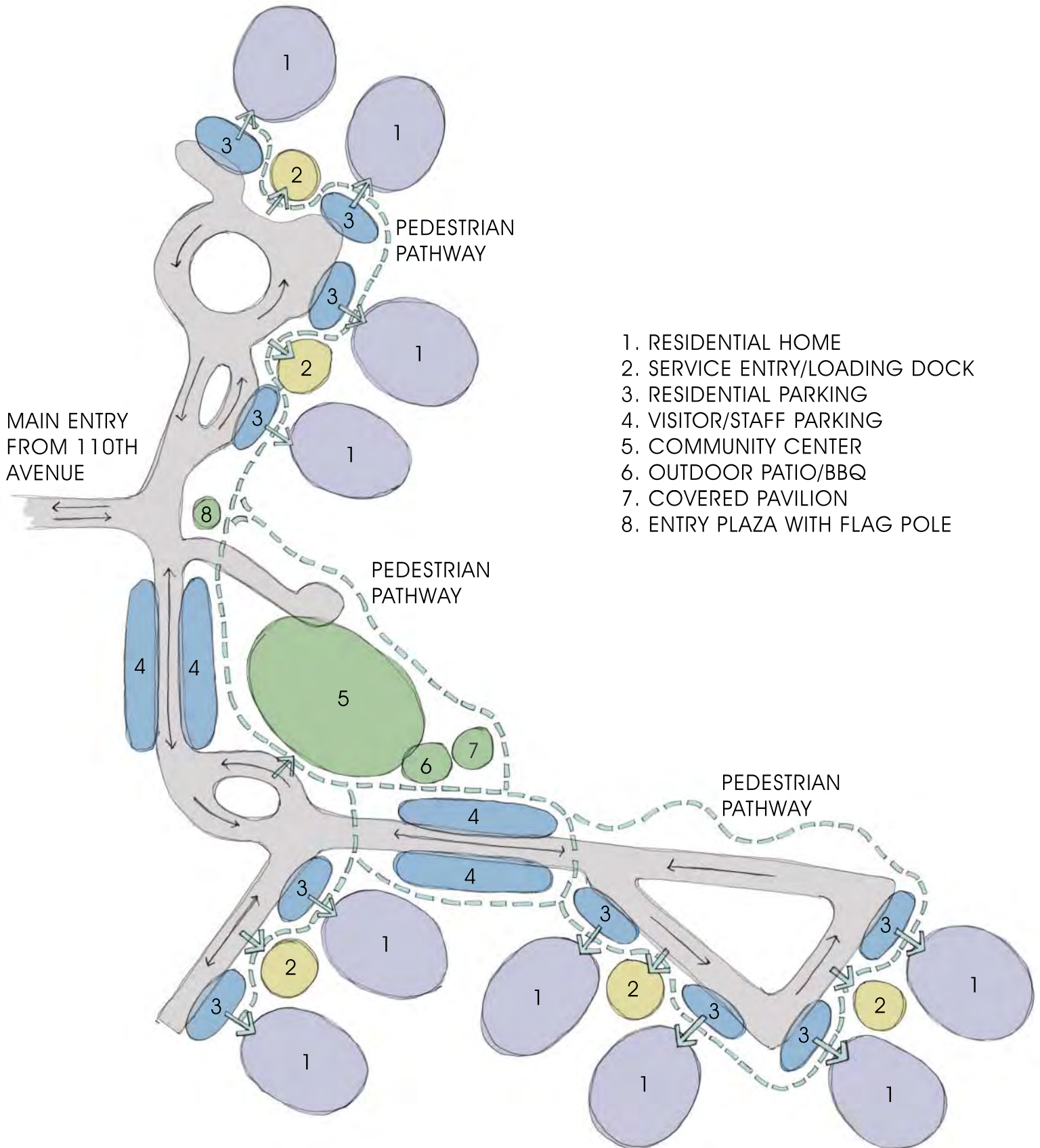


Parcel 'B' - Surface Water and Wetland



Parcel 'B' - Relationship to Existing Facility in Orting, WA

Parcel 'B' - Conceptual Site Plan - Diagram 8.2





## Parcel 'C'

Parcel 'C' is located in Elk Plain near Spanaway, WA approximately 11 miles from the existing Orting site. The parcel is vacant, undeveloped and located in Unincorporated Pierce County. The parcel is zoned MUD (Mixed Use Development). Nursing home use is permitted so re-zoning would not be required. The parcel is approximately 63.1 acres and is dividable. A 20-acre portion of the parcel along the north side would be used for this project.



To the north across 224th St. E. is a shopping center including a fitness center and restaurants anchored by Fred Meyer. Low density rural residential areas border the site to the east and south with the Bethel Station shopping complex to the north and forested areas to the west and southwest. To the west across Mountain Hwy E. is densely vegetated and undeveloped land.

The site is served by public water and electricity. The sewer is located approximately 2 miles away, necessitating an on-site septic system. The preferred building area is to the north of the site along 224th St. E. The site is bordered by dense vegetation for the majority of the perimeter providing privacy along 224th St. E. and Mountain Hwy. E. while the interior of the site is sparsely vegetated.

Amenities and services are fairly limited in this area, however Joint Base Lewis-McChord is only 8 miles away. There is also a golf course and several more shopping areas nearby. The site is also located near several schools which will allow for student volunteer opportunities.

The parcel is triangular in shape, defined by Highway 7 (Mountain Highway East) on the west, 232nd Street East at the southern tip, and 224th Street East on the north. The site is unimproved with tree buffers along the roadways on the west and north sides. The southern portions of the site have been used as a gravel pit borrow site with depressions and areas for sorting and storing materials including a few buildings associated with the gravel



operations. The northern half of the site is relatively flat and has large cleared areas with both paved and dirt perimeter roadways. The focus area for siting the new facility is on the northern half of the parcel, adjacent to 224th Street E and Mountain Highway E.

Overall, this site is primarily limited by the former borrow site operations for the southern half of the site. Use of this area would require a significant amount of fill due to its former use as a gravel pit. The southernmost limits of the site have the largest grade differences due to export from the pit with at least 20' of grade difference in certain locations.

#### Stormwater

Drainage from the site generally flows to the southeast, collecting in a closed depression at the central southeast area of the site which likely infiltrates all runoff within the depression. Permanent BMP's for site stormwater could be through stormwater infiltration ponds at the southern limits of the developed area and localized bioretention areas.

#### Utilities

Utility services would be from either Highway 7 or 224th Street East. Water service to the site would be provided by Southwood Water System, a public water supply. Onsite septic systems would be required as no public sanitary sewer is available.







Parcel 'C' - View South from 224th Ave. E.



Parcel 'C' - View South East from Intersection of 224th Ave E and Mountain Hwy E.

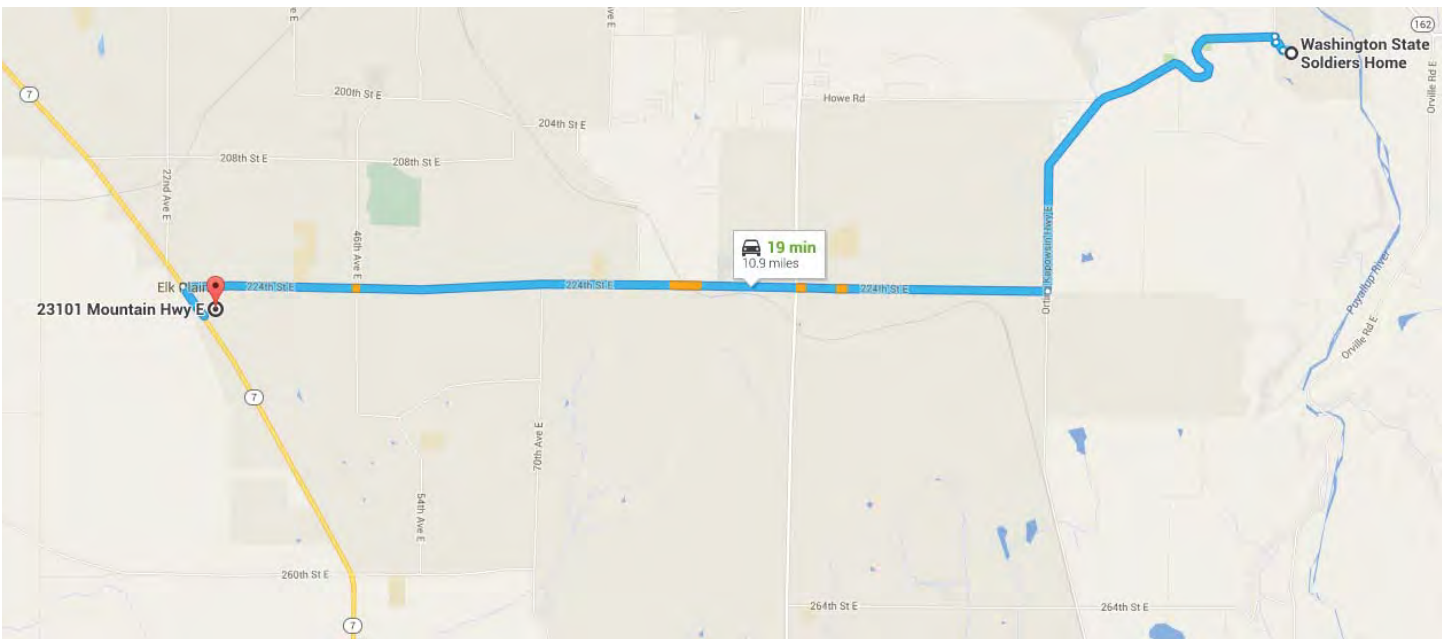


Parcel 'C' - View North East from Mountain Hwy E.





Parcel 'C' - Aerial of Site viewing North.



Parcel 'C' - Relationship to Existing Facility in Orting, WA

## 9. Sustainability



This project will be required to achieve a *LEED-Silver* rating (or Green Globes equivalent if approved by the Department of Veterans Affairs and the Department of Enterprise Service). Specific credits to be attempted can not yet be determined, however this section will outline the likelihood of potential credits and identify challenges to others, within the *Sustainable Site (SS)* and *Location and Transportation (LT)* categories. The latest required version of LEED during full project design/registration shall be used; likely that would be LEED-v4 BD+C.

The Prerequisite: *Construction Activity Pollution Prevention*, will be mandatory regardless of whether any other credits in the *Sustainable Sites* category are attempted. Since wetlands are very common throughout the region, *Site Assessment* will be difficult to achieve, given the current status of the sites that were evaluated (including additional sites outside of this report). *Site Development - Protect or Restore Habitat* is a viable credit. The overall site program layout and user/client requests tend to lend themselves to receiving this credit.

For the well-being of both residents and staff alike, the *Open Space* credit should be carefully evaluated. Due to the need for open walking paths, gardens, and places for gathering, the *Open Space* credit is something that can likely be complementary to the overall site design. Providing open spaces for all those on the site should accomplish the LEED credit while simultaneously meeting programmatic needs.

The use and achievement of credit, *Rainwater Management*, should be possible based on the sites researched in this study. Despite the fact that each of the 2 of the 3 sites identified in this report are currently undeveloped, each of the sites contain a large quantity of open land that can be used for natural drainage and rainwater runoff management. Potential use of pervious concrete and pavers could be a viable option as long as accessible paths are still being provided.

*Heat Island* and *Light Pollution Reduction* credits are both achievable and should be explored. Reducing the heat island effect through the use of vegetation or covered parking will not only help the environment, but it will also contribute to the "residential" feel of the site. The overall feeling of the complex should not be that of a commercial facility. Given the fact that there is a strong possibility and potential that the final site selected will abut other properties and residences, *Light Pollution Reduction* should be explored not only to achieve the credit requirements but also to be "good neighbors." While properly lit paths for site users will be an important programmatic requirement, limiting the quantity of light pollution will be essential.

While the Sustainable Sites category specifically addresses on-site ecosystem services, the Location and Transportation (LT) category deals with existing features of the surrounding community. LT calls attention to how those decisions impact the behavior and environmental performance of the occupants directly. The Location and Transportation category includes

*Sensitive Land Protection, High-Priority Site, Surrounding Density and Diverse Uses, Access to Quality Transit, Bicycle Facilities, Reduced Parking Footprint, and Green Vehicles.*

Given the desire of WDVA and its representatives to find and develop on a clear site, achieving the *Sensitive Land Protection* credit may prove to be difficult. Along with that, the current state of available sites have shown that much of the land in consideration includes areas of wetlands or wetland buffers. The opportunity to mitigate those situations through minor improvements, while being an option, could prove to be costly and/or not worthy of achieving the credit.

Locating the project to achieve the *High-Priority Site* credit and meeting the *Surrounding Density and Diverse Uses* credit requirements may be difficult to achieve. During the site feasibility study, research was done in an attempt to find available federal lands. During that search, no suitable surplus federal parcels were found. In the same respect, trying to find a site on an infill location within a historical district will also pose potential insurmountable problems and difficulties. The "typical" development pattern in the vicinity of Orting and the surrounding communities is low-density. The potential of locating the new facility within close proximity to other *diverse uses* will be unlikely (at least in terms of the quantity needed to meet LEED requirements).

*Bicycle facilities* will be a strong possibility for the project. Whether the bicycle storage/locking areas are located centrally or at each individual residence, this is a LEED credit that be achieved with relatively minimal cost to the owner. This is also the type of credit that can improve the health of residents.

Similar to the *Bicycle Facilities, Reduced Parking Footprint* and *Green Vehicles* credits should be relatively achievable. Through discussions with the owner and user groups, it should be decided how much parking can be reduced in comparison with base ratio. For *Green Vehicles*, allocating the correct quantity of parking spaces will be simple to achieve. Informing the civil engineer early on in the process will help them to locate the parking spaces correctly from the beginning of the parking design.

## 10. Budget and Schedule

The following cost estimate is preliminary in nature based primarily on square footage estimates. Specifics of the final design, materials, site, and building systems will impact final project cost. Management Fees (Department of Veterans Affairs and Department of Enterprise Services), Pre-design services, and contingencies have not been included. The assumed construction start date would be early 2020.

The final schedule will depend on time required to obtain the necessary approvals, such as funding, zoning variance, and permits. Current expectations for project milestones are as follows:

- Aug-2016: Submit state budget request for land acquisition and design.
- July-2017: Receive state funding and approval to purchase land.
- 2017-2019: Facility Pre-Design, Re-zoning procedures, and request for State and Federal construction funding
- July-2019: Receive design funding, submit for construction funding
- 2020-2021: Start of construction
- Late-2021: Construction completion/Occupancy

Preliminary Cost Estimate - Table 10.1

Item	SQFT	Number	Low Total	Mid Total	High Total
Home (Net)	5,596	10	55,960	55,960	55,960
Home Shared Support Areas (Net)	655	5	3,275	3,275	3,275
Community Center (Net)	9,484	1	9,484	9,484	9,484
Total Net			68,719	68,719	68,719
Net to Gross Factor (note 1)			1.35	1.45	1.55
Total Gross			92,771	99,643	106,514
\$ per SQFT (note 2)			\$228	\$259	\$289
Total Estimated Building Cost			\$21,151,708	\$25,807,420	\$30,782,676
Site preparation (clearing and grubbing)			\$56,000	\$192,000	\$544,000
Site preparation (grading)			\$390,000	\$577,000	\$784,000
Lumber Sales Proceeds (note 7)		Deduct	\$(7,770)	\$(4,000)	\$-
<u>Site utilities (on site):</u>					
8" water mains			\$210,000	\$350,000	\$440,000
6", 8" and 12" sanitary sewers			\$240,000	\$295,000	\$350,000
12" storm system			\$105,000	\$135,000	\$160,000
Storm water detention			\$150,000	\$225,000	\$300,000
Utility extensions to site			\$-	\$250,000	\$500,000
<u>Site landscaping/restoration:</u>					
Planting beds/gardens, including irrigation			\$480,000	\$585,000	\$695,000
Open lawn areas/trees, including irrigation			\$415,000	\$480,000	\$545,000
Field grass seeding, no irrigation			\$24,000	\$27,000	\$30,000

Continued on next page →



Preliminary Cost Estimate - Table 10.1 Cont'd

Site amenities (BBQ and Pavilion)		\$45,000	\$55,000	\$65,000
Site Parking/Driveways		\$400,000	\$425,000	\$450,000
Generator		\$25,000	\$28,000	\$30,000
<b>Total Site Work + Building Construction Cost</b>		<b>\$23,683,938</b>	<b>\$29,427,420</b>	<b>\$35,675,676</b>
Contractor Fee	10% 12% 15%	\$2,368,394	\$3,531,290	\$5,351,351
A/E Design Fees (note 3)	7.06% 6.82% 6.60%	\$1,672,086	\$2,006,950	\$2,354,595
LEED Certification (note 4)	\$0.06 /sf +\$1,200 Reg.	\$6,302	\$6,680	\$7,058
Wetland/Environmental/Wildlife Review (note 10)		\$-	\$2,100	\$5,600
Pre-development Conference (note 9)		\$1,150	\$2,500	\$2,500
Permitting: Re-zone (note 9)		\$-	\$4,200	\$4,200
Permitting: SEPA (note 9)		\$2,350	\$2,350	\$2,350
Permitting: Land Use/PDD (note 9)		\$7,700	\$8,500	\$8,500
Permitting: Construction (note 13)		\$146,400	\$155,700	\$165,000
School Impact Fee (note 11)		\$-	\$17,550	\$17,550
Traffic Impact Fee (note 12)		\$-	\$36,426	\$36,426
<b>Total Project Cost (Including Design and Permitting)</b>		<b>\$27,888,320</b>	<b>\$35,201,667</b>	<b>\$43,630,806</b>
State Sales Tax (note 5)	8.80%	\$2,454,172	\$3,097,747	\$3,839,511
Escalation/Inflation (note 6)	8.24% 12.55% 16.99%	\$2,297,998	\$4,417,809	\$7,412,874
Land Acquisition (note 8)		\$2,500,000	\$3,500,000	\$4,500,000
<b>Total Project Cost (Including Escalation + Tax + Land)</b>		<b>\$32,640,490</b>	<b>\$42,717,223</b>	<b>\$54,883,191</b>

Notes:

- (1) - Low = VA-SEPS Default Building Net-to-Gross Factor; per U.S. Dept. of Veteran Affairs - Office of Construction & Facilities Management; Mid = Average of High and Low; High = Departmental Net to Gross for Nursing Home / Residential Care Facilities per VA Space Planning Criteria (106) - March 2008 SEPS Version 1.6  
1.70 = Maximum Building Net-to-Gross Ratio for VA Nursing Home Facilities; per U.S. Dept. of Veteran Affairs - Office of Construction & Facilities Management.
- (2) - Low = Cost per RSMMeans 2015 Square Foot Costs (North America) for Brick/CMU exterior w/ Steel Joist for 10,000sf buildings; Mid = average of high & low; High = State Home Cost Guide New Construction \$/GSF for Olympia, WA - per U.S. Dept. of Veteran Affairs Office of Construction & Facilities Management (updated Oct 2015).
- (3) - Per Washington State Office of Financial Management MACC A/E Fee Schedule (Exhibit A) - 'Sch B' building type.
- (4) - Current rate for combined Design and Construction Review 50,000-500,000sf Bldg Standard Review- Org. Level Members.
- (5) - Current rate for Pierce County Unincorporated areas per Washington State Dept. of Revenue.
- (6) - Low = 2% per year; Mid = 3% per year; High = 4% per year - all assume 4 years to mid-point of construction and include compounding.
- (7) - Low = General estimate based on 14 acres @ 3,000 bd ft./acre @ \$185/1,000 bd ft.
- (8) - Based on \$/sf prices of recommended parcel and similar properties currently listed for sale. Actual property prices vary substantially based on market conditions and unique features of each site.
- (9) - Per Pierce County Planning and Land Services and Assessor-treasurer Development Review, Inspection and Application/Processing Fees - Tables 2.05.040-1 to 2.05.040-16 (revised Feb 1st, 2016) - May be credited toward other permit fees.
- (10) - \$140 per acre (County Biologist) Mitigation Plan.
- (11) - Per Pierce County Code - 4A.30.030 Table 4A-1. Fees based on 'dwelling units' - estimate uses each of 10 'homes' as a dwelling unit for this calculation. Due to nature of the project, no school impact should be expected - therefore, negotiation with county may result in reduced fee or exemption (no explicit exception is noted in current code).
- (12) - Per Pierce County Traffic Impact Fee Program - Fee Schedule. Based on: Nursing Home Use, # of Beds = 100, Transportation Zone 4 (TSA-4) per Pierce County Traffic Impact Fee Service Areas.
- (13) - Rough estimate based on square-footage, construction type, and use from Pierce County Planning & Land Services Online Support.



## 11. Project Team



WJA Design Collaborative provides architectural and structural design services with a focus on serving governmental and institutional clients. The firm's approach is based on collaboration between client groups, design professionals, and end-users. WJA's experience encompasses a wide range of project types including high performance buildings, large scale master planning, programming, new construction, renovations, and design-build. The company's success is based on breadth of experience and knowledge of working with government agencies, institutional clients, general contractors and private developers.

WJA led the design team for this skilled nursing facility replacement site selection and feasibility study; working in collaboration with the VA Department of Veteran Affairs (*the client*), KMA Architects (*healthcare/VA facility specialists*), and Tetra Tech (*civil engineers/landscape architects*).



KMA Architects is well versed in the field of Healthcare with nearly 40 years of experience supporting client healthcare and commercial initiatives. KMA has served as the lead Architect for projects ranging from acute and non-acute facilities, new replacement hospitals, and long term care facilities. Healthcare architecture offers complex and varied interdisciplinary projects that demand a great deal of expertise from the design professionals involved. KMA's history and status as a Service Disabled Veteran-Owned Small Business (SDVOSB) brings a deep commitment to serving veterans.



Tetra Tech provides multi-discipline site design services to both public and private clients from initial studies and assessments through construction support for a broad range of facility types. Our sustainable site design group of civil engineers, landscape architects, and site planners focus on developing cohesive, low-impact, and multi-functional site design solutions. We introduce creativity to site planning and grading, integrating functional and aesthetic green storm water infrastructure and pedestrian amenities into a site.





**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2022*

Agency	Washington Department of Veterans Affairs
Project Name	WSH - Skilled Nursing Facility Replacement - Land Acquisition
OFM Project Number	30000225

Contact Information	
Name	Alec Burkheimer
Phone Number	360.791.7299
Email	<a href="mailto:alecb@dva.wa.gov">alecb@dva.wa.gov</a>

Statistics			
Gross Square Feet	1	MACC per Gross Square Foot	\$0
Usable Square Feet	1	Escalated MACC per Gross Square Foot	\$0
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	Nursing homes	A/E Fee Percentage	14.08%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	4.90%	Higher Ed Institution	No
<a href="#">Sales Tax Rate %</a>	8.00%	Location Used for Tax Rate	Pierce County
Contingency Rate	5%		
Base Month (Estimate Date)	September-22	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule			
Pre-design Start	July-23	Pre-design End	March-24
Design Start	June-22	Design End	December-22
Construction Start	December-25	Construction End	March-27
Construction Duration	16 Months		

Green cells must be filled in by user

Project Cost Estimate			
Total Project	<b>\$14,154,500</b>	Total Project Escalated	<b>\$14,195,096</b>
		Rounded Escalated Total	<b>\$14,195,000</b>

**Cost Estimate Summary**

Acquisition			
Acquisition Subtotal	\$10,700,000	Acquisition Subtotal Escalated	\$10,700,000

Consultant Services			
Predesign Services	\$900,000		
Design Phase Services	\$1,500,000		
Extra Services	\$890,000		
Other Services	\$0		
Design Services Contingency	\$164,500		
<b>Consultant Services Subtotal</b>	<b>\$3,454,500</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$3,495,096</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
<b>Construction Subtotal</b>	<b>\$0</b>	<b>Construction Subtotal Escalated</b>	<b>\$0</b>

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$0</b>	<b>Equipment Subtotal Escalated</b>	<b>\$0</b>

Artwork			
<b>Artwork Subtotal</b>	<b>\$0</b>	<b>Artwork Subtotal Escalated</b>	<b>\$0</b>

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$0</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$0</b>

Other Costs			
<b>Other Costs Subtotal</b>	<b>\$0</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$0</b>

Project Cost Estimate			
Total Project	<b>\$14,154,500</b>	Total Project Escalated	<b>\$14,195,096</b>
		Rounded Escalated Total	<b>\$14,195,000</b>

305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 5:57AM

Project Number: 30000216

Project Title: SE WA State Veterans Cemetery - Land Acquisition

**Description**

Starting Fiscal Year: 2024  
Project Class: Program  
Agency Priority: 5

**Project Summary**

This request allows the Washington State Department of Veterans Affairs (WDVA) to purchase land and begin design for the federally funded construction of a new veteran’s cemetery in southeastern Washington. A feasibility study showed that the veteran population in this area of the state is not being adequately served when it comes to committal options.

**Project Description**

WDVA completed a feasibility study in 2017 to determine if the state veteran’s community would be served by a state veterans cemetery in the southeast central Washington. The feasibility study showed that the southeast central part of the state was an underserved area that will support a state-run veterans cemetery. As of the 2016 study there were around 65,000 veterans in the catchment area. The long-term projections show that there will be between 50,000 and 60,000 veterans in the area over the next 15 years. The decline will be due to the aging of veterans and subsequent death. Creating a need for a veteran’s cemetery. Through the process of the feasibility study three sites were identified as potential locations with a recommendation of one that belonged to the City of Richland. At this time, the property has not transitioned owners and is still not developed. It is not currently on the market but will be used as a comparable for funding of property in the area. The United States Department of Veterans Affairs (VA) completed an Asset and Infrastructure Review (AIR) Commission report in March 2022. Within that study they performed a market study for their different service regions, called Veteran Integrated Service Networks (VISN). For the Inland North market that includes southeastern Washington, though the veteran population is expected to stay fairly stable, the aging of the veterans in this area is evident by the expected 61% increase in long-term care and other aging services through at least 2029 (the study did not predict changes beyond that year). WDVA submitted a request in the 2017-2019 for \$1,575,000 to purchase the property and complete the pre -design study. WDVA subsequently submitted requests in the 2019-2021 and 2021-2023 biennium to an increased value of \$2,739,000. Due to the significant increase in real estate over the past few years, the increase in land cost brought the estimated cost up to \$3,560,700. To have access to the federal grant funding for the new state veteran’s cemetery, WDVA must have ownership of the land that the cemetery will be built on. The minimum amount of land needed for a medium sized veterans cemetery is at least 30 acres. The size of the cemetery is based on the veteran population in the area, and the projected death rate. Due to the population of 50,000 to 60,000 veterans and the projected death rate of about 1,000 veterans per year over the next 25 years this would qualify the state for a medium cemetery. The 30-acre parcel will allow for the initial build out, burial growth, and separation from potential neighbors. Once the land is procured then WDVA will be able to apply for 100% Federal VA Construction Grant funding with the state required 10% upfront match. Following construction, the state will be responsible for the ongoing operational costs of the cemetery. A funding model will be developed to cover operations that may include some general tax revenue, proceeds from Armed Forces vehicle license plate sales, reimbursements related to spousal committals, and federal interment plot and burial allotments. There will not be any IT needs for this project since it is a land purchase. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Acquisition - Land

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 5:57AM

Project Number: 30000216

Project Title: SE WA State Veterans Cemetery - Land Acquisition

**Description**

**Growth Management impacts**

None

**New Facility:** Yes

**How does this fit in master plan**

Yes, we are working on meeting the veterans needs that we say during the feasibility study for the Washington State Veterans Cemetery in Medical Lake. The central and southeast Washington area has a large population of veterans that shows that this growth is necessary.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Appropr
057-1	State Bldg Constr-State	3,561,000				3,561,000
	<b>Total</b>	<b>3,561,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,561,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Capital Project Request**

**2023-25 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	30000216	30000216
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



Tri-Cities Washington Area Veteran's Cemetery  
*Feasibility Study*

*Prepared for:*

Washington Department of Veterans Affairs

**Prepared by:**

RGU Architecture and Planning

FLO Analytics

JGM Landscape Architects, Inc.



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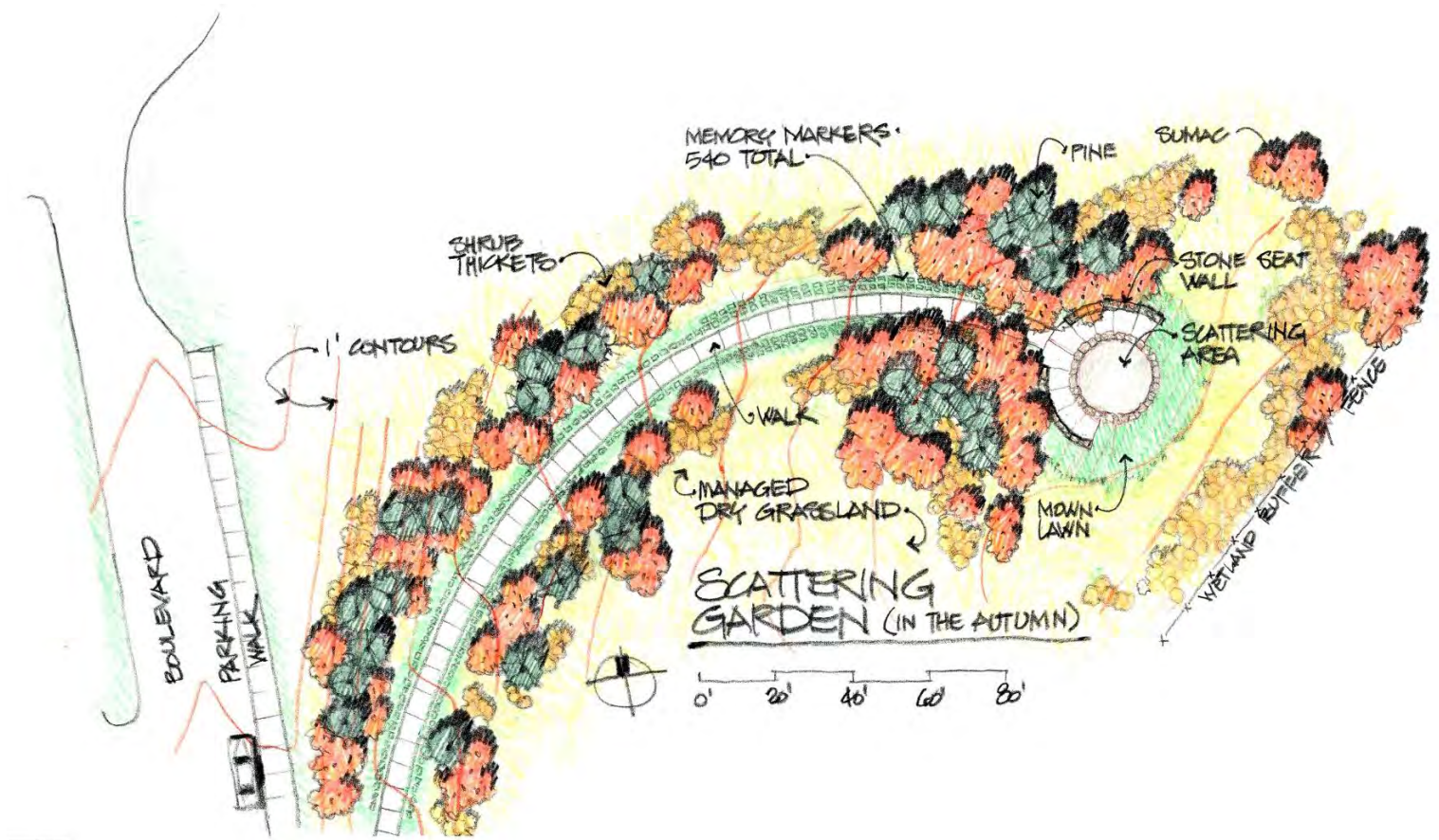
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## 1.0 INTRODUCTION

The two purposes of this document are to indicate the necessity of a State Veterans Cemetery in South Central Washington, and to show the feasibility of locating such a facility.

Demographic studies are included that determine the need, and projected size of the cemetery. To serve the veterans and their families a new state cemetery in this region is justified, which is confirmed by the data in this document. Outlined within the report are descriptions of the standard facilities and features required for a state veterans' cemetery. Sections are included that relate to site selection criteria, and the probable costs of construction and operations.

Following the demographic analysis and needs assessment, alternative potential sites are described. Each was initially considered suitable for cemetery development. The sites met the site evaluation guidelines created by the Veterans Administration. Three preferred available sites are designated, with an analysis of each.



## 2.0 EXECUTIVE SUMMARY

With service to veterans and their families in mind, the Veteran Administration's National Cemetery Administration (NCA) and the US Department of Veteran Affairs (VA) Veterans Cemetery Grants Program were created. The National Cemetery Administration oversees the Veterans Cemetery Grants Program. This grant program was established in 1978 to aid states, territories and federally recognized tribal governments in furnishing gravesites for veterans in areas where VA's national cemeteries cannot completely fulfill the burial needs of veterans.<sup>1</sup> The Veterans Cemetery Grant Program is designed to complement the VA's 135 national cemeteries across the country. The NCA and the Veterans Cemetery Grant Program assist veterans and their families with finding suitable final resting places that commemorate their sacrifice and service to our Nation.

This document indicates the need for a state veterans' cemetery in South Central Washington, and provides preferred suitable probable locations for the cemetery. As our veterans' population continues to age, the placement of national and state veterans' cemeteries becomes increasingly important.<sup>2</sup> To establish feasibility, existing services were analyzed. Data on veteran demographics within the area and burial projections were researched. Once feasibility was established, suitable sites for a Veteran's cemetery within a 75-mile radius of the Tri-Cities, Washington were investigated. Considerations regarding cemetery facilities and site selection were based on guidelines set forth by the State Cemetery Grants Program.<sup>3</sup>

Evidence suggests a gap in service for veterans in South Central Washington and North Central Oregon. The two closest National Cemeteries, Tahoma (King County, Washington), and Willamette (Multnomah County, Oregon) are each beyond 200 miles. Both cemeteries were in the top 20 busiest national cemeteries in 2016. As of September 30, 2016, Willamette National Cemetery contained more than 100,000 gravesites.<sup>4</sup> The state veteran's cemetery in Medical Lake (Spokane) is nearest to the Tri-Cities location, yet it is over a two-hour drive time.

Potential sites for the cemetery were investigated, the selection of which was determined from detailed Geographic Information Systems (GIS) data. Following the analysis of potential sites, three preferred "sites of interest" were chosen. The sites met established criteria, and were found to be available for purchase or to be acquired through some alternative means of transfer.

Support for the project is another significant aspect of the feasibility process. Input from agency representatives and veterans regarding support of the cemetery was requested. To encourage support in the community, interactions with local veterans' organizations and local government authorities were initiated. Information regarding contacted organizations, letters of support and other communications are included in Section 7.0 Appendix.

### 3.0 NEEDS ASSESSMENT

#### 3.1 Demographic Analysis Purpose and Approach

A demographic analysis examines, in detail, the need for a state veterans’ cemetery in the Tri-Cities region. Currently, the State of Washington has major veteran’s cemeteries in the western and northeastern parts of the state serving the Seattle and Spokane metropolitan areas (Figure 1). A Tri-Cities veterans’ cemetery would bridge the gap between these two areas, serving an area that is projected to consistently grow in population over the next twenty years. Using general population numbers, as well as veteran population forecasts and burial statistics, a thorough analysis was conducted to gauge the projected use of a veterans’ cemetery and to define a Tri-Cities service territory.



Figure 1. Regional Overview



### 3.2 Geographic Area Assessed

Demographic information was compiled from 13 counties in Oregon and Washington: Gilliam, Morrow Sherman, and Umatilla Counties in Oregon and, Benton, Chelan, Douglas, Franklin, Grant, Kittitas, Klickitat, Walla Walla and Yakima Counties in Washington (Figures 2 and 3). The development of a trade area, consisting of a 75-mile radius and comparative 75-mile drive time analysis (i.e., Trade Area), determined the extent of the overall service territory while excluding areas that had market overlap with the existing Medical Lake veterans' cemetery (i.e., Adams County). The service territory includes areas east of the Cascade mountain range, as this gives significantly easier access to those in eastern and central Washington and north-central Oregon. Oregon counties were included as Washington State does not have a residency requirement for veterans utilizing the benefit.

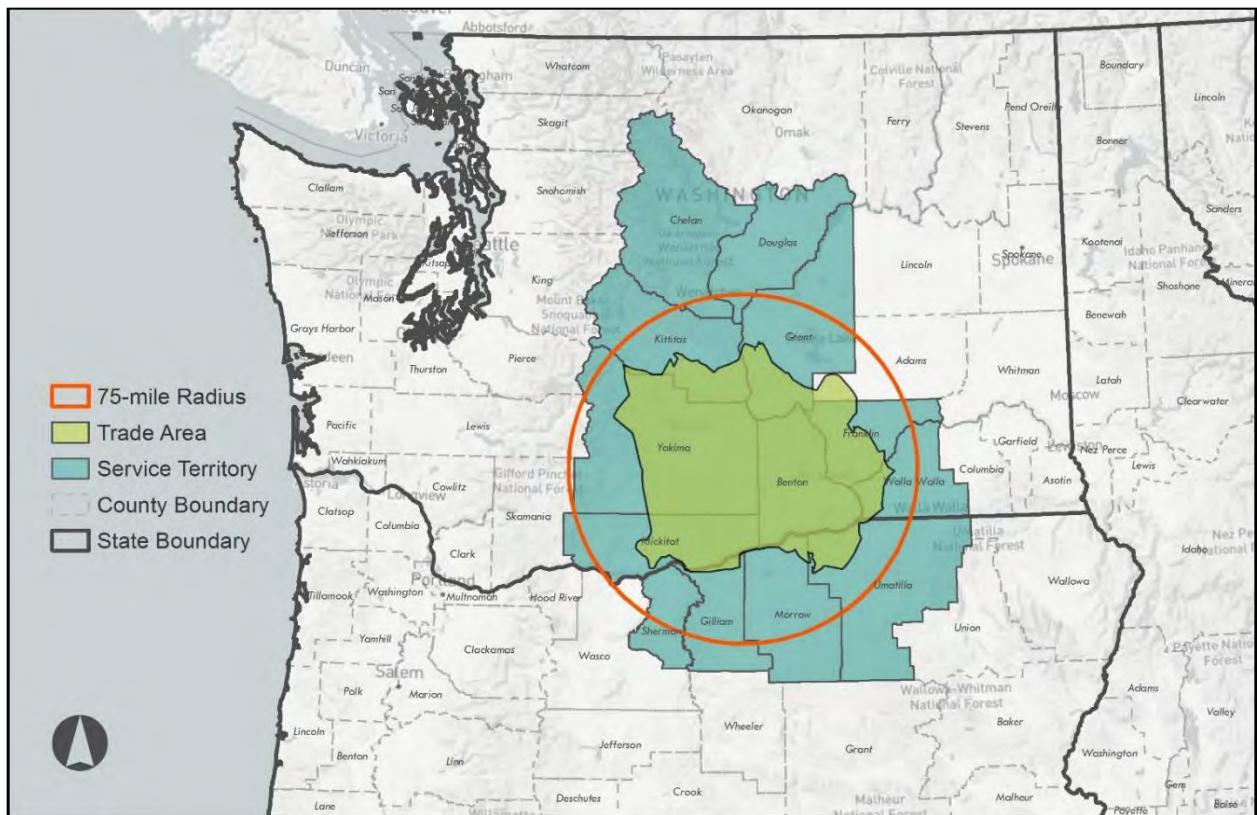


Figure 2. Demographic Assessment Service Territory

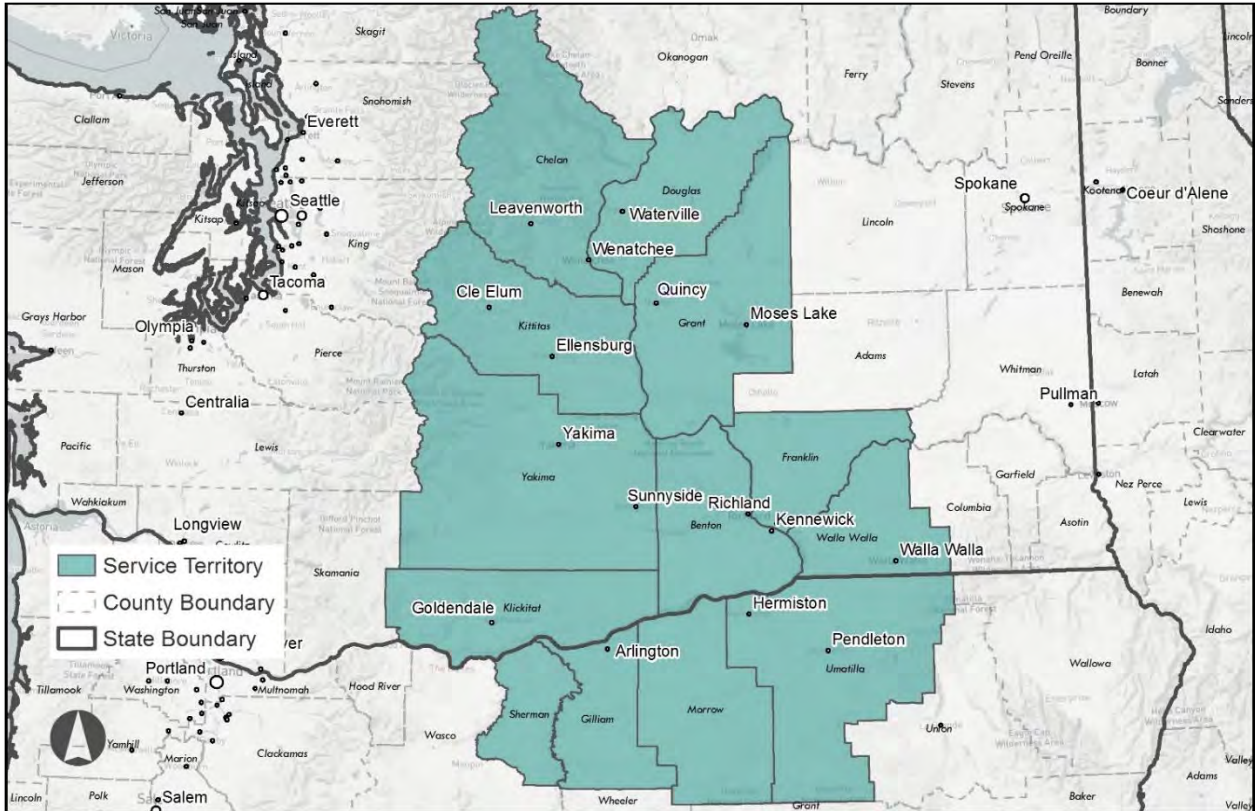


Figure 3. Demographic Assessment Service Territory Detail

### 3.3 County Population Characteristics

County wide analysis supports standardized analysis of demographic, mortality and veterans’ data in a consistent and comparable way. To understand future trends and projections, veterans’ data can be analyzed as a percentage of the total population within the Tri-Cities service territory. The following sections describe general population and veteran specific trends.

### 3.3.1 Population by County 2010-2015

Apart from Sherman County, Oregon, the general population is growing in the Tri-Cities service territory. Benton and Franklin Counties are experiencing the highest rates of growth. The growth rate of 1.13% across all Counties resulted in the service territory growing by roughly 50,000 people, or a 5.8% increase in population, between 2010 and 2015 (Table 1).

County	State	Total Population 2010	Total Population 2015	2010-2015 Growth Rate	2010-2015 Percent Change
Gilliam	OR	1,870	1,958	0.92%	4.73%
Morrow	OR	11,175	11,668	0.86%	4.42%
Sherman	OR	1,765	1,735	-0.34%	-1.68%
Umatilla	OR	76,000	78,887	0.75%	3.80%
Benton	WA	175,177	184,882	1.08%	5.54%
Chelan	WA	72,453	75,180	0.74%	3.76%
Douglas	WA	38,431	40,603	1.10%	5.65%
Franklin	WA	78,163	87,755	2.32%	12.27%
Grant	WA	89,120	95,822	1.45%	7.52%
Kittitas	WA	40,915	42,592	0.80%	4.10%
Klickitat	WA	20,318	20,606	0.28%	1.42%
Walla Walla	WA	58,781	60,015	0.42%	2.10%
Yakima	WA	243,231	256,341	1.05%	5.39%
Total		907,399	960,060	1.13%	5.80%

*Table 1. 2015 Population and Growth Rates<sup>5</sup>*

### 3.3.2 Population by County Projected to 2035

The Tri-Cities service territory population is projected to increase by about 250,000 people by 2035 (Table 2). Franklin County, WA has the highest projected growth rate in the next 20 years at 2.55%. Sherman County, OR has the lowest growth rate over the next 20 years at 0.03%.

County	State	2015 Total Population	2035 Projected Population	2015 – 2035 Growth Rate
Gilliam	OR	1,958	2,378	0.97%
Morrow	OR	11,668	14,373	1.04%
Sherman	OR	1,735	1,745	0.03%
Umatilla	OR	78,887	98,820	1.13%
Benton	WA	184,882	236,007	1.22%
Chelan	WA	75,180	87,168	0.74%
Douglas	WA	40,603	52,256	1.26%
Franklin	WA	87,755	146,103	2.55%
Grant	WA	95,822	129,779	1.52%
Kittitas	WA	42,592	53,032	1.10%
Klickitat	WA	20,606	21,492	0.21%
Walla Walla	WA	60,015	66,378	0.50%
Yakima	WA	256,341	306,636	0.90%
Total		958,044	1,216,167	

*Table 2. 2035 Projected Population and Growth Rates<sup>6</sup>*

### 3.3.3 Net Migration by County

Between 2010 and 2015, the service area experienced a net migration gain of roughly 11,000 people (Figure 4). Table 3 shows the net in- and out-migrations for individual counties in the service territory. The combination of in-migration and growth rates within the service territory (Section 3.3.1) will lead to an increase the population of the area over the next 20 years (Section 3.3.2).

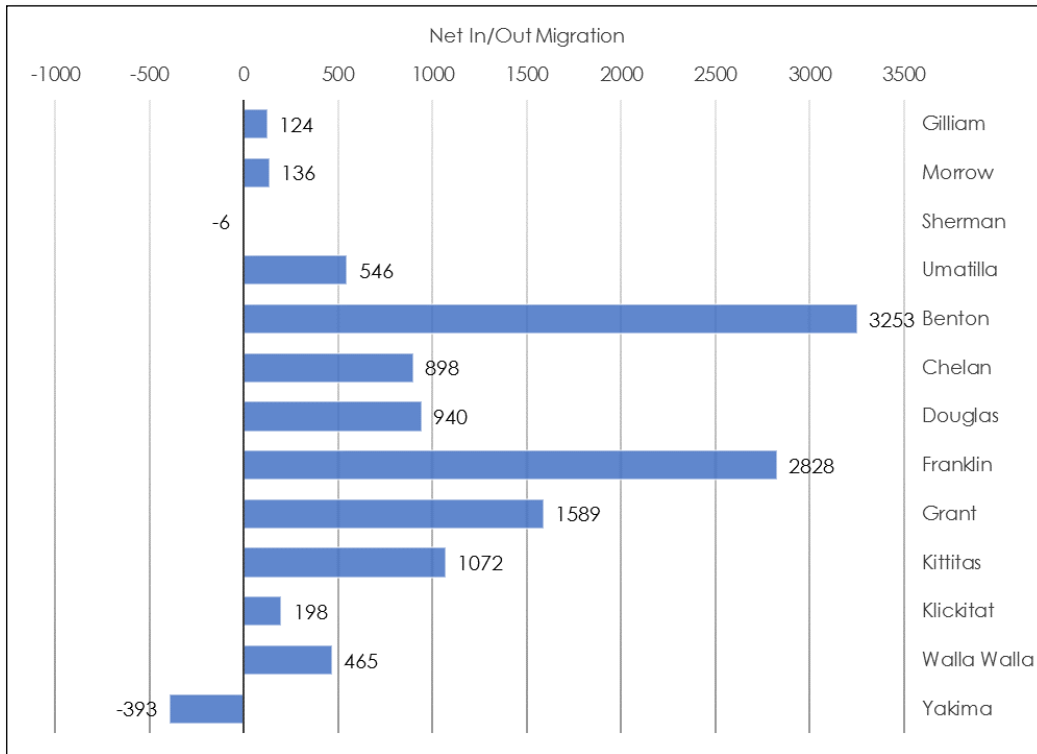


Figure 4. 2010- 2015 Net Migration<sup>7</sup>

County	State	Net In/Out Migration
Gilliam	OR	124
Morrow	OR	136
Sherman	OR	-6
Umatilla	OR	546
Benton	WA	3,253
Chelan	WA	898
Douglas	WA	940
Franklin	WA	2,828
Grant	WA	1,589
Kittitas	WA	1,072
Klickitat	WA	198
Walla Walla	WA	465
Yakima	WA	-393
Total		11,650

Table 3. 2010-2015 Net Migration<sup>8</sup>



Benton and Franklin counties (the Tri Cities area) clearly have the greatest in migration, followed by Grant county (Moses Lake). The current population of the Tri Cities region is over 260,000 people, and has been one of the fastest growing metropolitan areas in the country since 2010. There are several reasons for the population growth. The legacy of the Hanford Nuclear Reservation clean-up continues, and the project receives significant federal funds annually to continue the work. The combined contractors are the largest employers in the area, with over 9,000 employees. Many of the workers are recruited from other parts of the country.

Another engine of growth is Battelle/Pacific Northwest National Laboratory, with several thousand employees. The laboratory is also the recipient of significant federal funding. There are a large number of research scientists at the laboratory, and as with Hanford, many are recruited from other areas of the country. The agricultural base, especially the burgeoning wine and viticulture industry, provides another reason for a strong economy, including the tourism aspect. The area’s arid desert climate is found appealing to many, and there have been an increasing number of people from the west side of the state retiring in the area, primarily due to the dryer weather and a lower cost of living than the Seattle metro area. Figure 5 indicates regions where people come from who move to the Tri Cities. Primarily from the west side of the Cascade Mountains, but also from southern California, Nevada, and Arizona

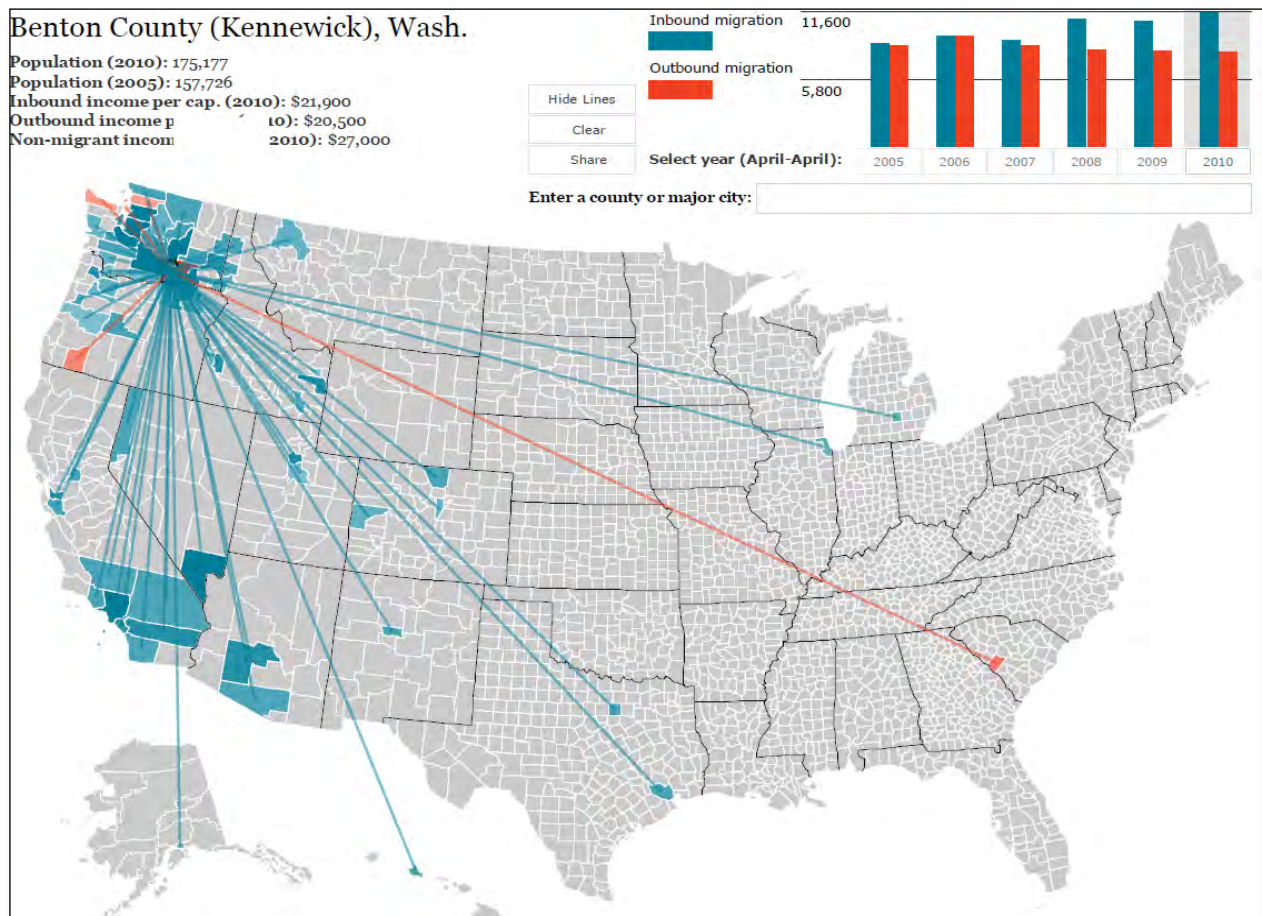


Figure 5. Benton County Migration Map

### 3.3.4 Racial Characteristics

The service territory’s racial distribution is predominately white, followed by a large Hispanic population, which, in general, is due to the areas large agricultural-based economy. Figure 6 illustrates the proportional population in terms of race, while Table 4 details the racial makeup across the Tri-Cities service territory.

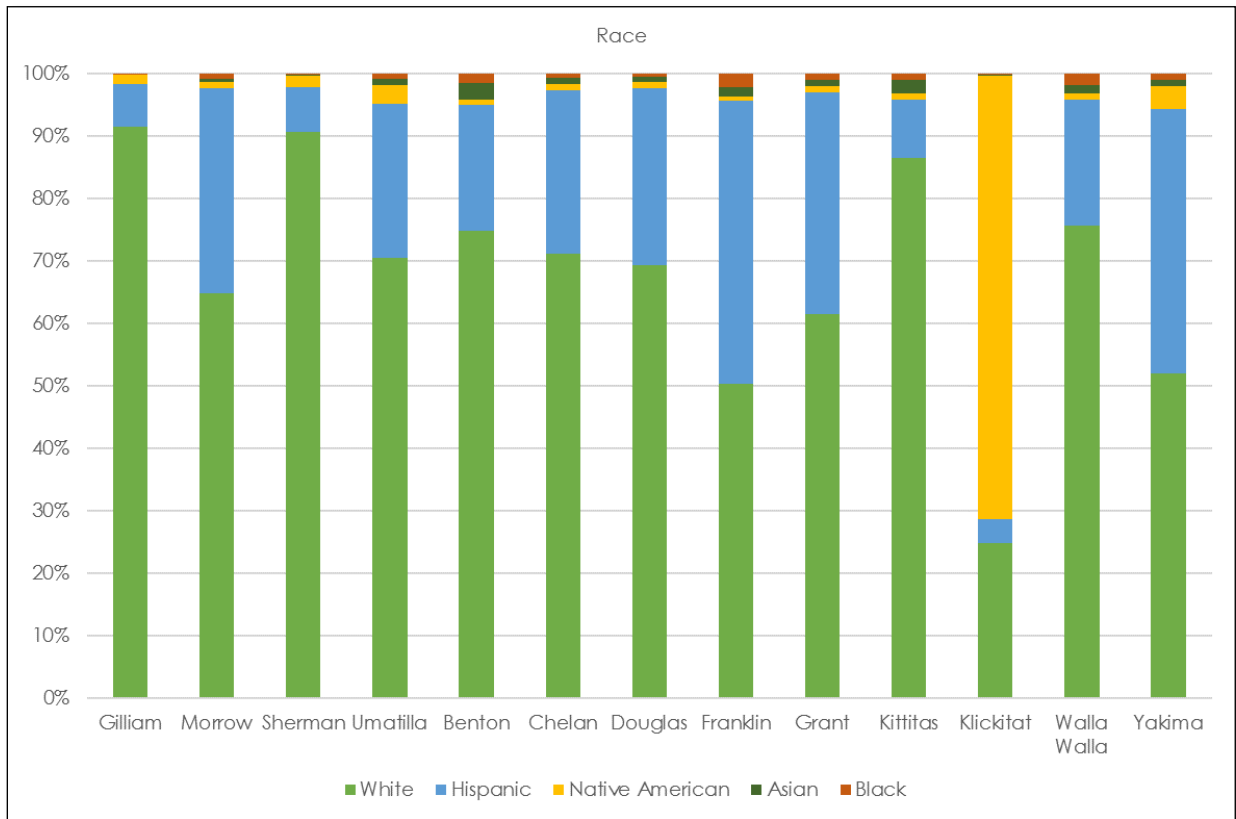


Figure 6. 2015 Graph of Proportion of Race<sup>9</sup>



County	State	White	Hispanic	Native American	Asian	Black
Gilliam	OR	1,809	137	31	3	3
Morrow	OR	8,811	4,453	154	63	108
Sherman	OR	1,594	125	34	3	4
Umatilla	OR	59,952	20,907	2,687	818	768
Benton	WA	154,316	41,686	1,844	5,624	2,978
Chelan	WA	58,008	21,493	797	849	578
Douglas	WA	31,440	12,817	470	398	243
Franklin	WA	52,334	47,206	646	1,761	2,159
Grant	WA	66,578	38,448	1,250	972	1,137
Kittitas	WA	37,962	4,097	498	926	472
Klickitat	WA	17,948	2,783	515	170	104
Walla Walla	WA	50,714	13,593	652	957	1,213
Yakima	WA	151,580	123,052	10,877	3,039	2,754
Total		693,046	330,797	20,455	15,583	12,521

**Table 4. 2015 Numerical Proportion of Race<sup>10</sup>**

### 3.3.5 Historical Deaths by County

Deaths increased from 6,000 to 7,200 from 2005 to 2015, respectively. Table 5 reflects the annual deaths in the general population per county.

County	State	2005 Deaths	2010 Deaths	2015 Deaths
Gilliam	OR	22	18	21
Morrow	OR	67	63	97
Sherman	OR	14	16	22
Umatilla	OR	580	661	653
Benton	WA	1,131	1,408	1680
Chelan	WA	718	785	917
Douglas	WA	165	201	201
Franklin	WA	187	219	236
Grant	WA	460	523	548
Kittitas	WA	207	235	254
Klickitat	WA	138	242	107
Walla Walla	WA	584	571	601
Yakima	WA	1,824	1,748	1884
Total		6,097	6,690	7,221

*Table 5. 2015 Historical Deaths*<sup>11</sup>

### 3.3.6 Deaths by County Projected to 2035

Between the period of 2015 and 2035, death rates are projected to steadily increase throughout the service area. Table 6 shows projected deaths for the general population within the service territory increasing by nearly 20,000 by 2035.

County	State	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2015-2035 Death Rate (per 1,000 individuals per year)
Gilliam & Sherman	OR	213	216	226	240	263	242
Morrow	OR	428	473	523	580	657	173
Umatilla	OR	3,137	3,245	3,456	3,747	4,155	165
Benton	WA	6,251	7,283	8,219	9,276	10,493	169
Chelan	WA	3,357	3,600	3,802	4,190	4,677	201
Douglas	WA	1,558	1,786	1,980	2,267	2,574	187
Franklin	WA	1,863	2,245	2,600	3,070	3,656	103
Grant	WA	3,090	3,581	3,988	4,511	5,110	154
Kittitas	WA	1,509	1,686	1,868	2,109	2,358	169
Klickitat	WA	969	1,177	1,363	1,554	1,723	276
Walla Walla	WA	2,727	2,916	3,007	3,159	3,379	197
Yakima	WA	8,506	9,273	9,718	10,690	11,806	148
Total		35,525	39,403	42,678	47,325	52,785	202

**Table 6. 2035 Projected Deaths by County**<sup>12</sup>

### 3.4 Veterans Population Characteristics

Evaluating veterans’ data in relation to the general population allows for a comparative analysis to assess the need for a veterans’ specific cemetery in the Tri-Cities area. There are currently over 67,000 veterans in the Tri-Cities service territory (Section 3.4.4). By 2035, that number is expected to decrease by 22%.

#### 3.4.1 Active Duty Population

Active duty statistics could be a predictor of future veteran trends. There is a substantial population of active duty personnel in Washington State primarily due to major military installations in the Seattle/Tacoma/Bremerton area, Spokane, and Yakima. Oregon has far fewer active duty personnel, due to the lack of a major military installation in the state. (Table 7).

State	Army	Navy	Marines	Air Force	Coast Guard	Total
Oregon	114	162	107	124	995	1,502
Washington	25,789	10,148	637	5,812	2,011	44,397

**Table 7. Active Duty Population, Washington and Oregon** <sup>13</sup>

#### 3.4.2 Veterans Population by Period of Service

Vietnam era veterans make up the largest population within the service area, followed by Gulf War and Post 9/11 veterans respectively. (Table 8).

State	WWII	Korea	Vietnam	Gulf War	Post 9/11
Oregon	21,689	31,459	125,255	83,308	26,769
Washington	29,382	47,499	212,419	199,508	67,903
Total	51,071	78,958	337,674	282,816	94,672

**Table 8. Veterans Population by Period of Service** <sup>14</sup>

#### 3.4.3 Veterans Population by Age Group

Veteran ages in Oregon and Washington span from less than 20 to over 85 years old. The age range of 65-69 accounts for the largest populations in both states (Table 9, Figure 7).

State	< 20	20-24	25-29	30-34	35-39	40-44	45-49	50-54
Oregon	58	3,151	9,071	13,181	13,958	17,355	21,660	25,534
Washington	183	6,909	21,304	31,069	32,010	37,337	45,903	52,552

State	55-59	60-64	65-69	70-74	75-79	80-84	85+
Oregon	28,868	34,266	54,133	36,951	26,589	21,557	25,300
Washington	58,075	61,533	87,167	58,829	42,318	34,350	34,084

**Table 9. Veterans Population by Age Group** <sup>15</sup>

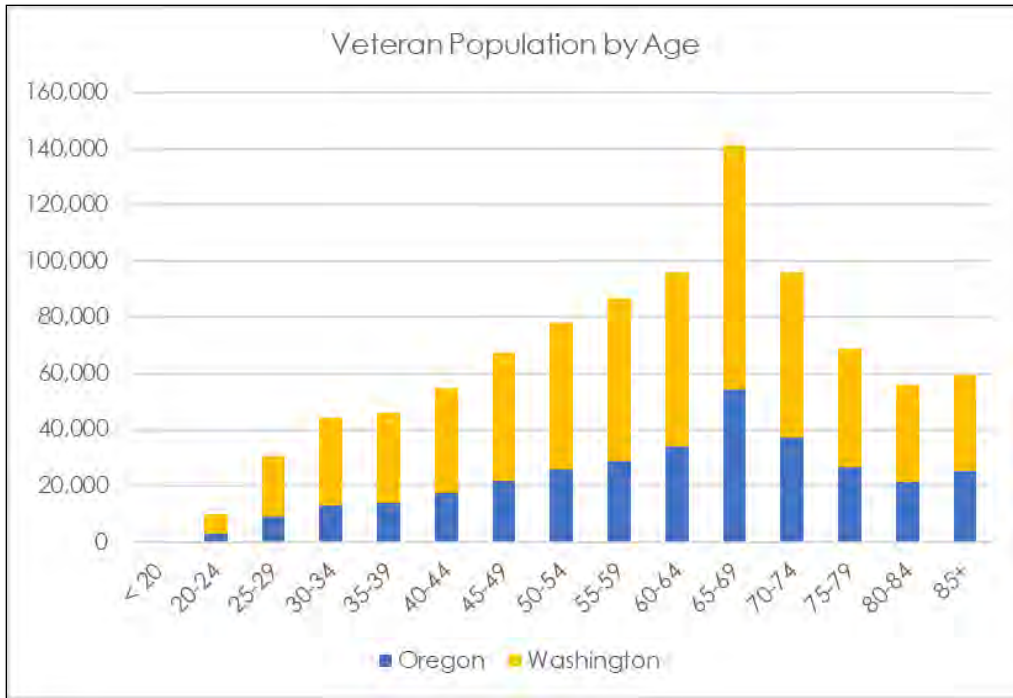


Figure 7. Veterans Population by Age

### 3.4.4 Veterans Population by County Projected to 2035

In all but two of the counties studied, veterans’ populations are expected to drop through 2035 (Table 10). This appears to be consistent with major conflicts throughout time, and the aging veteran populations associated with those time periods. In 2015, the service territory veteran population represented 7% of the total population. In contrast, it is projected that the veteran population will only make up 4% of the total population by 2035. The veterans’ population in Franklin and Klickitat Counties, WA are expected to grow by 16% and 3% respectively. Sherman County, OR is expected to experience the largest decline in its veterans’ population, by over 46%. All other Counties will see veteran populations decline by double digits between 2015 and 2035.

County	State	2015	2020	2025	2030	2035
Gilliam	OR	237	232	225	217	206
Morrow	OR	1,070	1,041	1,012	972	923
Sherman	OR	282	256	224	189	151
Umatilla	OR	6,008	5,681	5,275	4,857	4,423
Benton	WA	15,444	15,044	14,388	13,537	12,549
Chelan	WA	5,880	5,331	4,728	4,101	3,477
Douglas	WA	3,242	3,125	3,003	2,841	2,662
Franklin	WA	4,048	4,223	4,428	4,589	4,705
Grant	WA	5,981	5,767	5,480	5,155	4,800
Kittitas	WA	3,125	2,903	2,666	2,415	2,149
Klickitat	WA	2,475	2,579	2,634	2,627	2,558
Walla Walla	WA	4,382	3,976	3,599	3,224	2,865
Yakima	WA	15,635	14,757	13,572	12,355	11,107
Total		67,807	64,916	61,233	57,078	52,575

**Table 10. Projected Veterans Population to 2035** <sup>16</sup>

### 3.4.5 Veterans Deaths by County Projected to 2035

As Veteran populations will generally fall over time within the service area, veteran deaths will slightly increase. By 2035, there will be an estimated 8,950 veteran deaths (Table 11). Benton and Yakima County will account for almost half of the veterans' deaths over the next 20 years.

County	State	2015	2020	2025	2030	2035
Gilliam & Sherman	OR	20	20	20	20	20
Morrow	OR	30	30	30	30	30
Umatilla	OR	140	140	140	140	150
Benton	WA	360	380	400	410	420
Chelan	WA	190	180	180	170	160
Douglas	WA	90	90	90	100	90
Franklin	WA	80	80	90	100	110
Grant	WA	160	150	160	160	160
Kittitas	WA	90	80	80	90	80
Klickitat	WA	50	60	80	90	90
Walla Walla	WA	140	130	120	120	110
Yakima	WA	420	410	400	400	390
Total		1,770	1,750	1,790	1,830	1,810

**Table 11. Projected Veterans Deaths through 2035** <sup>17</sup>

### 3.5 Cremation in Washington State and Oregon

The rate of cremation nationally, and in both Oregon and Washington, is increasing (Table 12). In 2015, both states have the highest cremation rates in the country (compared to the national rate of 48.6%), and have been exceeding the projected national rate of 54.3% for many years. This upward trend is expected to continue.

Year	WA Total Deaths	WA Total Cremations	% WA Cremations	OR Total Deaths	OR Total Cremations	% OR Cremations
2000	43,934	25,042	57%	29,541	16,543	56%
2005	46,273	29,615	64%	30,854	19,438	63%
2010	48,249	34,257	71%	31,899	22,010	69%
2015	54,640	42,073	77%	35,709	26,782	75%

*Table 12. Historical Cremation Rates by State* <sup>18</sup>

### 3.6 Demographics Summary

With a growing base population, as well as a large population of Vietnam and Gulf War era veterans that continue to age, a Tri-Cities area veteran’s cemetery could serve a steady veterans’ population to 2035 and beyond with close to 9,000 deaths over the next 20 years (Table 10) in the Tri-Cities service territory.

#### 3.6.1 Population of Area Served

In general, it is expected that the Tri-Cities Area State Veterans Cemetery would serve a territory consisting of nearly 1,218,202 civilians by 2035, of which 52,575 would be veterans (Table 9). Furthermore, the service territory is expected to experience at least 8,950 veteran deaths over the next 20 years.

#### 3.6.2 Minimum Area Required for Tri-Cities Area State Veterans Cemetery

Using veteran’s projected death data, in conjunction with projected burial and cremation rates, a minimum acreage requirement for the Tri-Cities VA Cemetery was established by applying industry-standard burial space acreage requirements to the projected veteran’s deaths. As a result of this analysis, a minimum of 18.6 acres will be required to sustain the facility for the next 50 years. The methodology and process are shown below (Figure 8).



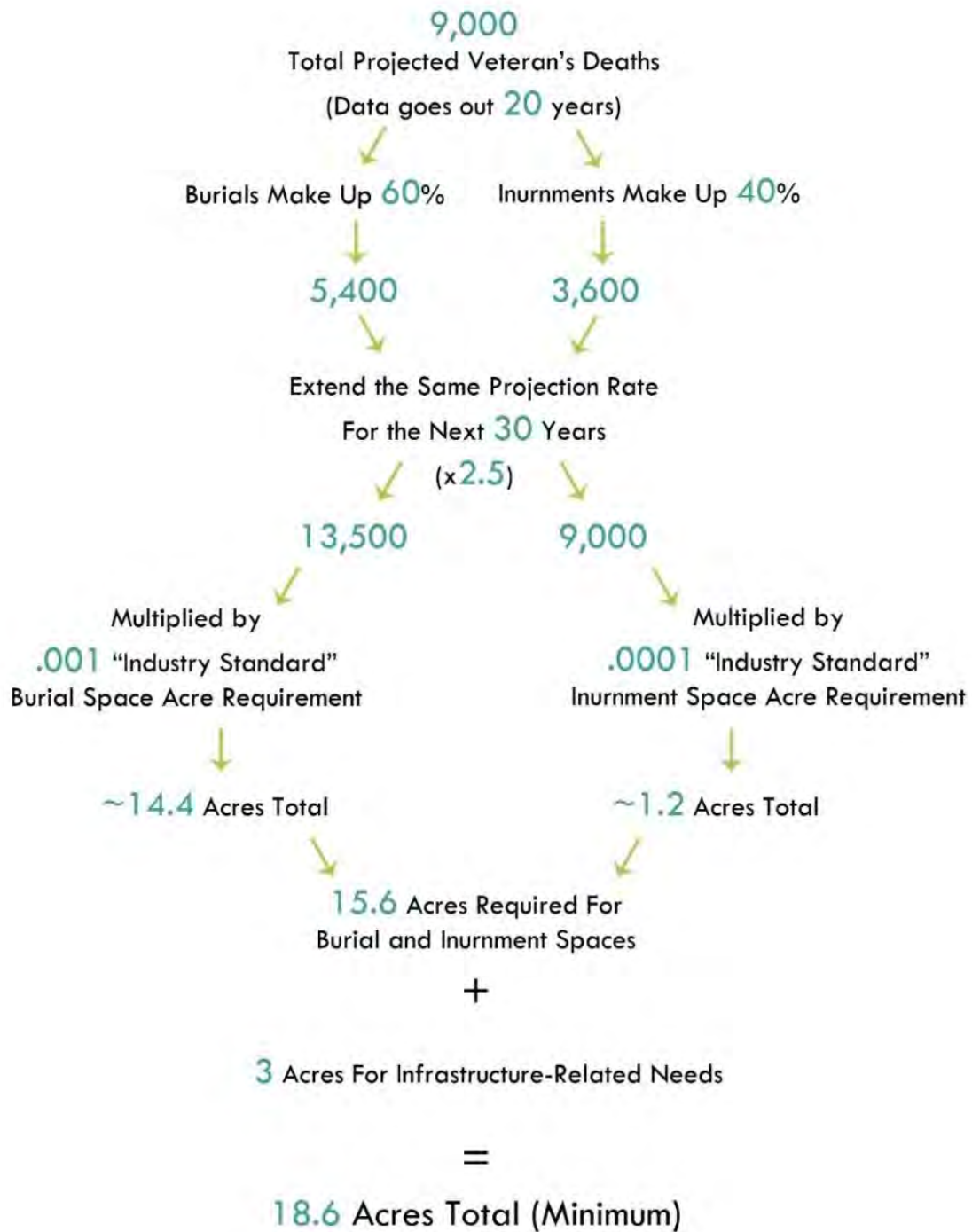


Figure 8. Tri-Cities Minimum Sizing Requirements Calculation <sup>19</sup>

### 3.7 Requirements for Veterans Cemeteries

The primary requirement for a state veterans Cemetery is that all cemeteries established under the grant program must conform to VA-prescribed standards and guidelines for site selection, planning and construction. Prior to site selection, some general parameters can be addressed concerning typical facilities found on State Veterans Cemeteries.

Other considerations are the items that may be added to the cemetery in subsequent phases. These must be intentional, and space allocated for them from the beginning of the design. This list includes a Carillon tower, additional committal service shelters and columbaria. An important item, that is not provided in Federal Funding, is the Avenue of Flags. The Avenue of Flags follows the curb line of the main entry road. Also known as the “Avenue of Remembrance” it consists of approximately 40 flagpoles, 10-12 feet high, which are usually donated to the cemetery.

#### 3.7.1 Components of the Cemetery<sup>20</sup>

##### Administration Building and Public Information Center

The required administration building facilities include a lobby reception area, separate office for the manager, conference room, several multi-work station areas, public restrooms, an employee lounge area, honor guard lockers, an office work area and a record storage area. Incorporated into the administration building is the Public Information Center, or PIC. The PIC also offers access to an automated visitors’ grave finder kiosk to locate interments. This kiosk forms part of the signage system that informs visitors of cemetery rules, directions, site locations and schedules.

The PIC may be a separate building from administration that would include the reception area, public restrooms and kiosk. The administration building is likely to be a minimum of 2,000 square feet.

##### Maintenance and Shop Area

The maintenance and shop area should be separated from the general cemetery grounds and surrounded by a tall fence, visual buffer plantings or earthen berms. Along with fencing, a security system should be integrated. There should be a separate maintenance entrance to the shop yard area to avoid truck and machinery delivery conflicts with interment ceremonies. The paved concrete yard area should allow for adequate employee parking, above ground fuel storage tanks, covered sheds for loose aggregate materials, memorial base and vault storage. Storage space for other items required for maintenance of the facility may also be located here. A waste and recycling area, or “spoils” area should be located at a remote area of the site, out of view.

This facility includes a three-bay garage plus one taller bay sized for a backhoe. A vehicle wash bay, and equipment wash room are included. A portion of the building should contain a locker and lunch area for the employees if not already provided within the administration building. An employee shower in this area is desirable; maintenance can involve working with various chemicals. The maintenance building is likely to be a minimum of 2,000 square feet, with the open yard area approximately 30,000 square feet.

## Committal Service Shelters

Committal service shelters are provided close to short term accessible parking for those attending the ceremony. The shelters offer protection from adverse weather and are generally 400 square feet in size with an additional separate casket storage area at the back. The shelters will likely have fixed seating benches and appropriate funeral equipment. Additional sheltered space for the honor guard members should also be considered. Alternative locations for future committal shelters should be considered during the initial cemetery design. Committal shelters should be oriented to views toward the main flag assembly area.

## Public Restrooms

Accessible public restrooms should be provided for those attending the ceremony and are most often associated with the Public Information Center or PIC. Access to the restrooms for the cortege assembly area is desirable.

## Entrances and Roadways

The internal roads should not be less than 24.0 feet in width for two-way traffic. One-way traffic lanes along the sections of main entry road can be separated by a planted island with curbs. The main entry road may be widened and needs to have some length to permit vehicle queuing prior to the procession or cortege to the committal shelter parking.

## Main Flag Assembly Area

Central to the design layout for the cemetery is the location for the main flag and the surrounding assembly area that is heavily used for ceremonial events such as Memorial Day and Veterans Day. The flag location is often at a high point and offers an axial vista of the cemetery. The flag must be visible from most parts of the cemetery. The internal roadway uses the flag circle area as a terminal or return point. The flag assembly area includes mounted bronze plaques for each branch of the armed services and accessible concrete paving for temporary event seating. The area must accommodate enough portable seating for 20 dignitaries.

The Assembly Area should accommodate approximately 200-250 persons.

## P.O.W./M.I.A. Flag Area

A smaller area with a shorter flag pole denotes the P.O.W./M.I.A. flag area. This area is also used during ceremonial events such as Memorial Day and Veterans Day. The flag location is often in line with an axial vista of the cemetery.

## Columbaria

Precast columbaria units with stone niche covers, designed to accept individual VA standard niche cover should be included in the cemetery design, along with locations for expansion of the columbarium structures during future phases of work. The numbers of veterans preferring cremation over burials has been increasing in the state and additional columbarium installations have occurred at both the state and national cemeteries. Columbarium structures require a mostly flat or gently sloping location and have a formalized stepped layout pattern for the units.

### Memorial Walk, Memorial Section, Memorial Walls

The Memorial Walk is a path to a dedicated section of the cemetery reserved for monuments to organizations, groups, campaigns, or other military events. The monuments are either on a wall, or consisting of granite or stone bases with bronze plaques.

The Memorial Section can also consist of headstones for those whose remains are unavailable for burial. This is also a possible location for the secondary flagpole for display of the P.O.W./M.I.A. flag.

### Scattering Garden Area

Scattering gardens should be in a separate area of the cemetery from other burials and be accessible along a memorial walk leading from roadside parking access. The more remote location allows for the scattering of cremains without conflicting with in-ground burials or graveside visitors.

### Cortege Assembly Area

The main entrance road may be widened to allow roadside queuing for vehicles prior to the procession up to the committal shelter area parking. A separate cortege assembly area adjacent to the entrance road may be added for sites without adequate entrance road length for vehicle queuing. The cortege assembly may have several lanes available for stacking of vehicles.

### Entry Signage, Gates, and Perimeter Fencing

Ornamental entry gates and an entry feature are the gateway to the facility, and should set the tone and provide a sense of arrival at the facility. They can be traditional, contemporary, or another design depending on the architecture of the rest of the facility. The gates are intended also to control access to the cemetery. Perimeter fencing is not mandatory, and is provided depending on the location and setting of the cemetery. The landscape design at the entry should also reinforce the sense of arrival.

Signage is an essential element of the entry, and should be compatible with the overall design of the facility. The seal of the WDVA will also be an identifying element at the entry.

## 3.8 Construction

The design should use construction practices that minimize adverse effects on the natural habitat.

Construction of the cemetery is anticipated to be completed in several phases. All major site work will occur during the initial phase including clearing, grading, utilities, entrance road, administration /PIC building, maintenance /shop building, committal service shelter, restrooms, flag assembly areas, limited areas of concrete burial crypt placement, columbarium and short term parking.

Additional expansion phases of work would be funded and scheduled as interment rates dictate. Expansion of burial crypt areas, columbaria, memorial walls, committal service shelters and the internal roadway system to allow access to these areas is anticipated in later phases of work. The irrigation system and planting areas will require adjustments to allow for construction of these future improvements. A careful initial site design for the cemetery anticipating the future expansion plans will help to avoid costly changes and major disruption of cemetery operations during future phases.

A probable cost of construction in 2017 dollars, is included on the following pages.

June 2017									
<b>Tri-cities State Veterans Cemetery</b>									
<b>Preliminary Opinion of Probable Construction Cost</b>									
<b>Summary - Feasibility Study for 30 Acre Site</b>									
<b>ITEM</b>				<b>UNIT</b>	<b>PRICE</b>	<b>QUANTITY</b>	<b>AMOUNT</b>		
<b>Basic Sitework Grading</b>									
Demolition/Haul/Disposal			L.S.				60,000.00		
Temporary Erosion Control			L.S.				80,000.00		
Stripping Organic Layer - Top 3"/Place Site			C.Y.	6.00	12000.0		72,000.00		
Topsoil Stripping/Screen/Stockpiling			C.Y.	15.00	24000.0		360,000.00		
Earthwork/Haul - Rough Grading			C.Y.	10.00	50000.0		500,000.00		
Rough Grading			AC	3,500.00	30.0		105,000.00		
							<b>SUBTOTAL</b>	<b>1,177,000.00</b>	
<b>Roads and Paving Sitework</b>									
Access Road Improvements			L.S.				48,000.00		
<b>Paving and Surfacing</b>									
Road Network			L.S.				574,440.00		
Small Traffic Circle			L.S.				42,600.00		
Flag Assembly Area - Paving			L.S.				111,300.00		
Asphalt Concrete Paving (3"/6")			L.S.				243,600.00		
Concrete Paving (6"/6")			L.S.				453,000.00		
Pavement Marking			L.S.				8,000.00		
							<b>SUBTOTAL</b>	<b>1,480,940.00</b>	
<b>Utilities</b>									
Domestic Water System			L.S.				210,000.00		
<b>Irrigation - Water Source</b>									
Pump Station			L.S.				175,000.00		
Pump Electrical/Comm			L.S.				12,000.00		
Water Transmission Line			L.F.	35.00	1950.0		68,250.00		
Irrigation System			L.S.				1,506,000.00		
Gas - 2" Service			L.S.				20,000.00		
Storm Drainage System			L.S.				566,000.00		
Septic Systems - Admin/PIC			L.S.				119,000.00		
Primary Electrical			L.S.				70,000.00		
Site Electrical Distribution			L.S.				65,000.00		
Site Telephone/Comm Costs			L.S.				45,000.00		
							<b>SUBTOTAL</b>	<b>2,856,250.00</b>	
<b>Site Improvements</b>									
<b>Fences</b>									
6' Steel Picket Fence			L.S.				300,000.00		
6' Ch Link Perimeter Fence			L.S.				120,000.00		
8' Ch Link Maint Yard Fence			L.S.				25,000.00		
<b>Gates</b>									
Steel Picket Entry Gates			S.F.F.	75.00	240.0		18,000.00		
Steel Picket Service Gates			Ea.	7,500.00	3.0		22,500.00		
Chain Link Cantiliver Gate			Ea.	8,000.00	2.0		16,000.00		



	Entry Wall Feature	L.S.			68,600.00		
	Bollards	L.S.			48,000.00		
	Flagpoles	L.S.			48,500.00		
	Site Furnishings	L.S.			151,650.00		
	Signage System	L.S.			48,000.00		
	Entry Sign	L.S.			13,000.00		
					<b>SUBTOTAL</b>	<b>879,250.00</b>	
<b>Landscaping</b>							
	Soil Prep., Topsoil, Finish Grading	L.S.			390,000.00		
	Seeding	L.S.			236,000.00		
	Plantings	L.S.			209,000.00		
					<b>SUBTOTAL</b>	<b>835,000.00</b>	
<b>Concrete Structures</b>							
	Columbarium	L.S.			3,300,000.00		
	Double Depth Precast Crypts	Ea.	725.00	6120.0	4,437,000.00		
	Memorial Walls	Ea.	95,000.00	4.0	380,000.00		
	Scattering Garden	L.S.			31,000.00		
					<b>SUBTOTAL</b>	<b>8,148,000.00</b>	
<b>Buildings</b>							
	Committal Shelter	Ea.	120,000.00	2.0	240,000.00		
	PIC/Admin. Building	L.S.			650,000.00		
	Vehicle Storage Building	L.S.			250,000.00		
	Maintenance Building	L.S.			400,000.00		
	Maint. Yard - Site Improvements	L.S.			90,000.00		
					<b>SUBTOTAL</b>	<b>1,630,000.00</b>	
					<b>TOTAL DIRECT COSTS</b>	<b>17,006,440.00</b>	
					10% Contingency	1,700,640.00	
					<b>SUBTOTAL</b>	<b>1,700,640.00</b>	
					10% Mobilization/General Conditions	170,060.00	
					<b>SUBTOTAL</b>	<b>1,870,700.00</b>	
					8.7% State Sales Tax*	162,750.00	
					Construction Contingency (5%)	850,320.00	
					Operating Equipment	515,000.00	
					Basic Design Fee	1,265,300.00	
					Additional Services / Reimbursables	110,000.00	
					Master Plan	250,000.00	
					<b>TOTAL ANTICIPATED 2017 CONSTRUCTION COST</b>	<b>22,030,510.00</b>	
NOTES: COST ESTIMATE DOES NOT INCLUDE UTILITY CHARGES, FEES,							
IMPROVEMENTS TO COUNTY ROADS.							
UNIT COSTS INCLUDE CONTRACTOR'S OVERHEAD AND PROFIT							
* SALES TAX FOR UNINCORPORATED COUNTY							

### 3.9 Operations

The main purpose of a state cemetery is to provide a dignified and peaceful final resting place for veterans from all branches of the military and their eligible family members. Provisions are made for actual in-ground burials in concrete crypts, burial of cremains in garden niches and the interment of cremated remains within the columbarium niches.

A state cemetery is responsible for gravesite preparation and the installation, and continued maintenance of a headstone or grave marker. The cemetery also maintains all buildings, roadways, pathways, systems and grounds.

At initial operation, in addition to the director, the cemetery will employ approximately six permanent employees, or FTE's. This will include an administrative assistant, an office assistant, a plant manager, and three groundskeepers. There will also be a need for two seasonal workers during certain times. Additional staff will be added as future burial areas are added or as the maintenance responsibilities of the cemetery change over time

Typical cemetery office hours are from 8:00 AM to 4:30 PM, Monday to Friday. Typical cemetery hours are from 8:00 AM to sunset, 7 days a week. Different hours may be in effect on holidays and during special events. Burials generally take place on non-holiday weekdays between the hours of 8:00 a.m. and 4:30 p.m. The cemetery is open to visitors year-round.

Local police assistance may be utilized to control traffic at the cemetery during certain peak-use periods such as Memorial Day and Veterans Day, or other times when special ceremonies are held. WDVA staff can control traffic at the cemetery, even for large funeral corteges. The average funeral cortege consists of about 10 vehicles, although the number may be substantially higher at times.

Probable costs of required initial operating equipment are indicated on figure 9.

Office Furniture	Allow \$70,000
Office Equipment (computers, printers, copiers, phones)	Allow \$50,000
Backhoe	Allow \$60,000
Dump Truck	Allow \$60,000
Large Mowers (2)	Allow \$40,000
Van or Car	Allow \$35,000
Weed Eaters, Small Tools	Allow \$30,000
Lowering Devices, Other Funeral Equipment, Planks, Plywood	Allow \$60,000
Herbicide, Pesticide Application Equipment and Supplies	Allow \$25,000
Employee Lockers	Allow \$25,000
Other Items to be determined (snow blower, sweeper)	Allow \$60,000
Total Operating Equipment	\$515,000

Figure 9. – Preliminary Operating Equipment Estimate



## 4.0 SITING ANALYSIS

### 4.1 Siting Analysis Purpose and Approach

Understanding both the need (based on veterans' populations and deaths) and the geographic service territory for which a veterans' cemetery will serve, provides the context for identifying specific locations for establishing a veterans' cemetery. Using the trade area developed in the demographic assessment (Figure 2), select Washington counties were identified for a siting analysis (see Figure 10 below). With over 250,000 properties within Benton, Franklin, Klickitat, Walla Walla, and Yakima Counties, a Geographic Information System (GIS) based siting analysis efficiently isolates properties that meet a set of specific criteria.

The Northern portion of Benton County and areas of Yakima County pertaining to the Hanford Nuclear Area and Yakima Reservation respectively were not included in the analysis, as not all siting analysis data was available within the areas.

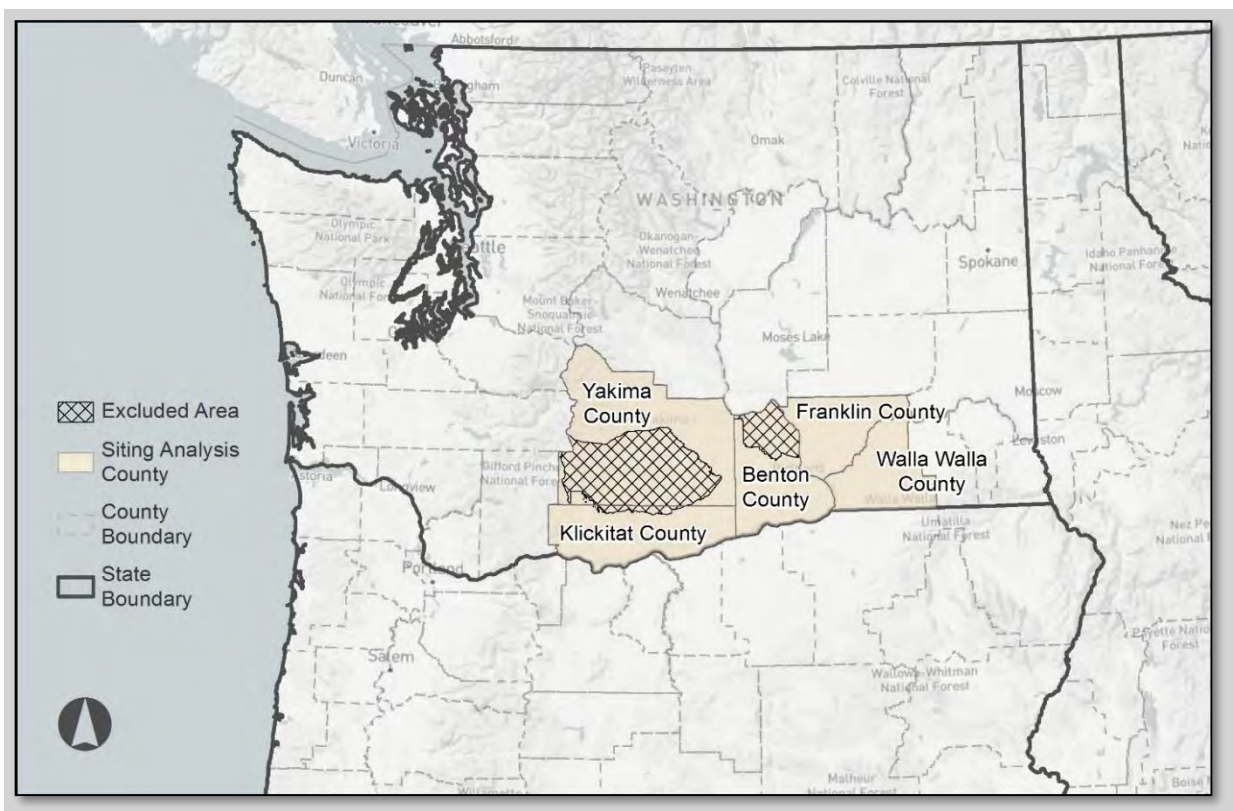


Figure 10. Siting Analysis Extent

The NCA has a policy goal to provide the service of a Veterans cemetery within 75 miles of 90 percent of the Veterans across the country. A 75-mile radius can generally define “service area” of a Veterans cemetery.<sup>21</sup>

## 4.2 Landscape Scale Criteria

As a first step, an analysis was performed to identify land areas meeting landscape based criteria focusing on soils, geology and topography. A large portion of Benton, Franklin and Walla Walla Counties have substantial areas meeting these criteria (Figure 11). Specific aspects of the landscape criteria are discussed below.

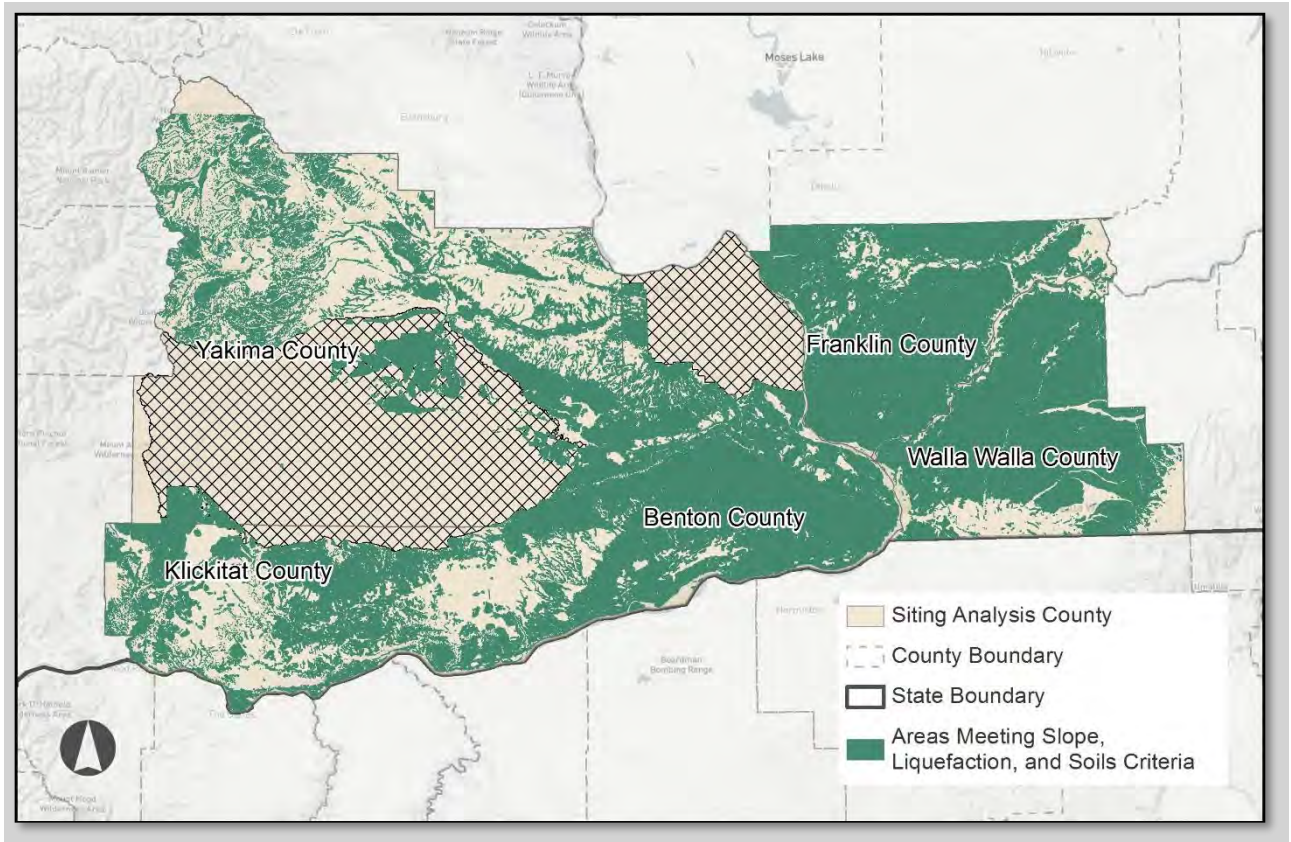


Figure 11. Areas Meeting Landscape Scale Criteria

### 4.2.1 Soils

Suitable soils include those with high or moderate infiltration rates that are excessively or well drained. These areas are defined in the Natural Resource Conservation Service <sup>22</sup> soils data as:

- Hydrologic Group Class A – High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.
- Hydrologic Group Class B – Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils that have moderately coarse textures.
- Drainage Class –Excessively drained and somewhat excessively drained soils. These are very porous and rapidly permeable. They have a low available water capacity.
- Drainage Class - Well Drained: Well drained and moderately well drained soils.

#### 4.2.2 Geology

The liquefaction susceptibility must be very low, very low to low, low, or low to moderate.<sup>23</sup> Areas of high, moderate to high, and moderate liquefaction susceptibility were excluded from consideration.

#### 4.2.3 Topography

Preferred slope profiles include areas with 1-10% slope<sup>24</sup>. As with other criteria, slopes were evaluated on a case by case basis to determine suitability.

### 4.3 Site Specific Criteria

Parcels within the areas identified during the landscape analysis were then analyzed for site specific criteria.

#### 4.3.1 Size

Properties must meet a minimum acreage of 18.6 useable acres, as determined by the results of the demographic analysis (Section 3.6.2). These useable acres must also meet all the site-specific criteria described below.

#### 4.3.2 Site Access

Site access includes several considerations. Properties should be close to populated areas<sup>25</sup> and be accessible within a 20-mile drive time from a major road (e.g., interstates, US highways, state routes<sup>26</sup>). The site should also be accessible from an airport<sup>27</sup>. Figure 12 illustrates accessibility factors. The Goldendale region in Klickitat County was eliminated from consideration due the lack of an airport within reasonable proximity.

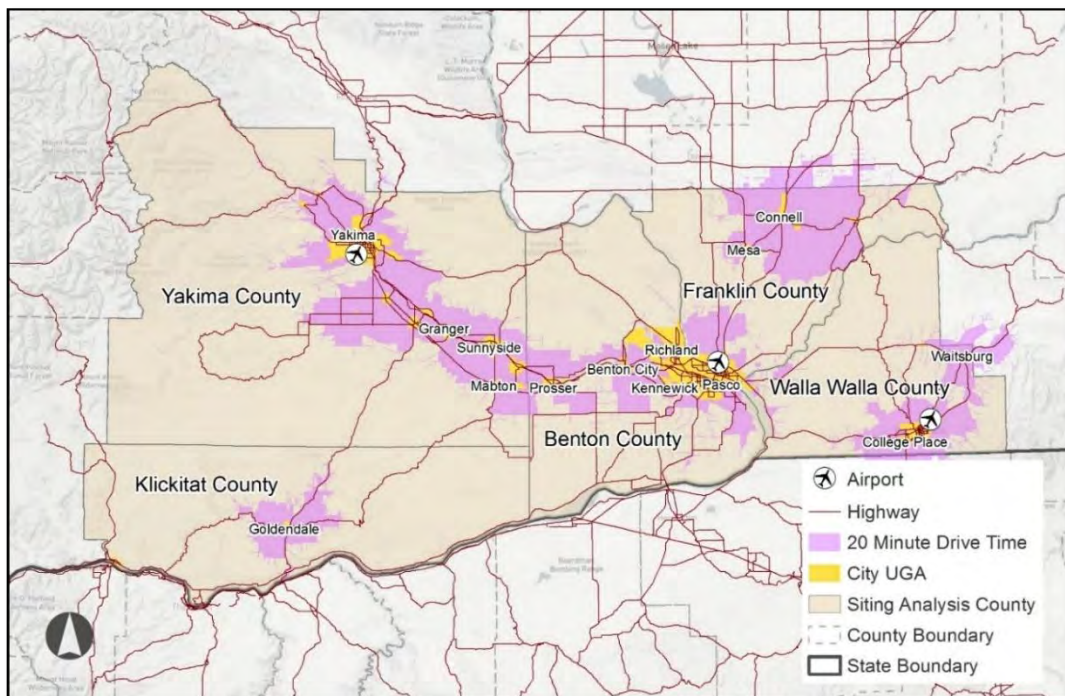


Figure 12. Site Accessibility Factors



#### 4.3.3 Land Use and Zoning

Zoning and land use regulation are essential elements required to be examined in any type of development. Properties with industrial or manufacturing land uses or zoning were excluded from consideration. Sites near freeways, rail lines, or other objectionable uses were removed from consideration.

#### 4.3.4 Ownership

Properties with ownership other than a government entity (Federal, state, county, city) were excluded from consideration<sup>28</sup>. This does not preclude the possibility that a private landowner could be considered in any future actions regarding property acquisition.

#### 4.3.5 Environmental Considerations

Areas within 100-feet of a perennial or intermittent waterway (streams, rivers, ditches/canals, lakes<sup>29</sup> or wetland areas<sup>30</sup> were excluded from consideration as useable land.

#### 4.3.6 Historic Considerations

Eligible historic properties listed on the Washington Heritage Register or National Register and heritage barns<sup>31</sup> were excluded from consideration.

#### 4.3.8 Critical Species

Properties with evidence of Critical Species habitats were excluded from consideration.

#### 4.3.9 Siting Analysis Outcomes

Based upon the siting criteria used above, 291 properties were initially identified as potential candidates for the Tri-Cities area cemetery. Further review of the proportion of useable land (minimum of 18 acres) to the overall property size, evaluation of the configuration of the useable acres across the property, and examination of the properties shape (i.e., undivided or irregular shaped sites are not ideal) further eliminated 125 properties. The remaining 174 properties (Figure 13) were then reviewed on a case by case basis to determine the on-site fitness using the criteria below.

- Soils suitability
- Access to utilities
  - Public utilities
    - Gas
    - Sewer or septic
    - Water
    - Powerlines
    - Communication Infrastructure
    - Irrigation for landscaping
- Surrounding Land Use
  - Noise, potential nuisances such as a major rail line
- Aesthetics
  - Favorable views and amenities

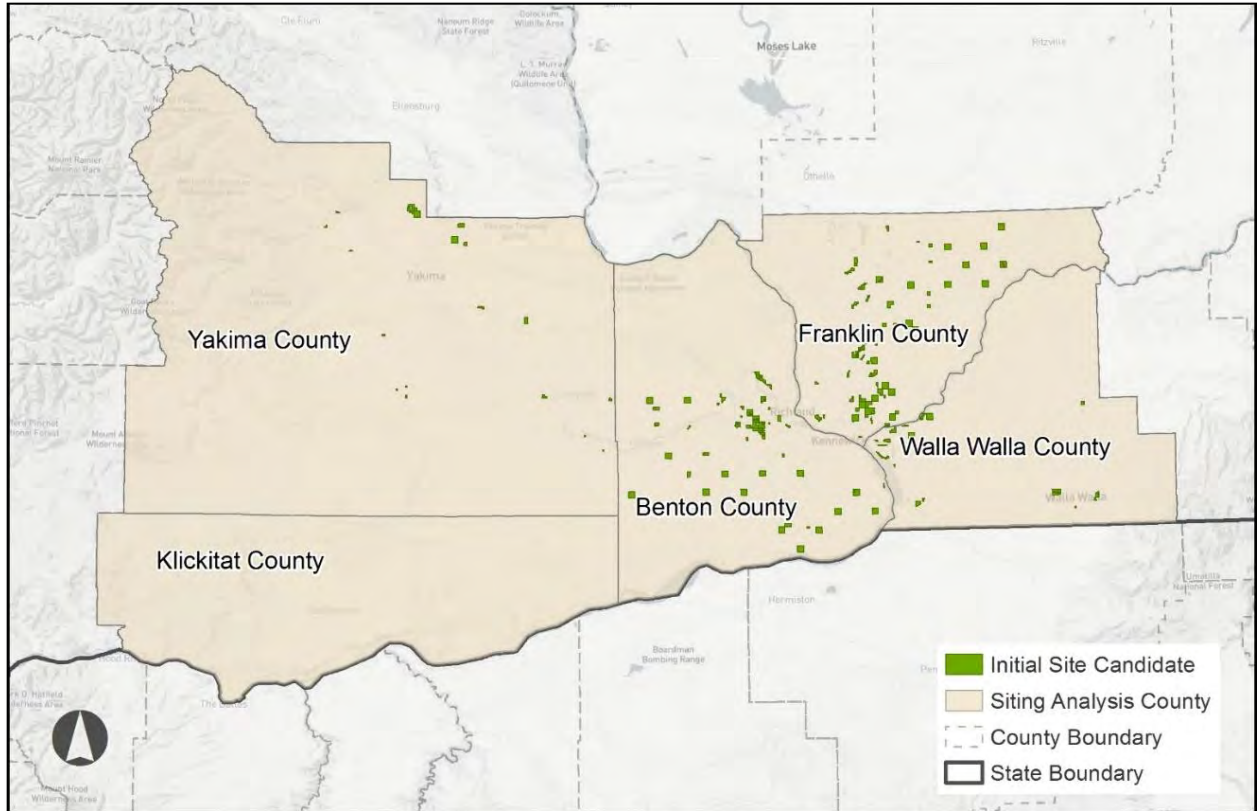


Figure 13. Initial Candidate Sites

## 5.0 SITES OF INTEREST

### 5.1 Approach to Site Selection

Using the criteria from 4.3.9, a portion of the initial 174 sites were removed from consideration in a first pass examination. Although GIS analysis suggested road access and transportation for the initial sites, many were hindered by unpaved roads, or access only through private rural roads.

Various sites were comprised of full land survey “sections”, or one square mile. These large tracts seen in south Benton County and Franklin County are leased long term for agriculture. Another considerable number of parcels were removed in Benton and Franklin County after research revealed they were also leased by government entities for viticulture. Over 50% of the 174 sites had leases for growing grapes for the booming local wine industry. Further sites were eliminated due to objectionable surrounding uses, proximity to rail, lack of available utilities, and lack of general appeal for the use of a veterans’ cemetery.

Following the process of elimination, a list of approximately 25 “Properties of Interest” was developed. It was determined that these areas were desirable, and warranted further investigation. The areas of concentration were in the regions of Benton City the Badger Canyon area west of Kennewick, Horn Rapids in Richland, and the lands neighboring the Snake River in both Walla Walla and Franklin counties.

Figures 14, 15, and 16 indicate the properties of interest with green boundaries. Properties eliminated have a purple hatch through them.

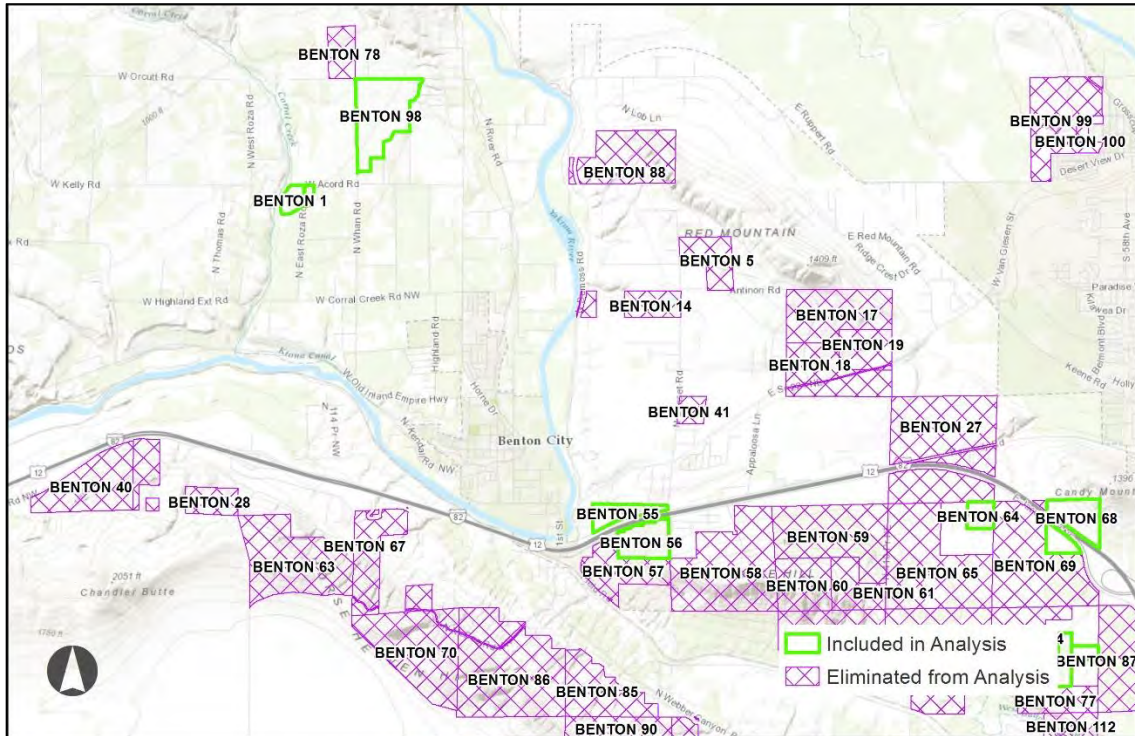


Figure 14. Benton City and Badger Canyon Sites

### 5.1.1 Benton City and Badger Canyon

The sites in the Benton City area provide some topography and views that are attractive. The large agricultural sites were eliminated, as most have long-term leasing rights. Some of the sites were eliminated for noise and proximity reasons, as they are very near Highway I-82.

The locations Benton 1, Benton 98 and Benton 78, are located on a hill overlooking the Yakima River. All three of these sites provide views and vistas that are desirable. Two of the three have irrigation in place already. Access is via paved roads, and water and electricity are all convenient to these sites.

Benton 112, 72, and 78 are in the Badger Canyon area. Several of these locations do not have access, and some are located near a BNSF main rail line. Neighboring homes are also a concern because of the adjacency to these properties. Most have irrigation rights, although a handful did not.



### 5.1.2 Snake River Confluence with Columbia

The region in proximity to the Snake River is another scenic location with views overlooking the river, across to the Blue Mountains, and back to the Tri Cities. This produced an attractive area to pursue a possible location. While much of Franklin County is flat agricultural land, the region near this river has positive views.

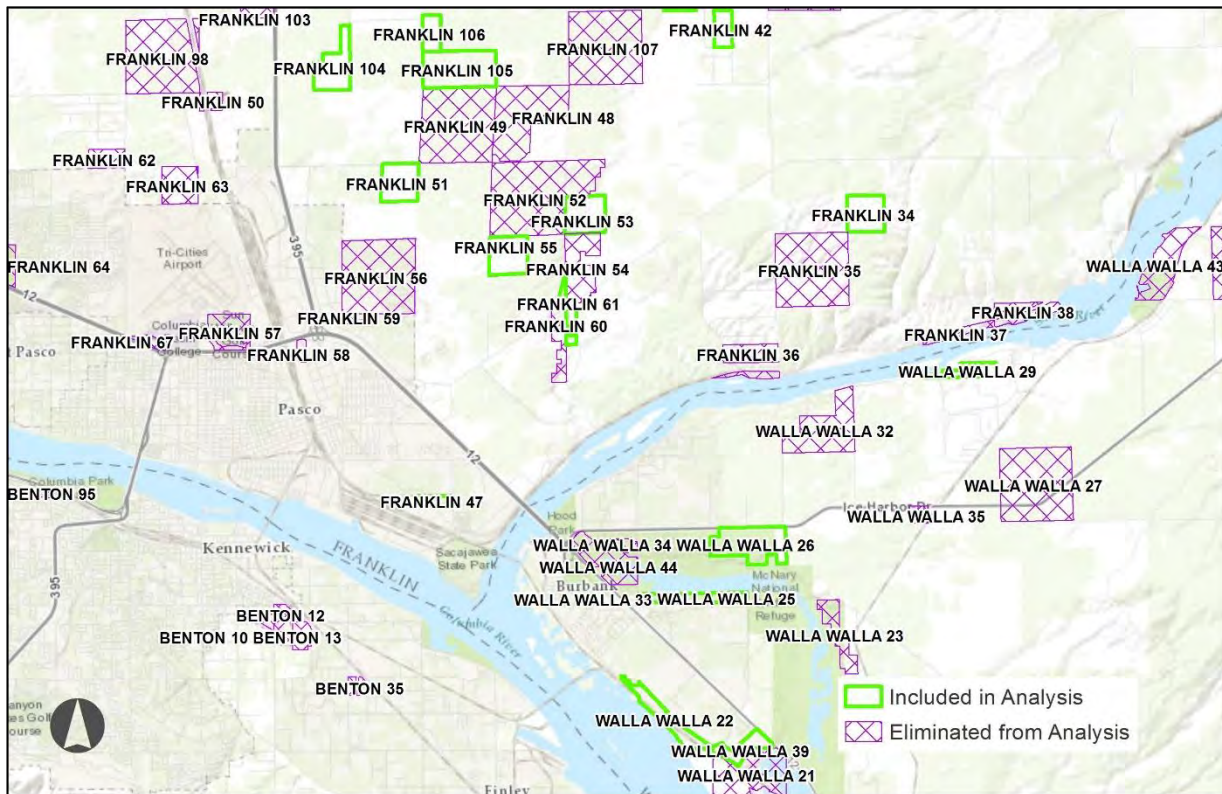


Figure 15. Franklin County and Walla Walla County Sites

The Snake River is the boundary line between Franklin County and Walla Walla County. The land surrounding the river has steep banks that drop to the flowing water below. Besides the view, these sites all have proximity to Pasco and the Tri Cities airport. Irrigation and utilities are convenient, which made these sites possibilities to consider.

Due to the proximity to the McNary Wildlife Preserve, and to McNary Dam, the government entities owning property near the Snake river were generally not in a position to discuss any form of an exchange or possible sale of the lands, at least for several years. The sites in Franklin County were either being leased for agriculture, or surrounded by agricultural uses and had no paved road access.



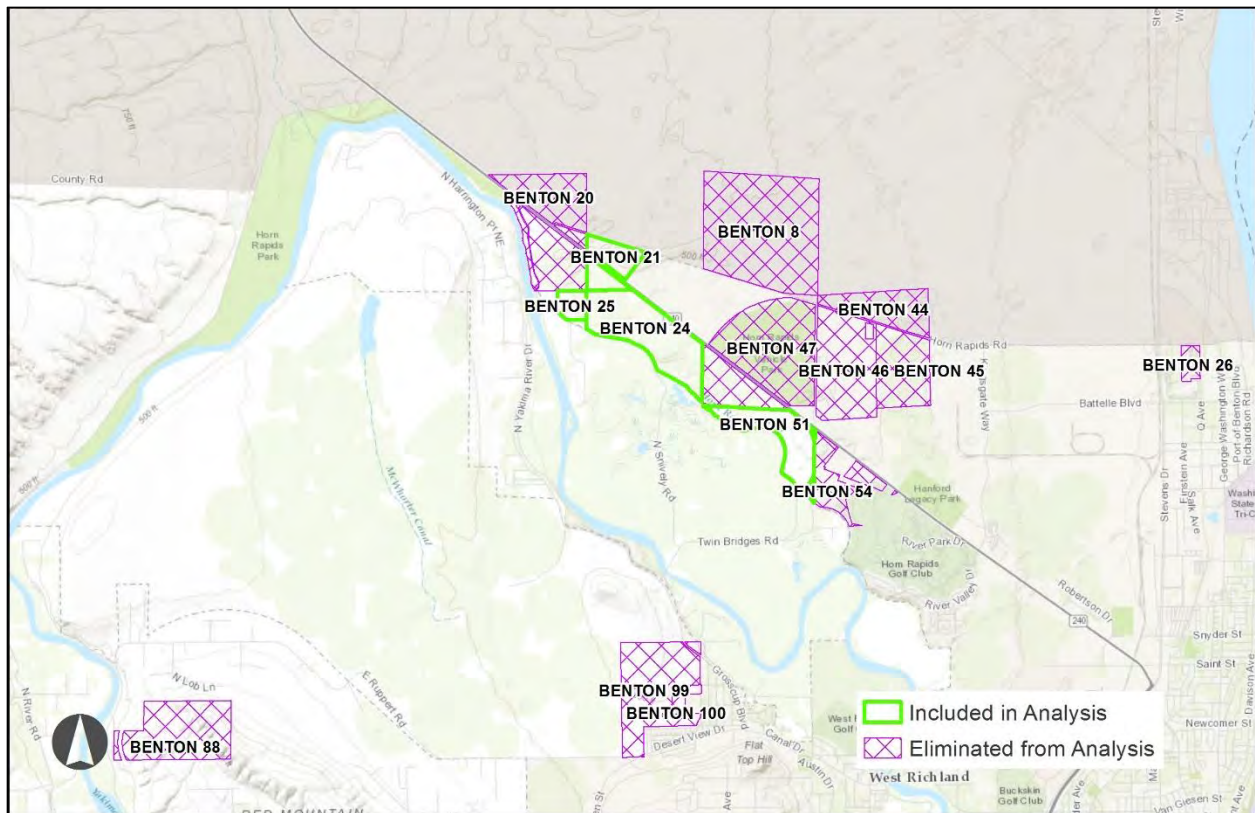


Figure 16. Horn Rapids Area Sites

### 5.1.3 Horn Rapids Area

Horn Rapids is along the Yakima River, in the north part of the City of Richland. The sites of consideration are all near the Yakima River. This location has potential views of the river, and nearby Rattlesnake Mountain. The sites are near the Tri-Cities, but also have easy access from the north via SR 240. The available properties in this area are all in the urban growth area, and are owned by the City of Richland, yet are rural in character.

### 5.1.4 Three Sites of Interest

Landowners were contacted to continue discussions of availability, and to discern further details not available from assessor’s maps, GIS, or other means.

Landowners contacted regarding the shortened list of properties of interest included:

- Bonneville Power Administration (BPA)
- Bureau of Land Management (BLM)
- Washington State Department of Natural Resources (DNR)
- The City of Richland
- United States Army Corps of Engineers (USACE)
- US Bureau of Reclamation (BOR)

Following several rounds of communication with the agencies, another series of eliminations ensued. In some cases, the properties were desired to be retained because of high potential value, and others were not designated by the agency to be in a category of “ability to transfer”. Others were held in long term leases.

Several properties were visited in person to perform a visual analysis of suitability.

Although there are still a handful of prospective properties that could be worthy of further research, the following three Sites of Interest were determined to be highest on the list, and had the greatest level of suitability for locating the State Veterans’ Cemetery. The three sites of interest are all located in Benton County and accessible from the Tri-Cities airport (Figure 17). Sites A and C are situated northwest of Benton City while Site B is within the north-west corner of the incorporated urban growth area of Richland.

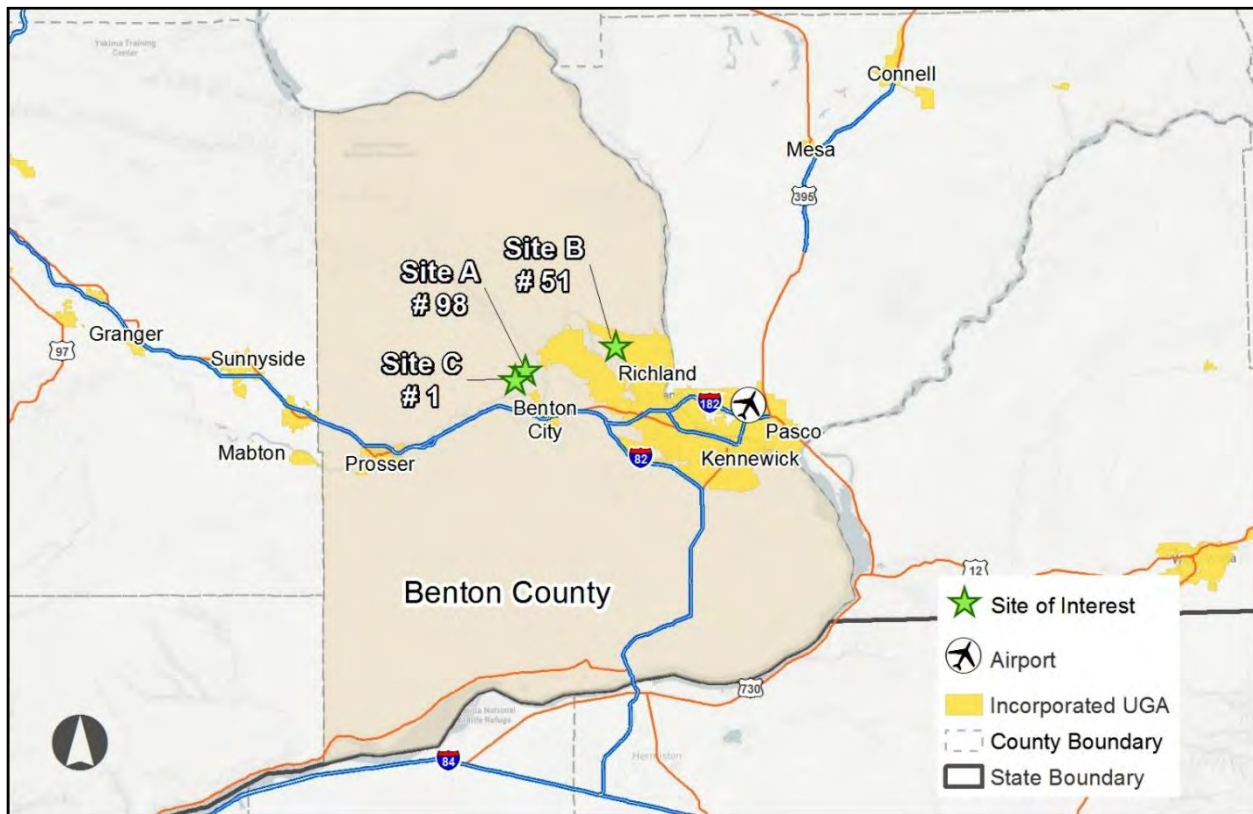
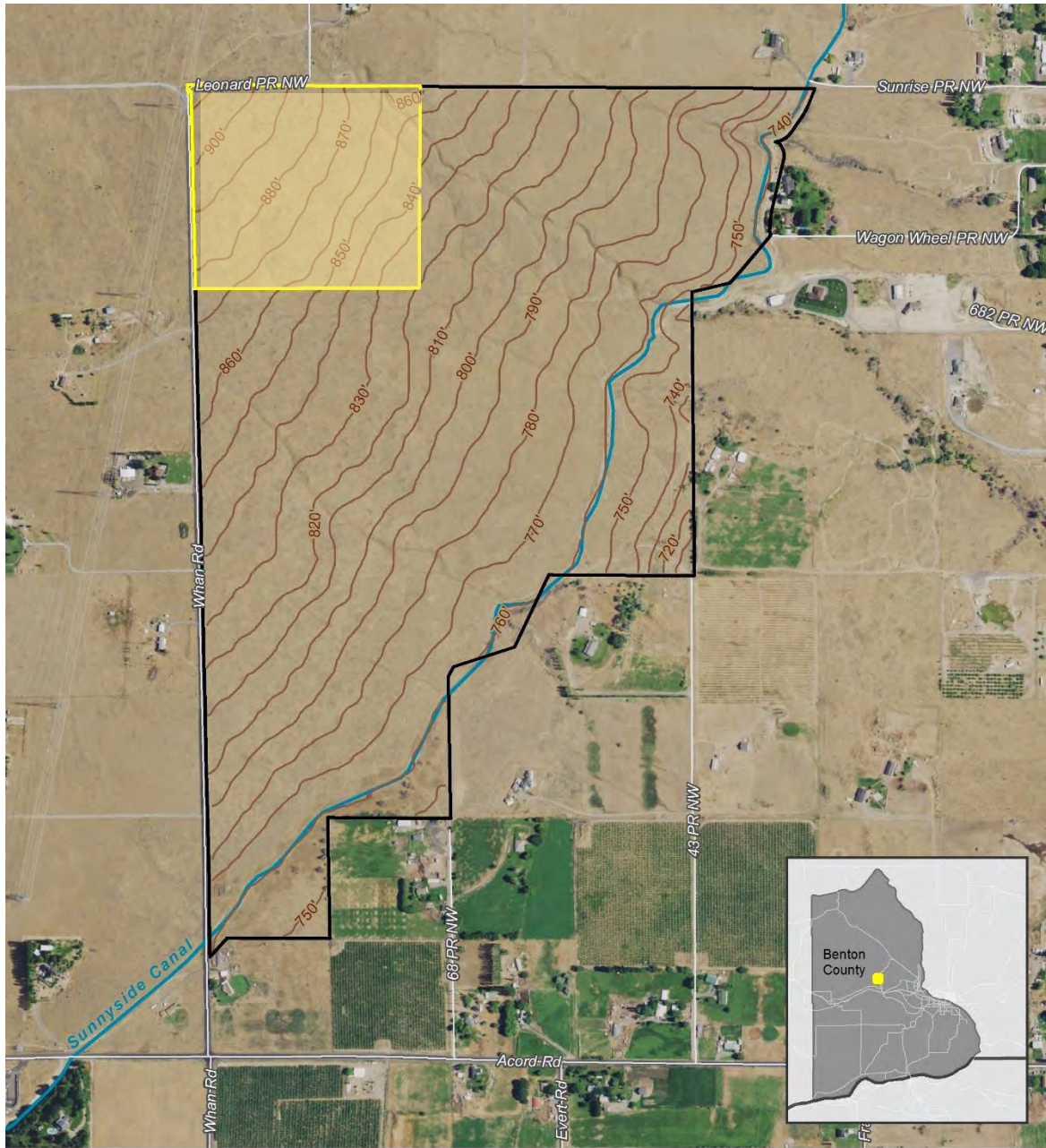


Figure 17. Sites of Interest



5.2 Site of Interest A – Benton County #98



**Site of Interest A - Benton County #98**

Size (acres): Parcel 229, Site 30  
 Location: S 36, T 10, R 26  
 Owner: Department of Natural Resources  
 Parcel ID: 136062000000000

-  Parcel
-  Site of Interest A
-  10-Foot Contours

Aerial Imagery (2015) provided by ESRI ArcGIS Online.



Figure 18. Site of Interest A, Benton County #98

### 5.2.1 Site Access

Site A is approximately 4 miles north of Benton City and 0.4 miles west of State Route 225. It is accessible via several roads including; W. Accord Road, N. Whan Road and W. Sunrise Private Road Northwest.

### 5.2.2 Geology, Liquefaction and Soils

The liquefaction susceptibility for Site A is low to moderate with a small portion of the north-west corner of the property classified as bedrock (bedrock is not liquefiable). The geology is Pleistocene outburst flood deposits, sand and silt, more specifically deposits of Glacial Lake Missoula. Pleistocene outburst flood deposits are a result of suspended materials from deltas, streams, and varved sediments. The Sunnyside Canal flows through the east side of Site A. The soils on the site are well drained. In the north-east corner, the soils are in the Kiona soil series and part of Hydrologic Group B. Soils in the Kiona series are very deep and well drained. They are formed in mixed colluvium from basalt and loess and are typically found on hillslopes and canyon side slopes. Soils in Hydrologic Group B have moderate infiltration rates, are deep to moderately deep, moderately well drained to well drained, and have moderately coarse textures. The remainder of the site is part of the Starbuck soil series. Soils in the Starbuck soil series are shallow, well drained and formed over basalt in loess, colluvium, residuum and alluvium. They are typically found on benches, hillsides, and ridgetops.

### 5.2.3 Topography

The elevation of Site A ranges from approximately 698 feet to 915 feet with a majority of the site containing slopes ranging from 0 to 10 percent. This site has an average elevation of 802 feet and an average slope of 6 percent. It slopes in the south-east direction toward the Sunnyside canal.

### 5.2.4 Zoning, Land Use, and Ownership

The zoning for Site A is Rural Lands 5 and the site is currently owned by the State of Washington Department of Natural Resources (DNR). Cemeteries are permitted in this zone; however, a Conditional Use Permit is required. The surrounding properties are primarily single-family residences zoned as Rural Lands 5.

### 5.2.5 Utilities, Surroundings, Aesthetics

The parent parcel is 229 acres in size, and DNR would consider apportioning and segregating approximately 30 acres in the northwest corner. The property is served by power from Benton PUD. There is currently no domestic water available, irrigation could be supplied from the Sunnyside Valley Irrigation Canal, located at the southwestern boundary of the property. The site is surrounded by single family homes on large lots and other vacant properties. It has been historically used for grazing. On the lower west slope of Rattlesnake Mountain, there are territorial views east to West Richland, west to Red Mountain (seen below), and southwest to Horse Heaven Hills.

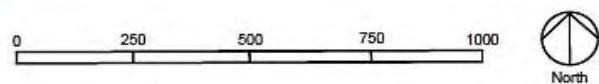






**Site of Interest A - Benton County #98**

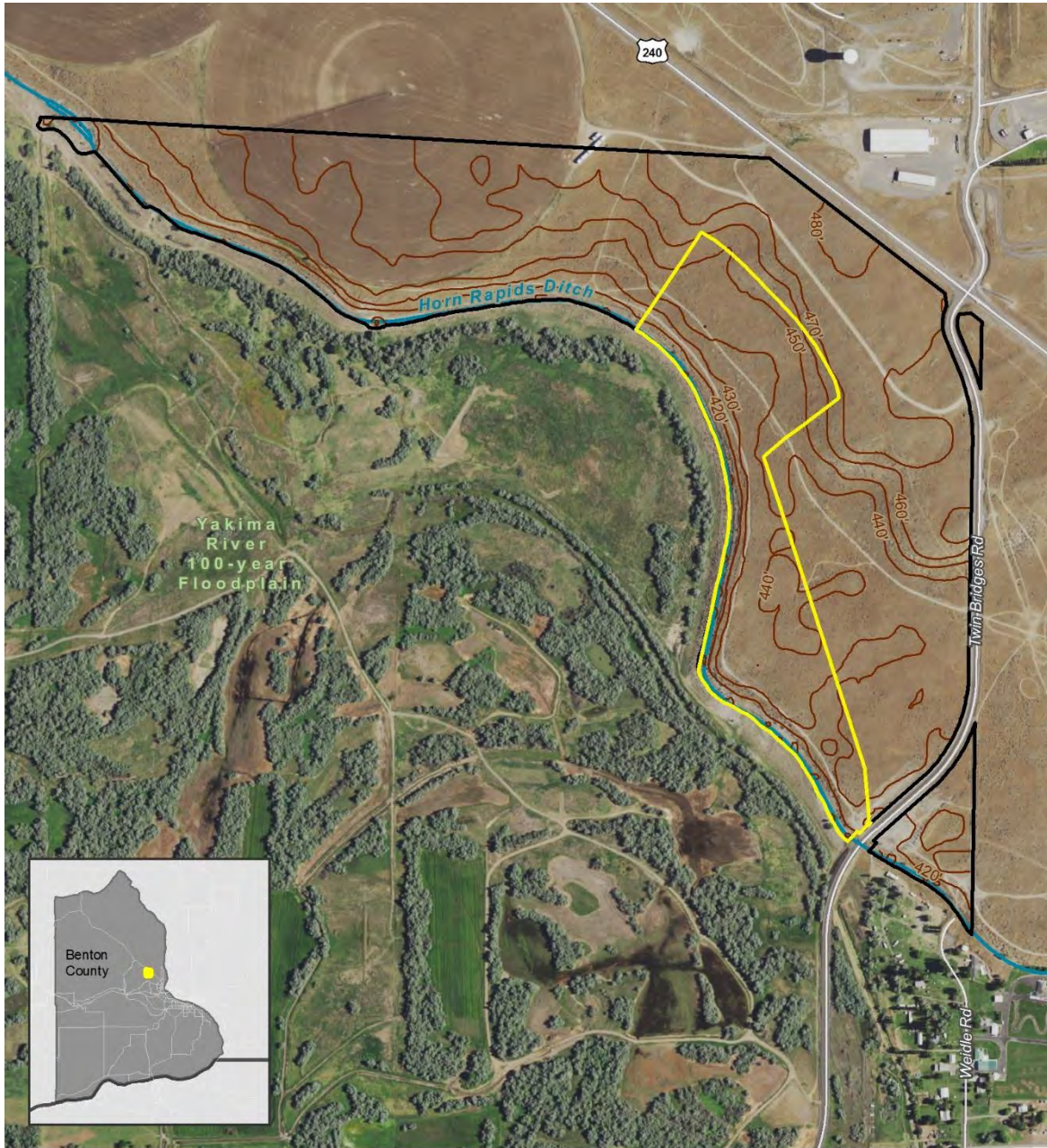
**Schematic Layout**



*Figure 19. Schematic Layout of Site of Interest A, Benton County #98*

Figure 19 illustrates one possible schematic concept of how a State Veterans cemetery could be laid out on this site, showing 33 acres of developed area.

### 5.3 Site of Interest B – Benton County #51



#### Site of Interest B - Benton County #51

Aerial Imagery (2015) provided by ESRI ArcGIS Online.

Size (acres): Parcel 189, Site 32  
 Location: S 19, T 10, R 28  
 Address: 3395 SR 240 Richland, WA 99352  
 Owner: City of Richland  
 Parcel ID: 119081000001004

- Site of Interest B
- Parcel
- 10-Foot Contours



Figure 20. Site of Interest B, Benton County #51



### 5.3.1 Site Access

Site B is approximately 4 miles north of West Richland and adjacent to State Route 240. It is accessible via Twin Bridges Road or SR 240.

### 5.3.2 Geology, Liquefaction and Soils

The liquefaction susceptibility for Site B is low to moderate. The geology is Holocene dune sand, stabilized dunes and Pleistocene outburst flood deposits, sand and silt, more specifically deposits of Glacial Lake Missoula (14). Dune sand is composed of feldspar, quartz, and pumice. Pleistocene outburst flood deposits are a result of suspended materials from deltas, streams, and varved sediments. Horn Rapids ditch and the 100-year floodplain of the Yakima River are adjacent to the site. The soils on the site are in the Quincy soil series, excessively drained, and part of Hydrologic Group A. Soils in the Quincy series are very deep and excessively drained. They are typically formed in sands on dunes and terraces. Soils in Hydrologic Group A have high infiltration rates, deep soils, and are well drained to excessively drained sands and gravels.

### 5.3.3 Topography

The elevation of Site B ranges from approximately 403 feet to 469 feet, with a majority of the site containing slopes ranging from 0 to 10 percent. The site has an average elevation of 435 feet and an average slope of 9%. The site slopes to the west towards the Horn Rapids Ditch, with the Yakima River beyond.

### 5.3.4 Zoning, Land Use, and Ownership

Site B is currently zoned by the City of Richland as Agricultural. Cemeteries are permitted outright in this zoning district. The site is located near the Horn Rapids Community neighborhood and golf course, and is owned by the City of Richland. The surrounding properties are zoned as Rural Lands 5, agriculture, and heavy manufacturing.

### 5.3.5 Utilities, Surroundings, Aesthetics

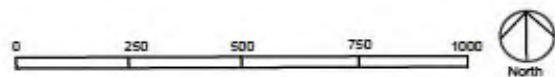
All utilities required are available to this site, including irrigation. It is surrounded by vacant land, with the north end of Horn Rapids Golf Course approximately ¼ mile to the south. Eventually the land to the east will become residential, according to the City. There are no objectionable uses nearby. There is a territorial view of Rattlesnake Mountain (seen right), of which the eastern slopes are within the Hanford Reach National Monument. Figure 21 illustrates one possible schematic plan for the layout of a state veterans' cemetery for this location. The irregular shape of the property line is a result of the boundary of the agricultural zoning.





**Site of Interest B - Benton County #51**

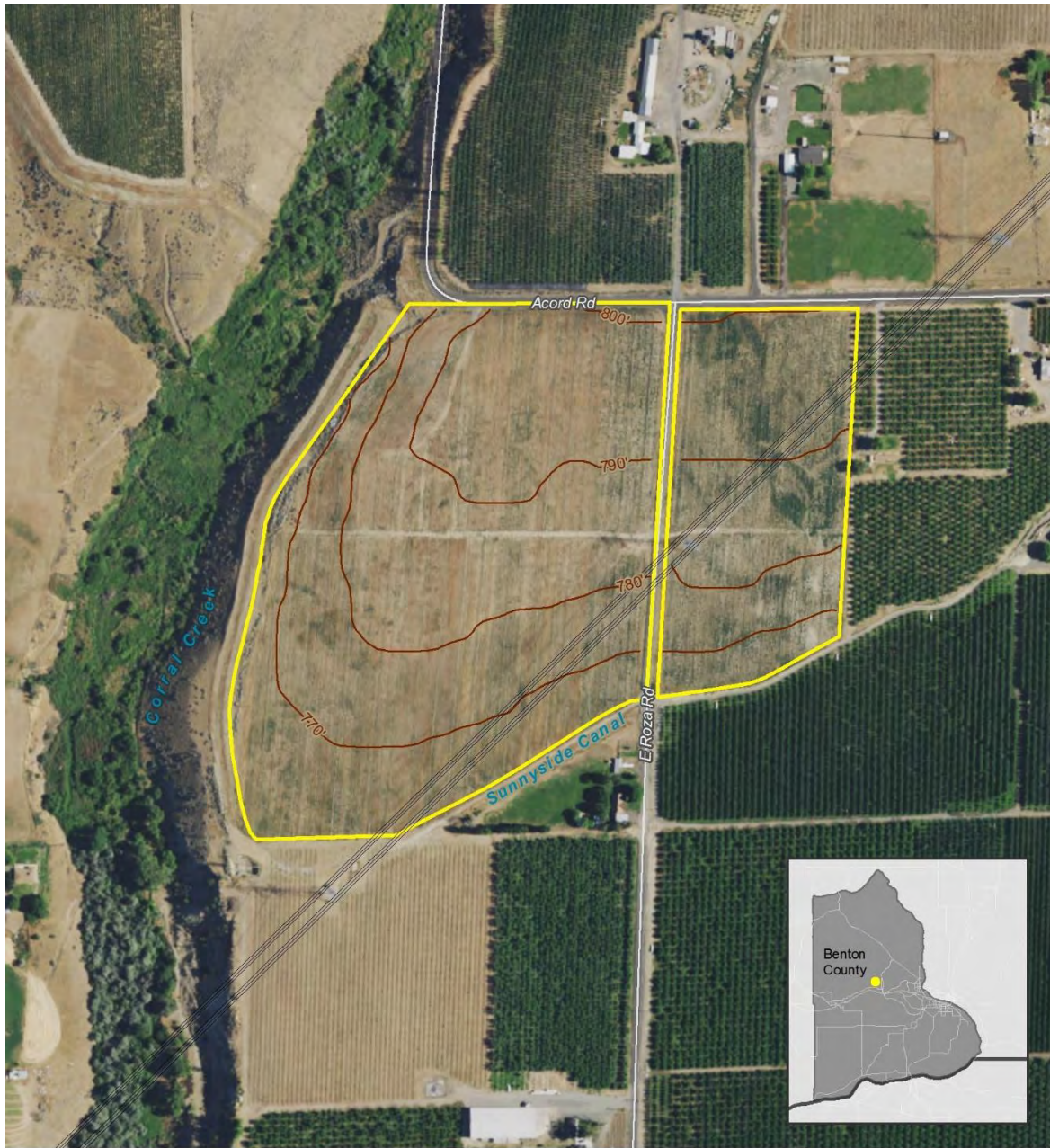
Schematic Layout



*Figure 21. Schematic Layout, Site of Interest B, Benton County #51*



5.4 Site of Interest C – Benton County #1



**Site of Interest C - Benton County #1**

Aerial Imagery (2015) provided by ESRI ArcGIS Online.

Size (acres): 46  
 Location: S 2, T 9, R 26  
 Owner: Government  
 Parcel ID: 102961000003000

- Site of Interest C
- ~ 10-Foot Contours
- High Voltage Power Line



Figure 22. Site of Interest C, Benton County #1

#### 5.4.1 Site Access

Site C is approximately 4 miles north of Benton City and 1.5 miles west of State Route 225. It is accessible via W. Acord Road and E. Roza Road.

#### 5.4.2 Geology, Liquefaction and Soils

The liquefaction susceptibility for Site C is low to moderate with a small section of the property classified as bedrock (bedrock is not liquefiable). The geology is Miocene Saddle Mountains Basalt, more specifically Elephant Mountain Member and Pleistocene outburst flood deposits, sand and silt, deposits of Glacial Lake Missoula (14). Basalt is volcanic bedrock and Pleistocene outburst flood deposits are a result of suspended materials from deltas, streams, and varved sediments. Corral Creek, a perennial stream, is adjacent to the western side of the site. The Sunnyside Canal follows the southern and western sides of the site and flows into Corral Creek. The soils on the site are in the Scootene soil series, well drained and part of Hydrologic Group B. Soils in the Scootene soil series are very deep and well drained. They are formed in alluvium and are found on alluvial fans and terraces. Soils in Hydrologic Group B have moderate infiltration rates, are deep to moderately deep, moderately well drained to well drained, and have moderately coarse textures.

#### 5.4.3 Topography

Site C gently slopes in the direction of Corral Creek. The elevation ranges from approximately 764 feet to 800 feet, with a majority of the site containing slopes ranging from 0 to 10 percent. The site has an average elevation of 781 feet and an average slope of 4 percent.

#### 5.4.4 Zoning, Land Use, and Ownership

Site C is zoned by Benton County as rural lands 5 and the site is currently owned by the Bonneville Power Administration. Cemeteries are permitted in this zone; however, a Conditional Use Permit is required. The surrounding properties are agricultural, and single-family residences zoned as growth management agricultural and rural lands 5.

#### 5.4.5 Utilities, Surroundings, Aesthetics

The site is currently served by Benton PUD for power, and has available water rights for irrigation. The surroundings are agricultural, with vineyards to the north and south, and miscellaneous agricultural to the east and west. There are 5 acre residential lots mixed in the vicinity. The site is bisected by Roza Road, with 70% of the 42 acres on the western portion. The views in the area are very similar to Site of Interest A, which is two miles away.

## 6.0 CONCLUSION

Utilizing demographics research and data obtained from the Veterans Administration, it has been determined that there will be approximately 1,700 to 1,800 veteran deaths in the south-central region of Washington State, annually until 2035. The nearest State veterans' cemetery is over two hours away, the two nearest National Cemeteries are over three hours away, which indicates a need to locate a veterans' cemetery in the region. Letters and emails of support from local veterans' service organizations echo the findings in the feasibility study.

Again, utilizing the demographics information, a minimum site size of 18.6 acres was determined. Potential sites have been identified for the location. Sites were selected based on NCA requirements, and several criteria that showed suitability for the cemetery. Government agencies owning the sites were contacted regarding availability, and to obtain further information regarding the properties.

The three most favored sites are presented, along with descriptions of the suitability factors. Schematic site layouts of two of the sites have been created, to indicate how the cemetery could potentially be designed.

## 7.0 APPENDIX

Tri Cities Area Veterans Service organizations and interested individuals contacted, who supplied information and support for this feasibility study:

- Columbia Basin Veterans Opportunity Center  
Joetta Ruppert: Executive Director, Thomas Mattis: Board Member
- Greater Tri Cities Veterans Coordination Group  
Eugene Paul Lamm Jr, Co-Chair.
- American Legion, Washington District 12  
Joe Winters, Commander (elect)

### Letters of Support

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**From:** FRANCIS WINTERS [mailto:joewinters8@msn.com]  
**Sent:** Sunday, June 18, 2017 10:24 PM  
**To:** rick@rguarchitecture.net  
**Cc:** Joetta Ruppert <joetta@veterancoaliton-cb.org>  
**Subject:** Fw: Reminder for letter of support for VA cemetery

It is my experience that Mrs. Ruppert's letter is accurate, in that the number of burials have increased over the years. This is mainly due to the population growth in the Tri-Cities as more people move into the area seeking better retirement housing. As an American Legion Post Commander, Honor Guard Captain and now 12th District Commander Elect, the requests for burial details to the American Legion alone has increased for the VFW and American Legion. It certainly would benefit the veterans families to have a designated veteran cemetery in our area. Just last month a long time resident of Pasco, WA and WWII veteran was taken to the Portland area for internment. The two closest being in Portland and Spokane, Wa. As my Vietnam era veterans are increasing in death rate, so will the internment transfer expenses for the families increase. It is only right that we look into a better option for these families.

Sincerely

Joe Winters, American Legion, Washington District 12, Commander (Elect)

Joe Winters  
Res: 509 582-6847  
Mobile: 509 948-2414



# COLUMBIA BASIN VETERANS OPPORTUNITY CENTER



***"Putting Veterans First"***

PO BOX 2606, Pasco, WA 99302  
1600 N. 20<sup>th</sup>, Pasco, WA 99301  
509.545.6558 | Fax: 509.545.5722 | [www.veteransopportunitycenter.org](http://www.veteransopportunitycenter.org)

June 13, 2017

Washington Department of Veterans Affairs  
1102 Quince St S.E.  
Olympia WA 98504

To Those Involved:

On behalf of the board of directors of CBVOC, Inc., dba Columbia Veterans Opportunity Center, (CBVOC), we are proud and honored to submit this letter of support regarding the efforts of the Washington Department of Veterans Affairs (WDVA) to secure funding for a State Veterans Cemetery for veterans in the Mid- Columbia area. The addition of a new veteran cemetery is warranted on the increased volume of veterans relocating to the region.

CBVOC's mission is to assist veterans with identifying and accessing the benefits they've earned through their service to our country. We're a resource center that provides free services to advise and refer all veterans and their families with the services they or their surviving spouse may need. This can be from obtaining a copy of their DD214 to getting them in touch with a specially trained VA service officer for a service connected disability and to advise them of their death benefits when that time comes.

Through the combined efforts of the agencies and programs housed here at CBVOC, we were able to serve veterans through over 2,500 visits and appointments in 2016. We serve approximately 40+ vets every week. Each year since 2012, we've seen these numbers rise by about 18% each year and we expect the number of vets that need the services we provide will continue to rise annually.

We're very pleased to be able to provide these services and take pride in the number of local vets served. However, the primary concern we have at this time is the fact that the veteran population is aging rapidly and their families must travel outside the Tri-Cities area to be honored by a final resting place in a VA accredited cemetery. Mid-Columbia veteran families must bear the burden to travel at least 2-4 hours in either direction to

*CBVOC is a 501(c)3 Non-Profit Corporation*

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either bury a veteran in a VA cemetery or to visit their loved ones final resting place to pay their respects.

Washington State is home to approximately 600,000 veterans and we are seeing that number rise. Our office is seeing more veterans moving to Central Washington State from other states for several reasons; mainly the climate, cost and standard of living and access to jobs. Many homeless veterans are moving here because of the increased number of employment opportunities, climate and access to benefits.

Please consider the positive impact and ease of burden, that having a veteran cemetery available here in the Mid-Columbia will have on these veterans, their families, caretakers and those who wish to respect and honor these heroes personally.

Central Washington deserves to have a final resting place for those veterans who have earned the benefit to be laid to rest in an honorable VA recognized cemetery.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Thomas Mattis', written in a cursive style.

Thomas Mattis  
Public Relations & Information Chair  
Board of Directors  
CBVC, Inc. dba Columbia Basin Veterans Opportunity Center

*CBVOC is a 501(c)3 Non-Profit Corporation*



## **Greater Tri-Cities Veterans Coordination Group**

June 13, 2017

Washington Department of Veterans Affairs  
1102 Quince St S.E.  
Olympia WA 98504

To Whom it May Concern:

It is our understanding that a feasibility study is underway to show the need, and investigate possible locations for a State Veterans Cemetery in the Tri Cities region.

As the co-chair of the Greater Tri Cities Veterans Coordination Group, I am in contact with many veterans' service organizations in the area. Everyone I have spoken to about this, is in full support of this endeavor, and in fact, many have stated that they have actually been discussing this idea for some time. The Tri Cities is growing steadily, and there is a significant veteran population in the area. Further, I know of several veterans who have relocated here, and I believe this trend will continue.

I also am a member of a veteran's motorcycle club, and have organized rides to honor fallen veterans to Medical Lake, and even as far as Tahoma, in King County. These are lengthy rides, and take an immense amount of time to organize. The families of deceased veterans should also be thought of. Many I know have selected interment in a local cemetery, partially because of the distance.

Our organization offers our full support for this undertaking, and can speak for many local veterans who believe this facility is needed.

We also offer to assist with this effort, in any way that we can.

Sincerely,

A handwritten signature in black ink that reads "Eugene Paul Lamm, Jr." The signature is written in a cursive style.

Eugene Paul Lamm, Jr  
Co-Chair  
Greater Tri Cities Veterans Coordination Group



To Whom it May Concern:

6-28-17

re: Veteran Cemetery - TriCities

I am a 100% disabled American Vietnam<sup>Over</sup> Veteran. I recently learned about the possibility of establishing a Military Veterans Cemetery in the TriCities.

I moved to Pasco<sup>with my wife</sup> when I was honorably discharged from the US Army and enjoy this area. There are thousands of Veterans in this area. I fully support a Veteran Cemetery in the Tricities that would be available for Central and Southeast Washington as well as eastern Oregon. As you may know, Veterans ~~remains~~ <sup>those of</sup> and their spouses who want to be buried in a Veteran Cemetery must be taken to Tacoma or Medical Lake (Spokane) which are the nearest Veteran Cemeteries.

Thank you for your efforts and moving a Veteran Cemetery in the Tri-Cities

Sincerely, Ruben Lemos

Ruben Lemos (509) 412-1776

8203 Bayberry Drive

Pasco, WA 99301

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- <sup>30</sup> U.S. Fish and Wildlife Service, National Wetland Inventory. Available online at <https://www.fws.gov/wetlands/data/data-download.html>. Accessed March 2017.
- <sup>31</sup> Department of Archaeology and Historic Preservation, Historic Properties. Available online at <http://www.dahp.wa.gov/>. Accessed January 2017.

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## Glossary of Terms

**Cenotaph-** a tomb-like monument to someone buried elsewhere, especially one commemorating people who died in a war.

**Columbarium-** an arrangement of niches that may include an entire building, a room, a series of special indoor alcoves, a bank along a corridor or part of an outdoor garden setting. (Plural of columbarium, -- columbaria)

**Crypt-** a casket space in a mausoleum used for or intended to be used for the entombment of human remains.

**Funeral Cortege-** a ceremonial procession. b) a funeral procession.

**Garden** is a section of the Cemetery containing Interment Spaces that may be identified by a particular name or number and/or by the type of memorial authorized.

**Interment-** the burial or entombment of human remains or the inurnment of cremated human remains.

**Interment Space-** a grave, crypt, niche or plot.

**Inurnment-** to put into an urn, especially after cremation.

**Mausoleum-** a structure, aboveground, for interment of human remains; it may contain a combination of crypts, niches or columbaria.

**Niche-** a space in a mausoleum or columbarium used or intended to be used for the inurnment of cremated human remains.

**Memorialization** (Cremation) is the placement of cremated remains in an Interment Space or scattering in a Scattering Garden within the cemetery with a marker or cenotaph for nameplates.

## LIMITATIONS

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The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in data utilized from third parties for the analyses, or that result in modified conclusions drawn subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**Description**

Starting Fiscal Year: 2024  
 Project Class: Program  
 Agency Priority: 7

**Project Summary**

Minor works directed by evolving programs.

**Project Description**

These minor works are similar to others in this category. They are driven by the needs that evolve from our operations programs. Examples are things like the addition of a Barber Shop at the Spokane Veterans Home or a new barn for our Washington Soldiers Home Farm Program. Residents and veterans get the benefit of the latest changes. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Program (Minor Works)

**Growth Management impacts**

None

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057	State Bldg Constr-Unknown					
057-1	State Bldg Constr-State	6,050,000	1,170,000			3,955,000
	<b>Total</b>	<b>6,050,000</b>	<b>1,170,000</b>	<b>0</b>	<b>0</b>	<b>3,955,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057	State Bldg Constr-Unknown					
057-1	State Bldg Constr-State		925,000			
	<b>Total</b>	<b>0</b>	<b>925,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**SubProjects**

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 40000067

SubProject Title: WVH - Above Ground Water Storage Tanks

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

**Project Summary**

This project will add above ground storage tanks tied into domestic water and steam plant at our Washington Veterans Home (WVH) in Port Orchard, to maintain continuity of operations if the main water supply is disrupted.

**Project Description**

The Washington State Veterans Home (WVH) has a steam plant that is used to heat the buildings on campus and the hot water for washing, bathing, and cooking. Currently the campus water is fed from the city water main and then through the steam plant to for distribution throughout the campus. From an emergency and continuity of operations perspective, the fact that WVH does not have a back- up water supply in the event of the water being out of service is a huge concern for resident, client, and staff health/safety. Currently WVH has a water buffalo tank on a trailer that it would use to attempt to get water from another source, which is not an effective, reliable, or sufficient solution if our main water is disrupted for any length of time. This project would add above ground storage tanks that would allow for up to 2 weeks of water to operate the steam plant and provide potable water for drinking, cooking, cleaning, and bathing for our 240 skilled nursing residents, 50 transitional housing clients, and roughly 200 staff on campus. This system would be integrated into the current plant system, so the water is constantly cycled through and does not become stagnant. The Washington Veterans Home campus is already equipped with two back-up generators that can carry the load of all critical need items and has capacity to add this system to it.

With the above ground storage tanks integrated into the steam plant and water distribution system, it will allow for the facility to be fully functional for up to two weeks. WDVA will need to work on a further emergency plan to get additional water if it is needed after a two-week period as part of this project so that a longer shutdown could be maintained.

There are not any IT related costs for this project.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Program (Minor Works)

**Growth Management impacts**

None

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	525,000				525,000
	<b>Total</b>	<b>525,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>525,000</b>

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Capital Project Request

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 40000067

SubProject Title: WVH - Above Ground Water Storage Tanks

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

**Narrative**

No impact to operating as this will be managed by current maintenance team.

SubProject Number: 40000074

SubProject Title: WSVC - Internal Road - Snow Removal Area



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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 40000074

SubProject Title: WSVC - Internal Road - Snow Removal Area

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

**Project Summary**

Addition of paved access road and added area to maintenance yard for snow removal storage.

**Project Description**

This project is to create a paved road approximately 250 yards long and twelve (12) feet wide from the maintenance yard to the casket burial areas that is out of sight of the public. Currently the caskets are brought to the burial area along the main boulevard which can impact the procession of vehicles prior to a ceremony and provides an opportunity to impact the visitors that are coming to visit the cemetery or a service. By building an access road from the maintenance area where the caskets are delivered by the funeral homes, the transport of the casket to the burial site can be done out of the view of visitors and services. This will also allow for this work to be completed year-round, along with access to our burial areas with a large and small equipment without driving through the heart of the cemetery. To maintain respect for families and interment services conducted, cemetery maintenance staff now have to wait until after services are completed for the day or in the rare occasion that there is a mid-day break in services, in order to transport caskets. This, along with the lack of a hardscape to block line of sight from the Committal Shelter as requested in another capital request, results in backlog of work and can result in a lag for families before their loved one is laid to rest, and the site marker is set.

Along with the access road the cemetery often gets feet of snow throughout the winter. The cemetery staff completes all their own snow removal. To access the maintenance yard and the equipment needed to remove snow, complete burials, and other maintenance to the building and grounds the maintenance yard needs to be expanded to provide a place for snow to be pushed during the winter months. WDVA would like to move a portion of the maintenance yard security fence roughly 20 feet back so that additional concrete or asphalt can be added to the maintenance yard for snow accumulation. This space will also be used for material and equipment staging during the summer months. The snow storage area directly impacts the placement of the new paved access road for casket transportation; therefore, these projects should be completed together.

WDVA has reached out to the Federal VA to see if this would be eligible for a federal construction grant, but this is not a scope of work that would be allowed with this grant program. It will have to be 100% funded out of state funding.

There is no IT work associated with this project.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Medical Lake

County: Spokane

Legislative District: 006

**Project Type**

Program (Minor Works)

**Growth Management impacts**

None

New Facility: No

**305 - Department of Veterans Affairs  
Capital Project Request**

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 40000074

SubProject Title: WSVC - Internal Road - Snow Removal Area

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	225,000				225,000
	<b>Total</b>	<b>225,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>225,000</b>
		<u>Future Fiscal Periods</u>				
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**No Operating Impact**

**Narrative**

No operating impacts since these are changes that would alleviate some current operational hardships.

SubProject Number: 40000093

SubProject Title: WSVC - Committal Shelter Hardscape

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 40000093

SubProject Title: WSVC - Committal Shelter Hardscape

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

**Project Summary**

This project is to add hardscape outside of the committal shelter at the Washington State Veterans Cemetery (WSVC) in Medical Lake, to provide screening of the burial area so staff can work while services are being held.

**Project Description**

This project is to add basalt columns, planting, and other hardscapes outside the Committal Shelter. Due to the layout of the cemetery and the burial areas that have been filled all future burials will be placed in view of the committal shelter. Since the maintenance crew slows down or stops certain ground maintenance or in ground burials during services this can greatly impact the work that can be completed each day. The cemetery is regularly having up to 7 services per day and they all use the committal shelter for 30 minutes services, plus staging time. This, along with the lack of an access road to transport caskets more privately as requested in another capital request, results in backlog of work and can result in a lag for families before their loved one is laid to rest, and the site marker is set.

The hardscape will provide a visual barrier between the burial sites and committal shelter. The pillars and plantings will be in keeping with the natural beauty of the WSVC and the honoring of the veterans who are eternally resting there.

With the hardscape in place the maintenance staff would be able to complete more items during services as they will be screened from those attending services in the Committal Shelter. This will provide a positive impact for all visitors and staff.

This project is not something that would be able to be funded by the Federal VA Cemetery Program.

Funding will be requested from the 0-57 State Building Construction Account

**Location**

City: Medical Lake

County: Spokane

Legislative District: 006

**Project Type**

Program (Minor Works)

**Growth Management impacts**

None

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	250,000				250,000
	<b>Total</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250,000</b>

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Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 40000093

SubProject Title: WSVC - Committal Shelter Hardscape

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

**Narrative**

This project will not have any operating impacts as it will just be maintained by staff after construction.

SubProject Number: 30000224

SubProject Title: WSVC Maintenance Building

305 - Department of Veterans Affairs  
Capital Project Request

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 30000224

SubProject Title: WSVC Maintenance Building

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

**Project Summary**

Add of second maintenance building.

**Project Description**

The Washington State Veterans Cemetery (WSVC) in Medical Lake has hundreds of thousands worth of equipment that is used to maintain the grounds, complete burials, transport caskets, and other items. Many of the large pieces of equipment have attachments that allow the equipment to be used for multiple different projects throughout different times of the year. Currently a lot of our large pieces of equipment sit out in our maintenance yard and are impacted by the sun and snowy weather. To maintain the full life expectancy of the equipment and attachments, WDVA needs an additional equipment storage structure in the maintenance yard. By being able to make sure that all equipment is stored within the secure out of weather space it will protect everything from both the environment and theft.

WDVA has one unenclosed maintenance building that has the capacity to only store a portion of the equipment and supplies needed to operate the cemetery. For its additional supplies and equipment, WDVA has tried to make storage containers work, but due to the size of some of the equipment pieces they are not able to be stored within the equipment containers or our current workshop. Therefore, WSVC has no choice but to leave them exposed in the open to weather damage and potential theft or vandalism. Building another maintenance building will allow for materials (sand, dirt, pea gravel, etc.) for burials to be stored inside so they do not freeze and can support the work WDVA does for Washington States Veterans. In the long run this will save several thousand dollars annually on equipment repairs and replacement as well as supplies waste (such as fertilizer or soil).

WDVA has reached out to the Federal VA to see if this structure would be eligible for the federal grant program, and they do not provide more than one maintenance building, although the harsh variations of weather in the Medical Lake area may warrant it. This will have to be 100% funded from Washington State capital budget.

The building will have freeze protection and power, and low voltage for security (tied into existing system), but no IT will be needed.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Medical Lake

County: Spokane

Legislative District: 006

**Project Type**

Program (Minor Works)

**Growth Management impacts**

None

New Facility: No

**305 - Department of Veterans Affairs  
Capital Project Request**

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 30000224

SubProject Title: WSVC Maintenance Building

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	950,000				950,000
	<b>Total</b>	<b>950,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>950,000</b>
<u>Future Fiscal Periods</u>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**No Operating Impact**

**Narrative**

No operating impacts, this will help to support operational efficiencies and equipment storage.

SubProject Number: 40000018

SubProject Title: WSH - Cemetery Irrigation Upgrade



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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 40000018

SubProject Title: WSH - Cemetery Irrigation Upgrade

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

**Project Summary**

Install new irrigation and paving in the Washington Soldiers Home Veterans Cemetery.

**Project Description**

Over the last three biennia, the WDVA has received funds to make major improvements to the Washington Soldiers Home Cemetery in Orting. This has included the raise, realign, and clean of markers, raising the crown of trees, placing a storm water system for the road, and the paving of the road. The next step is to preserve the previous work that the state invested by replacing the existing irrigation system. This would allow the cemetery to be maintained to the level of care for the Veterans that are laid to rest there. The current irrigation system is outdated and is not in working condition. Repairs would be too extensive to justify. Therefore, the best solution is to replace the full system and controls so that the grounds can be watered and maintained. Currently, due to the inability to effectively irrigate the cemetery, it is not in keeping with the standards we would expect for a veteran's cemetery, with browning grass and significant number of weeds. A modern, working irrigation system will allow for grass and planting areas thrive. The cemetery has veterans dating back to the civil war and the care and grounds maintenance needs to be upgraded to provide a beautiful place for our Veterans final resting place.

As part of the current water system on site there is an above ground vault that is a part of the water system that should have been buried when installed. With the complete overhaul of the irrigation, controls and pumps this vault should be buried, per standard construction practices.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Program (Minor Works)

**Growth Management impacts**

None

New Facility: No

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
		<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	270,000				270,000
	<b>Total</b>	<b>270,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>270,000</b>

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Capital Project Request

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 40000018

SubProject Title: WSH - Cemetery Irrigation Upgrade

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000076

SubProject Title: WWVH - Wander Management Expansion

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

**Project Summary**

This project will be to add wander management to the three neighborhoods that do not have it.

**Project Description**

During the construction of the Walla Walla Veterans Home WDVA put in pathways for access controls (card readers for security) and for expansion of the wander management system. The wiring and hardware were only installed at select doors to maintain security and wander management controls in our memory care house.

To make sure that all residents are safe and secure, it is critical for WDVA to add the remaining access controls to the existing wander management system to ensure the safety of our residents. The system will be fully installed so that residents with a wander management bracelet as part of their care plan will prevent them from eloping; an audible alarm will remain in place so care staff can bring the resident back to their room, common space, or guide them away from the exterior door.

The federal VA's Asset and Infrastructure Review (AIR) Commission Report's market study, completed in March 2022, noted that it expects the need for long-term care in eastern Washington (Inland North service area) to increase by over 61 percent between now and 2029. As the veteran population grows older and long-term care needs grow, the need for expanded memory care is becoming more of a need instead of a want. This will allow WDVA to meet the care needs of our veteran residents at our Walla Walla facility for years to come.

This project is not something that the Federal VA State Veterans Home Construction Grant program will fund since it does not meet the minimum dollar thresholds.

This project will need to be funded out of state capital funds.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Walla Walla

County: Walla Walla

Legislative District: 016

**Project Type**

Program (Minor Works)

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 40000076

SubProject Title: WWVH - Wander Management Expansion

Growth Management impacts

None

New Facility: No

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	185,000				185,000
	<b>Total</b>	<b>185,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>185,000</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

No operating impacts since this is an expansion of an existing system.

SubProject Number: 30000222

SubProject Title: WSH Farm Barn and House Removal

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 30000222

SubProject Title: WSH Farm Barn and House Removal

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

**Project Summary**

This is for the building of a new barn with office space and removal of an old house for the barn to be placed.

**Project Description**

WDVA has operated a farm program at the Washington Soldiers Home (WSH) in Orting since 2016. The WDVA farm is funded through grants through the federal VA's Office of Rural Health, with the intent to help in veterans mental health and healing, provide agriculture vocational training, and care management focused on rural veterans, and is operated under WDVA's Counseling and Wellness Program., The farm program is to provide Veterans transitioning into civilian life an opportunity to understand the farming industry and build skills and ability to be available for farm loans if they complete the three year program. Furthermore, it has been found that working in a farm environment can support veterans needs for traumatic stress care.

WDVA has over 160 acres at the Orting campus with nearly half of that available for farming and agriculture. Currently the WDVA staff that work at the farm operate out of a storage container and old construction job site trailer. Also, equipment is stored in an unenclosed structure that has been subject to theft and vandalism of equipment and tools. To protect and preserve equipment and support both the veterans and staff that work on the farm, WDVA would like to build a barn to provide office space for staff, farm training areas, crop starting areas, and cold storage. The placement of the barn is ideal because there is power and water that previously was fed to the old farmhouse that was on the property but was removed in 2019. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Program (Minor Works)

**Growth Management impacts**

None.

New Facility: No

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	925,000				925,000
	<b>Total</b>	<b>925,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>925,000</b>

Acct Code	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 30000222

SubProject Title: WSH Farm Barn and House Removal

Operating Impacts

No Operating Impact

SubProject Number: 30000223

SubProject Title: WSVC - Added Restrooms

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

**Project Summary**

This is for the addition of a restroom structure at the service waiting area.

**Project Description**

At the Washington State Veterans Cemetery, the staging area for services is at the front entrance of the cemetery. With many people coming from long distances to Medical Lake many visitors need restroom facilities. The staging area is some distance from the Administration Building (where public restrooms are) so it is not convenient for friends and family to use, especially the many elderly visitors. This becomes even more amplified in the winter months when the ground is covered with snow and ice and the temperatures are below freezing. While visitors are waiting WDVA staff is spending time shuttling those that need to use the restroom instead of completing other tasks directly related to their job. With it commonplace to have up to seven services in a day, this can end up taking significant time out of their normal daily tasks.

WDVA would like to add a standalone structure for a new restroom adjacent to the staging area. This would help to alleviate the impacts to visitors and staff.

This is not something that will be funded through the federal VA cemetery grant program.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Medical Lake

County: Spokane

Legislative District: 006

**Project Type**

Program (Minor Works)

**Growth Management impacts**

None.

New Facility: No

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropr	New Appropr
057	State Bldg Constr-Unknown					
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 30000223

SubProject Title: WSVC - Added Restrooms

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropr</u>
057-1	State Bldg Constr-State	625,000				625,000
	<b>Total</b>	<b>625,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>625,000</b>

		<u>Future Fiscal Periods</u>			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057	State Bldg Constr-Unknown				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		<u>Future Fiscal Periods</u>			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 30000135

SubProject Title: WVH Corridor Connection E/G Wing



**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:01AM

Project Number: 30000131

Project Title: Minor Works Program

**SubProjects**

SubProject Number: 30000135

SubProject Title: WVH Corridor Connection E/G Wing

Starting Fiscal Year: 2028

Project Class: Program

Agency Priority: 7

**Project Summary**

This project is for the enclosure of the outside walkway between E&G wing at the Washington Veterans Home.

**Project Description**

This project is to provide an enclosure between memory care wings E and G within the skilled nursing facility. When the facility was originally built the wings were not attached at the far end, but a courtyard was provided as a wander garden for the memory care residents. The secure outdoor space is a requirement for the memory care residents, but during parts of the year it can be difficult to go outside due to inclement or hot weather.

By creating a corridor connecting the north end of the two wings it will allow for a circular floor plan for the memory care residents to move around. Unlike the other residents in the building memory care residents do not have free access to the rest of the building (this is for their own safety). By giving them a space to circulate along with go into the outdoor courtyard it will help both residents and staff year-round. The corridor would primarily glass so it can provide visibility for nursing staff to observe residents and allow the residents greater safety and the ability to enjoy the outdoors from both inside and outside the building.

This project is not something that can e funded by the State Veterans Home Construction Grant Program at this time. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Program (Minor Works)

**Growth Management impacts**

None

New Facility: No

**Funding**

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	925,000				
	<b>Total</b>	<b>925,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State		925,000			
	<b>Total</b>	<b>0</b>	<b>925,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**305 - Department of Veterans Affairs  
Capital Project Request**

**2023-25 Biennium**

\*

**Version:** A2 DVA - Agency Submission v.2.0

**Report Number:** CBS002

**Date Run:** 9/21/2022 6:01AM

**Project Number:** 30000131

**Project Title:** Minor Works Program

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**SubProjects**

**SubProject Number:** 30000135

**SubProject Title:** WVH Corridor Connection E/G Wing

**No Operating Impact**

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## Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	30000131	30000131
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:03AM

Project Number: 40000071

Project Title: SVH - Skilled Nursing Facility Replacement - Feasibility Study

**Description**

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 9

**Project Summary**

Complete feasibility study to look at replacement of existing Spokane Veterans Home (100 Bed Facility). The current facility does not have land or building space to accommodate the quality of life or growing care needs for veterans. In addition, the facility is not configured in a manner that allows us to provide memory care units, which is a growing need for our veteran population. The current facility is also not in keeping with new Federal VA model prioritizing private or semi-private rooms to provide a more home-like, honorable setting for our veterans.

**Project Description**

WDVA would like to complete a feasibility study to look at options to replace the Spokane Veterans Home Based on the March 2022 federal VA Asset and Infrastructure Review (AIR) Commission report’s market study, it expects long-term care needs to increase by over 61% in eastern Washington (Inland North market area) between now and 2029, which is the latest year in which the study projected. As Vietnam-era Veterans age the need for memory care space is a bigger priority, and the current home does not have the required interior space or, more importantly, exterior space to accommodate resident quality of life or to allow for memory care needs.

As nursing care has modernized the Federal VA has moved away from the institutional double room occupancy skilled nursing facility to a house model that prefers neighborhoods with private rooms, like the Walla Walla Veterans Home, when funding new veterans’ homes. This house model enhances the quality of care and life of our veterans and the qualified family members who reside in our state veterans’ homes. Also, there is a need for outdoor space for therapy, resident care, and personnel well-being is imperative to a better quality of life, which is not present at Spokane Veterans Home like it is in our other three homes.

The Spokane Veterans Home is a single 44,000 SF building on only 1.75 acres of land, which is almost entirely parking lot or asphalt delivery or storage areas. Our second smallest campus, Walla Walla Veterans Home, is 17 acres with 80,000 SF of building for staff and residents. There is not enough space to reconfigure the building to meet future veterans needs on this site.

By completing a feasibility study WDVA will be able to confirm the feasibility of having a larger campus environment to increase resident quality of life, enhance services to veterans, determine appropriate capacity of a new facility to meet long-term care needs), and provide critical memory care services. This report will help to identify potential sites for purchase to continue through the process and provide support for federal grant requests in the future.

Funding will be requested from the 0-42 CEP and RI Account.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

This project would

New Facility: Yes

**How does this fit in master plan**

The replacement of the Skilled Nursing Facility fits into our master plan to provide the highest quality of care for our veterans. The existing facility does not meet the needs of veterans since it has double occupancy rooms, no memory care (growing population of veteran’s care needs) and has a major lack of outdoor space which is imperative to resident wellbeing.

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:03AM

Project Number: 4000071

Project Title: SVH - Skilled Nursing Facility Replacement - Feasibility Study

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
042-1	C E P and R   Acct-State	200,000				200,000
	<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
042-1	C E P and R   Acct-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

This is a feasibility study. No operating impacts will occur. This will help to determine the operating impacts of building a new replacement facility.

**Capital Project Request**

**2023-25 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000071	40000071
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



# 305 - Department of Veterans Affairs Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:05AM

Project Number: 40000035

Project Title: NW WA State Veterans Cemetery - Feasibility Study

## Description

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 10

### Project Summary

Confirm feasibility for the construction of a nationally certified State Veterans Cemetery in northwest Washington

### Project Description

The northwest portion of Washington State is currently underserved for our Veteran population. Currently, Washington State has Tahoma National Cemetery in Kent, which is federal VA operated, as the only nationally certified veteran's cemetery in western Washington. The Washington State Veterans Cemetery (WSVC), operated by Washington Department of Veterans Affairs (WDVA) in Medical Lake (near Spokane) is the other nationally certified veteran's cemetery in our State.

Federal VA estimates the number of Veterans in seven Northwest Washington counties to be about 232,000, not counting spouses, in 2022. This includes Clallam, Jefferson, Island, King, Skagit, Snohomish, and Whatcom counties. This number is expected to decline by about 25% through 2040 as veterans age and are deceased. However, even with that decline veteran population will still be over 170,000 through 2040, with a continued need to have a veteran cemetery as an interment option. Comparing this number to the nine eastern Washington counties that are closest to the Medical Lake facility, there are only an estimated 61,000 veterans, or roughly 25% of the population in northwest Washington. Despite this, the WSVC in Medical Lake, which is a medium-sized cemetery by VA standards, is significantly surpassing its projected number of internments when it opened.

This provides a perspective of the need and support for a veteran's cemetery in northwest Washington. Many veterans want to have the option of being interred at a national veteran's cemetery with other service members, to eternally honor their service to our country. However, they do not want to be laid to rest in a location too far for loved ones to be able to visit. Therefore, Kent and Medical Lake locations are not options for them.

Washington Department of Veterans Affairs (WDVA) will need to complete a feasibility study to confirm the scope of need for the cemetery along with the best location and possible sites. As with the current Washington State Veterans Cemetery at Medical Lake the state will be required to find enough land that will support cemetery interment capacity for the next 50 to 100 years. Once found, WDVA will move forward with a request for land and a Federal VA Cemetery Grant to build out the first phase of the cemetery. Following construction of the cemetery the state will be responsible for the maintenance and operations of the cemetery, A funding model for operations will be developed to cover operations that may include some general tax revenue, proceeds from the sale of Armed Forces license plates, spouse interment reimbursements, and federal interment plot and burial allowance.

Funding will be requested from the 0-42 CEP and RI Account.

### Location

City: Statewide

County: Statewide

Legislative District: 098

### Project Type

New Facilities/Additions (Major Projects)

### Growth Management impacts

none known at this time.

New Facility: Yes

### How does this fit in master plan

The master plan for 2000 showed that DVA would be looking to expand the cemetery program to serve underserved areas of our state. This is one of the areas identified.

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:05AM

Project Number: 40000035

Project Title: NW WA State Veterans Cemetery - Feasibility Study

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
042-1	C E P and R I Acct-State	200,000				200,000
	<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
042-1	C E P and R I Acct-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

No operating costs for feasibility study. The study will identify what the operating impacts will be for adding another state veteran's cemetery.

**Capital Project Request**

**2023-25 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000035	40000035
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:05AM

Project Number: 40000075

Project Title: WSH Master Plan

**Description**

Starting Fiscal Year: 2024  
 Project Class: Program  
 Agency Priority: 11

**Project Summary**

This project is for a master plan study of the Washington Soldiers Home in Orting to determine the best usage of the campus, existing structures, and potential new structures.

**Project Description**

The Washington Soldiers Home in Orting is set on roughly 160 acres and has been serving veterans for over 130 years. Extensive changes to WDVA missions, demand for services, and the operating environment require an in-depth analysis culminating in a comprehensive 30–50-year master plan of the property. Examples of the shifting landscape include relocating the Skilled Nursing Facility out of the Mount Rainier Lahar Zone (WDVA's #1 Capital Project Priority) and subsequent return of previously leased land, growth of the Transitional Housing Program and VA farm program, the addition of a third party tiny homes village, and additional needs for building removals or remodels. Once complete the Master Plan will integrate and synergize future capital project requests, determine priority, eliminate waste from projects inconsistent with the long-term plan, and improve forecasting of mission needs. Funding will be requested from the 0-42 CEP and RI Account.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

None

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Appropr
042-1	C E P and R I Acct-State	200,000				200,000
	<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
042-1	C E P and R I Acct-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

**Version:** A2 DVA - Agency Submission v.2.0

**Report Number:** CBS002

**Date Run:** 9/21/2022 6:05AM

**Project Number:** 40000075

**Project Title:** WSH Master Plan

**Operating Impacts**

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**Narrative**

No operating cost impacts to complete Master Plan. The Master plan would help to identify any future cost impacts that would be a part of projects included in the master plan.

**Capital Project Request**

**2023-25 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000075	40000075
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:08AM

Project Number: 40000079

Project Title: SVH - Skilled Nursing Facility Replacement - Land Acquisition

**Description**

Starting Fiscal Year: 2026  
 Project Class: Program  
 Agency Priority: 14

**Project Summary**

This project is to purchase land and complete pre -design for new Skilled Nursing Facility in Spokane.

**Project Description**

As part of the 2023-2025 budget request, WDVA has requested funding for a feasibility study to relocate the Spokane Veterans Home to a new location in the Spokane area. As part of the capital planning process, this is a place holder for the future purchase of land. The feasibility study will provide a clearer picture of property availability and costs. The purchase of land will include a pre-design study to be completed as part of the transaction. Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Statewide County: Statewide Legislative District: 098

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

This project would replace the current Spokane Veterans Home with a new skilled nursing facility for eastern Washington Veterans. This would require the purchase of land, to support a 100-160 bed nursing home along with support facilities.

New Facility: Yes

**How does this fit in master plan**

The replacement of the Spokane Veterans Home is essential to the growth of care for Veterans in the state of Washington and the Spokane area. The current facility is nearly 50 years old and does not have the land space or building space to address growing care needs, such as memory care, nor does it provide quality of life aspects that our other homes have with ample green space for veterans to use outside. The facility currently allows for up to 100 veterans to be in residence but based on expected growth in veteran long-term care needs per federal VA market studies, DVA believes the Spokane home would support significantly more veterans with as the long-term care needs are expected to increase by over 61 percent over a ten-year period. This would be clarified in the feasibility study that has been requested as part of the 23-25 biennium capital budget.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	12,500,000				
	<b>Total</b>	<b>12,500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
			<b>Future Fiscal Periods</b>			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	12,500,000				

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

**Version:** A2 DVA - Agency Submission v.2.0

**Report Number:** CBS002

**Date Run:** 9/21/2022 6:08AM

**Project Number:** 40000079

**Project Title:** SVH - Skilled Nursing Facility Replacement - Land Acquisition

<b>Funding</b>				
Total	12,500,000	0	0	0

**Operating Impacts**

**No Operating Impact**

**Narrative**

This project would not have any operating impacts since it is for pre -design and the purchase of land.

## Capital Project Request

2023-25 Biennium

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000079	40000079
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:11AM

Project Number: 40000082

Project Title: WVH - Building 9 Upgrades

**Description**

Starting Fiscal Year: 2026  
Project Class: Program  
Agency Priority: 16

**Project Summary**

This project is to convert Building 9 at the Washington Veterans Home (WVH) into three (3) 16-bed Residential Treatment Facilities (RTFs) for Veterans with short term behavioral health needs.

**Project Description**

A pre-design study was completed during the 2019-2021 biennium regarding the change of use Building 9 at the Washington Veterans Home in Port Orchard. The building has been vacated by the Transitional Housing Program (they moved to Building 10 on campus) and is currently unoccupied. The intent of the pre-design study was to assess the campus Veterans Behavioral Health needs and how Building 9 could be utilized to close any capability gaps.

The information provided in the pre -design study concluded there is a need for behavioral health beds for Veteran short-term care. The recommended usage for the building is to convert it to three separate RTF units that could support short term behavioral health needs from 7 to 120 days, with one unit dedicated to dementia or memory care patients. The study included the construction cost to remodel the existing structure.

Currently WDVA is not aware of Grant or other non -state funding opportunities to complete this work.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

None

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	40,380,000				
	<b>Total</b>	<b>40,380,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
057-1	State Bldg Constr-State	40,380,000				
	<b>Total</b>	<b>40,380,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

**Version:** A2 DVA - Agency Submission v.2.0

**Report Number:** CBS002

**Date Run:** 9/21/2022 6:11AM

**Project Number:** 40000082

**Project Title:** WVH - Building 9 Upgrades

**Operating Impacts**

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No Operating Impact

## Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000082	40000082
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids





# BEHAVIORAL HEALTH FACILITY

WASHINGTON VETERANS HOME  
PRE-DESIGN REPORT - BUILDINGS 9 & 10

STATE OWNED, PRE-DESIGN REPORT PROJECT #2020-004 MAY 2021



PREPARED FOR:  
WASHINGTON STATE DEPARTMENT OF VETERAN AFFAIRS

# Washington Veterans Home Behavioral Health Facility

1141 Beach Dr. E., Port Orchard, WA 98366

## **DES Project: #2020-004**

Agency: Washington Department of Veterans Affairs

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# Washington Veterans Home

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<i>OFM</i>	Washington State Office of Financial Management
<i>DSHS</i>	Washington State Department of Social and Health Services
<i>DOH</i>	Washington State Department of Health
<i>VAPS</i>	Federal Veteran Affairs of Puget Sound Medical Center
<i>DOC</i>	Washington State Department of Corrections
<i>COM</i>	Washington State Department of Commerce
<i>DVA</i>	Washington State Department of Veterans Affairs
<i>DES</i>	Washington State Department of Enterprise Services
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<i>CRS</i>	Construction Review Services
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# 1 EXECUTIVE SUMMARY



1. EXECUTIVE SUMMARY

Summarize the problem, opportunity, or program requirements; alternatives considered; preferred alternative; and why it was chosen. Include basic project cost information.



INTRODUCTION

The 2018 Veteran Housing Study<sup>1</sup> directed by the 2016 supplemental budget found that homelessness is being caused by behavioral health issues as well as lack of housing. The report data also showed a growing wave of elderly veterans with medical needs, many with emergent PTSD and other behavioral health needs.

The report recommended breaking down the silos between medical, geriatric, and behavioral services to provide more cost-effective medical and geriatric-psychiatric care. The 13-person stakeholder group also concluded it would be feasible to convert the unoccupied Building 10 at the Washington Veterans Home in Port Orchard (Retsil) to a geriatric-psychiatric treatment unit.

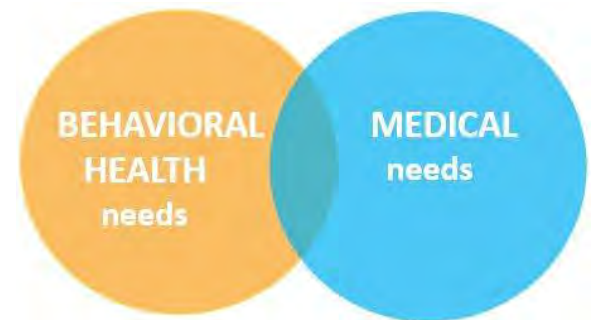
In January 2019, the 60-bed Transitional Housing Program located in the adjacent Building 9 moved into Building 10, since it was a 40-year-old building, compared to the 90-year-old Building 9.

This new 2021 predesign study evaluates the alternatives of using either Building 9 or Building 10 for veteran’s behavioral health care. The Design Team and WDVA agree that Building 9

is the preferred alternative providing a 48-bed facility. The 2021 predesign work group, that has included more than 15 core stakeholders, has determined that a new model of behavioral health care is needed. The new model will utilize the Department of Health’s existing facility designation as a Residential Treatment Facility, RTF.

THE PROBLEM

The Federal VA and WDVA offer a continuum of care for veterans who are frail, disabled, complex and/or dependent, but none of the care settings specifically address behavioral health. According to Lisa Minor, National Director of Facility Based Care, nursing homes are experiencing high rates of mental illness.<sup>2</sup> The prevalent mental illness for Veterans is PTSD. Because this veteran population is mostly men (compared to civilian nursing home populations with mostly women) issues of strength, more aggression with risk for injury is of concern. Facilities report a high proportion (46%) of VA Community Living Center’s beds are occupied by Veterans with complex co-morbidities and behaviors disruptive to care.<sup>2</sup>



***Unmet needs are at the intersection of Behavioral Health and Medical needs due to the silos of offered services***

The nursing home staff may not have behavioral health training and have limited understanding of behaviors related to dementia and psychotic disorders. According to Lisa Minor, “The

<sup>1</sup> Department of Commerce Veteran Housing Study, June 2018, Report to Legislature, Brian Bonlender, Director; <sup>2</sup> PowerPoint presentation, Behavioral Health Challenges.

Lisa Minor, RN, BSN, MSSL, National Director, Facility Based Care, Sept 2020.

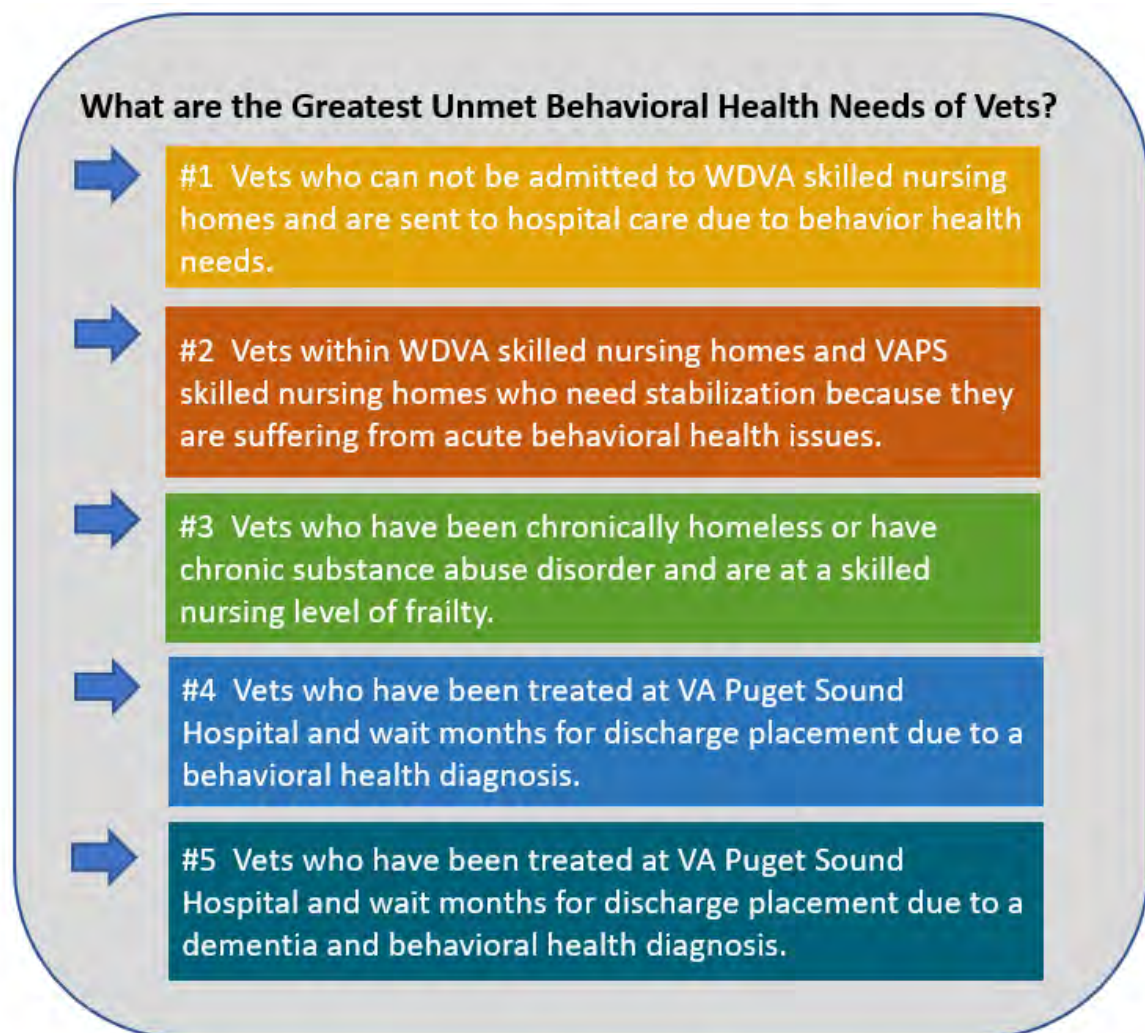
ABBREVIATIONS: VAPS Federal Veterans Administration Puget Sound Medical Center ; WDVA Washington Department of Veterans Affairs; RTF Residential Treatment Facility

*culture of addressing disruptive behaviors with pills produces adverse outcomes and doesn't really help. There needs to be other strategies in place, with a cultural transformation, and new CMS guidelines".<sup>3</sup>*

The Federal VA projections of future needs are as follows:

- Nursing home utilization will increase by 16% by 2022.
- The number of greater than 70% service-connected veterans will double in the next 10 years, potentially doubling nursing home costs.

In Washington State the Federal VA Puget Sound Medical Center (VAPS) and State Department of Veteran Affairs Homes (WDVA Homes) report similar concerns with behavioral health. With guidance from the work group of stakeholders, the study team have interviewed representatives from WDVA homes, VAPS, and agencies listed in the credits, asking, "***What are the greatest unmet veteran behavioral health needs?***" The answer matches the 2018 study and information from the Federal VA: The greatest unmet needs are veterans with both a skilled nursing level of medical frailty and behavioral health needs. They are shown below:





## WDVA VETERAN HOME'S DATA

The Washington State Veteran Homes are not able to serve chronic, psychiatric, behavioral health needs of Veterans. The Washington Veterans Home 240-bed skilled nursing facility in Port Orchard turned away 123 Veterans with behavioral health conditions in 2019.

Washington Veterans Home in Port Orchard Denials with BH Diagnosis				
Year	2016	2017	2018	2019
NH LOC	30	37	34	44
Not NHLOC	53	67	61	79
Total Denials with BH Diagnosis	83	104	95	123

LEGEND: NH LOC, nursing home level of care; Not NH LOC, not nursing home level of care.

The Washington Soldier's Home in Orting turned away 120 Veterans due to behavioral health or dementia diagnosis.

Washington Soldiers Home in Orting Denials with BH or Dementia Diagnosis		
Year	2018	2019
NHLOC	96	89
Not NHLOC	28	31
Total Denials with BH Diagnosis	124	120

LEGEND: NH LOC, nursing home level of care; Not NH LOC, not nursing home level of care.

## VA PUGET SOUND HEALTH CARE DATA

The VA Puget Sound Health Care data shows 170 patients over a two-year period who were hospitalized, treated, but experienced extended stays due to placement challenges. These patients needed assistance with activities of daily living, had mental health disease or

dementia, and required high involvement of social workers. These were Veterans who were not best served in the medical environment of a hospital setting after their medical treatment was completed.

2021 SUMMARY OF VA PUGET SOUND DATA	
Diagnosis	No. of Hospitalized Patients / 2 years
Mental Health Disease or Dementia Help with ADL's Behavioral Issues High involvement of Social Workers	170

*Data reflects broader cohort than typical behavioral health step down. April 2021*

## THE OPPORTUNITY

In the 2019 Legislative Session, Governor Inslee laid out his vision to provide mental health services in local communities for people with acute mental illness. For the WDVA, the transformation requires a continuum of behavioral health services that can divert veterans from the more expensive hospital treatment to be treated and supported through recovery in a residential environment. The vision for Building 9 is to provide combined skilled nursing and behavioral health treatment and recovery (stabilization and step-down care), preparing the veterans to return to their skilled nursing home, move to an adult family home, or on to transitional or supported housing.

The opportunity found at Washington Veterans Home, Building 9, is a currently unoccupied, beautiful, historic building that offers panoramic views of Puget Sound Sinclair Inlet, and is ideally located on the Washington Veterans Home campus shared with 240-beds of veterans skilled nursing and 60-beds of transitional housing.

The treatment and recovery environment at Building 9 would be more therapeutic and expected to cost less than half the operational cost of a hospital room. Building 9 would free up

1 Department of Commerce [Veteran Housing Study](#), June 2018, Report to Legislature, Brian Bonlender, Director; 2 PowerPoint presentation, [Behavioral Health Challenges](#), Lisa Minor, RN, BSN, MSSL, National Director, Facility Based Care, Sept 2020.

ABBREVIATIONS: VAPS Federal Veterans Administration Puget Sound Medical Center ; WDVA Washington Department of Veterans Affairs; RTF Residential Treatment Facility

needed hospital beds for their intended emergency use. The money invested to seismically upgrade Building 9 and provide new code-compliant mechanical and electrical

systems would revitalize a significant historic building expected to last another 50-100 years, serving very needed care for veterans.

## PROGRAM BENEFITS

### BENEFITS OF BUILDING 9 BEHAVIORAL HEALTH RENOVATION

#### Veteran Benefits

- Care in a healing, residential, non-medical environment.
- Among other veterans.
- Providers with focused Veteran expertise.
- Relief from distress, the patient's & residents wanting tranquility.

#### Cost Savings

- Project costs of renovation saves \$10 M, or 20% initial costs.
- Building 9 has "good bones" & long renovated life expectation.
- Potential use of on-campus Food Service & Laundry Service.

#### Hospital Access

- Frees up hospital beds at VAPS and in community.
- Improved access for emergency & critical care.

#### Climate Change

- Renovation saves embodied carbon of the structure.
- NetZero Ready will be All-Electric benefitting the climate.
- Taking prime benefit from a historic structure that was being heated & maintained, unoccupied, restoring to current code and seismic safety.

## PROGRAM REQUIREMENTS

The State needs a new model of behavioral health care because the skilled nursing license does not accommodate behavioral health treatment and there is not a specific licensure for behavioral health that includes skilled nursing care. The program requirements include admission screening, doctors, nurses, and therapists to provide behavioral health stabilization treatment and longer-term recovery. The facility requires risk-mitigation design including ligature-resistant spaces where residents spend time alone, and risk analysis for residents

and staff throughout. The program requirements also include care staff who can provide bathing, 2-person lifts, wound care, and support for activities of daily living common to skilled nursing. The new model can be accommodated within the framework of the Department of Health Residential Treatment Facility, RTF, licensure which is sufficiently broad and flexible.

## ALTERNATIVES CONSIDERED

**Alternative 1 - No Action - No Renovated Facility**

**Alternative 2 – Building 9 LEED Silver**

Renovate Building 9 to LEED SILVER

Additional 2 Entrances

Expand Parking

**Alternative 3 – Building 9 LEED Silver + NetZero Ready**

Improvements of Alternative 2

Ready for future solar panels on Building 10 roof

**Alternative 4 – Building 9 LEED Silver + NetZero**

Improvements of Alternative 3

Install solar panels on Building 10 roof and carports over 48 stalls for panel supports

**Alternative 5 – Building 10 LEED Silver**

Renovate Building 10 to LEED SILVER

Additional 2 Entrances

Upgrade Building 9 for Transitional Hsg Relocation

Extend Fire Lane of Building 10

**Alternative 6 – Building 10 LEED Silver + NetZero Ready**

Improvements of Alternative 5

Ready for future solar panels on Building 10 roof

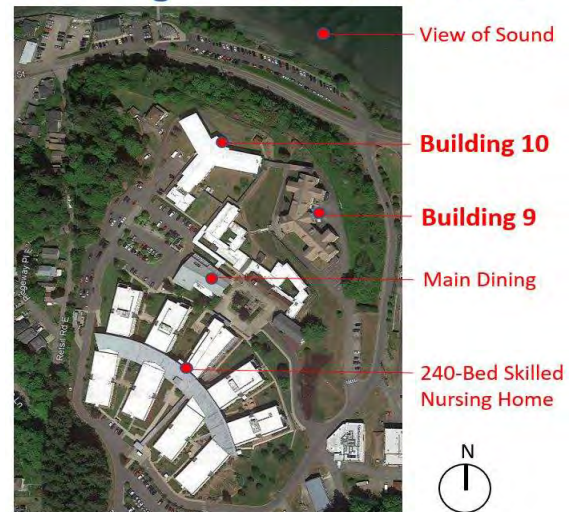
**Alternative 7 – Building 10 LEED Silver + NetZero**

Improvements of Alternative 6

Install solar panels on Building 10 roof and carports over 48 stalls for panel supports

## ALTERNATIVE CHOSEN

### Washington Veterans Home



Alternative 3 - B9 LEED Silver + NetZero Ready

## PREFERRED ALTERNATIVE

### Alternative 3-B9 LEED Silver + NetZero Ready

The preferred alternative has several components of scope needed to meet the functional program for 48 behavioral health beds.

- Total renovation of Building 9 to create three independent 16-bed Residential Treatment Facilities.
- Upgrades to meet LEED Silver certification and make the facility NetZero Ready.
- Seismic upgrade to current codes.
- New HVAC, plumbing, and electrical systems to meet current codes.
- Site improvements to create 70 new parking stalls.
- Building 9-10 bridge improvements.
- Building 9 View Pavilion improvements.
- New secure Memory Garden.

1 Department of Commerce [Veteran Housing Study](#), June 2018, Report to Legislature, Brian Bonlender, Director; 2 PowerPoint presentation, [Behavioral Health Challenges](#), Lisa Minor, RN, BSN, MSSL, National Director, Facility Based Care, Sept 2020.

ABBREVIATIONS: VAPS Federal Veterans Administration Puget Sound Medical Center ; WDVA Washington Department of Veterans Affairs; RTF Residential Treatment Facility

## BUILDING 9 ADVANTAGES VS BUILDING 10

Building 9 has several advantages over adjacent Building 10 for the development of the behavioral health program:

- Capacity of 48-beds compared to 32.
- Building 9 is unoccupied.
- Does not require relocation of the 60-bed transitional housing program.
- Construction Costs are lower.
- Life Cycle Costs are lower.
- Works better functionally, allowing transitional housing to stay adjacent to the main dining room and the 240-bed skilled nursing home where volunteering occurs.
- Finds a highly beneficial use for an unused beautiful historic building with a great view.

## BUILDING 9 ADVANTAGES VS NEW CONSTRUCTION

Because DSHS completed predesign for a new Clark County 16-bed civil behavioral health facility in March 2020, their predesign NetZero budget is available for comparison. The project cost of Building 9 is 22% lower than the DSHS<sup>1</sup> Clark County project. This is largely because the land of Building 9 is already owned, and the renovation can make use of the existing structure.

According to the structural engineer, the concrete frame and foundation system of Building 9 is well-built. Once the seismic upgrade and LEED Silver upgrade is completed the life of the building can be expected to be 50-100 years, at least as long as new construction.

## WHY NETZERO READY

The life cycle costs of NetZero are higher than LEED Silver at this time because of solar panel cost, efficiency, and expected life. However solar panel technology is expected to significantly improve in the next 10 years.

Building 9 has a clay tile roof that is not feasible for solar panel installation. Building 10 has a flat roof that works well for solar panel installation. The Building 9 renovation will include new electrical systems wired for future installation of photovoltaic panels on the flat roof of Building 10.

Within 10 years it is expected that solar panels will become less costly and more efficient. When solar panels become twice as efficient the roof of Building 10 will provide sufficient surface without the need for additional ground-mounted solar panels or building carports as solar panel supports.

## COST SUMMARY

The estimated construction cost in today's dollars for the 48-Bed LEED Silver, NetZero-Ready Building 9 Facility is \$22,655,675. The project cost is \$35,113,746. Staffing and operations costs are detailed in Chapter 5.

## CONCLUSION

Current data shows that there are as many as 410 aging Veterans per year whose needs are not being met. Implementation of 48-beds for Veteran behavioral health stabilization and step-down care in Building 9 is in line with the major state priority to address the behavioral health delivery system. Implementation provides essential treatment and recovery to return home, to skilled nursing, or supported living for the veteran population experiencing behavioral health symptoms related to their service. The project directly addresses unmet support that was promised to Veterans. While Federal VA projections show the number of Service-Connected Veterans will double in the next 10 years, the proposed Building 9 NetZero-Ready conversion offers good stewardship of an existing historic building, provides synergies with other campus programs, and most importantly provides a solution of high-quality behavioral health care for Veterans.



## 2 The Problem



## 2. THE PROBLEM

*A. Identify the problem, opportunity, or program requirement, addressed by the project and how it will be accomplished.*



### THE PROBLEM STATEMENT: GAP OF UNMET BEHAVIORAL HEALTH NEEDS

The U.S. Department of Veterans Affairs (U.S. VA) and Washington Department of Veterans Affairs (WDVA) provide a continuum of care for all ages that include skilled nursing and memory care for dementia. However, there is not a facility-based program for behavioral health. According to Lisa Minor, National Director of Facility Based Care, U.S. VA, nursing home facilities report 46% of their beds occupied by Veterans with behaviors disruptive to care.<sup>1</sup> Many Veterans experience emerging PTSD symptoms as they age, or with the onset of dementia. 64 percent of Washington States Veterans are over the age of 65. Older Vets experience major depressive disorder at a rate twice that found in the general population. One-in-ten older Veterans suffer

from depression, resulting in a 50 percent greater suicide rate than those who did not serve in the military. In addition, recent research shows nearly 40 percent of Veterans in treatment for depression have been diagnosed as also suffering from PTSD. Older Veterans are also at risk for late-onset stress symptomatology (LOSS) as they confront normal age-related changes.<sup>2</sup> This is experiencing increased combat-related thoughts, feelings, and reminiscences.



The U.S. VA Geriatrics and Gerontology Advisory Committee has identified systematic barriers to providing integrated care for Veterans with complex medical, mental health, and behavioral comorbidities:<sup>3</sup>

- A fragmented inpatient care system that results in service silos for medical, geriatric studies, and behavioral health.
- Limited capacity to provide care and meet the medical needs of individuals located in medical institutions (e.g., medical, and skilled nursing facilities).

1 National Alliance on Mental Illness, "Jailing People With Mental Illness," (2017), <https://www.nami.org/Learn-More/Public-Policy/Jailing-People-with-Mental-Illness>

2 Interview with Jenise Gogan, Director of Community Transitions, Behavioral Health Administration, DSHS Sept 11, 2020.

3 Department of Commerce [Veteran Housing Study](#), June 2018, Report to Legislature, Brian Bonlender, Director

4 Per meeting with Sound Mental Health Mental Health Coordinator. Julie Thornburv. Sept 15.2020.

- Gaps in staff competencies needed to address the integrated care needs of veterans with serious mental illness and dementia.
- Patients with complex medical and behavioral care needs (sometimes referred to as high-need, high-cost patients) often have multiple physical and behavioral health conditions, and account for a disproportionate share of health care spending.

Washington ranks 46th in the nation in the number of psychiatric beds available for those suffering from mental illness, and our emergency rooms are overwhelmed by the number of people who need that help. The veteran population is even more vulnerable. The Substance Abuse and Mental Health Services Administration reports that mental health and substance abuse caused more hospitalizations among veterans than any other cause.<sup>3</sup>

According to the Department of Commerce 2018 Veteran Housing Study, the lack of housing that provides mental health care results in a segment of the medically stabilized population, that is not in psychiatric crisis, lingering in medical beds because they need more psychiatric treatment than can be provided by existing long-term or adult family care facilities.<sup>3</sup>

## U.S. VETERANS AFFAIRS PUGET SOUND HEALTH CARE DATA

Approximately \$8 million in patient expenses were incurred by the Puget Sound VA Hospital in Seattle from 2016 to 2017 by patients who were medically stable but could not be placed in supportive housing due to the specific care needed for behavioral health and dementia. Cathrine Kaminzky, chief of staff, Veterans Affairs of Puget Sound Health Care System (VAP), stated that 127 patients from the above population stayed more than 30 additional days in the VA Hospital.

Daily, this caused 10-15 acute care beds to be unavailable for their intended use. The average length of stay for these patients was 82 days of in-patient care.<sup>3</sup>

In short, housing veterans, who are not in a psychiatric crisis, at medical facilities cost the state more money and makes placement access for acute care patients more difficult. Improving out-placement of geriatric patients with psychiatric disorders is a necessary step toward freeing more beds in these institutions.

In April 2021, VA Puget Sound Health Care provided updated data. They found 170 patients, over a two- year period, who were medically stable for discharge, but had extended hospital stays due to behavioral issues. The patients needed assistance with activities of daily living, had mental health disease or dementia, and required high involvement of social workers.

1 National Alliance on Mental Illness, "Jailing People With Mental Illness," (2017), <https://www.nami.org/Learn-More/Public-Policy/Jailing-People-with-Mental-Illness>

2 Interview with Jenise Gogan, Director of Community Transitions, Behavioral Health Administration, DSHS Sept 11, 2020.

3 Department of Commerce [Veteran Housing Study](#), June 2018, Report to Legislature, Brian Bonlender, Director

2021 SUMMARY OF VA PUGET SOUND DATA	
Diagnosis	No. of Hospitalized Patients / 2 years
Mental Health Disease or Dementia Help with ADL's Behavioral Issues High involvement of Social Workers	170

*Data reflects broader cohort than typical behavioral health step down. April 2021*

The VA Puget Sound Medical Center provided a point-in-time diagnosis summary of Veteran's discharge barriers. Patients listed had completed medical treatment, were referred to non-hospital treatment, but whose placement remained challenging.

DISCHARGE BARRIERS	
Diagnosis	No.
Severe Dementia, needs locked unit	6
Dementia with criminal history	1
Self-Neglect, 24 hr. supervision needed	2
Fall risk, assist for ambulation & transfers	5
Homeless, double amputee, transfers	1
Needs medication management & cueing	2
Fall risk, bariatric	1
History of smoking & substance abuse	1
Homeless, wound care, substance abuse	1
<b>Total Veteran Count</b>	<b>20</b>

*Point in time summary of discharge challenges for Veterans in hospital wings 2W, 5E, and 6W on Sept 17, 2020*

## U.S. VETERANS AFFAIRS PUGET SOUND AT AMERICAN LAKE EXTENDED CARE

The American Lake Extended Care program provided 20-beds of skilled nursing that serve Veterans with dementia. The Veterans are admitted to the program from other nursing facilities, assisted living, or from home. The psychologist serving the unit reported that on average five to ten Veterans, at any time, are experiencing dementia-related behavioral health concerns and aggression that poses a danger to themselves or others.<sup>6</sup>

## CHRONICALLY HOMELESS VETS OR VETS WITH CHRONIC SUBSTANCE ABUSE DISORDER

The shortage of care for the complex needs of both behavioral health and medical care also impact Veterans who are chronically homeless or have chronic substance use disorder. The Puget Sound VA hospital contracted ten beds at a Sound Mental Health facility in the Northgate area to provide four to six months of recovery after discharge from the hospital for this Veteran population.<sup>4</sup> But only half the beds are used. The facility is not able to accept those that have medical needs, needing help with activities of daily living (ADLs), such as toileting, bathing, or dressing. The program coordinator noted that the Veterans prefer treatment with other Veterans. Many of these Veterans have a diagnosis of bipolar disorder, treated depression, or multiple diagnosis.

4 Per meeting with Sound Mental Health Mental Health Coordinator, Julie Thornbury, Sept 15, 2020.

5 Per meeting with Carolyn Wilbanks, Outpatient Director of Addiction Services, VA PS American Lake, Sept 15, 2020.

6 Meeting with Dr. Douglas Lane, PhD. Psychology, VA Puget Sound Healthcare System, University of Washington School of Medicine, Dept of Psychiatry, Aug. 20, 2020.



For those that do qualify for treatment, 50% go to VASH (Section 8 Veterans Program) or other VA per diem program, the other 50% go to adult family homes, or assisted living, after completing the program.

The Puget Sound Medical System also has a residential program at American Lake that serves Veterans who have chronic substance use disorder.<sup>5</sup> The Veterans agree to spend 7-14 days in the locked facility for **stabilization** and treatment. Then a four-week domiciliary program called STAR is normally available to them (it has been shut down for COVID-19 beds). However, Veterans with medical needs are not eligible. Those that are unable to transfer themselves to a toilet are not eligible. There is no 24/7 medical provider who can assess and prescribe these conditions.

## WASHINGTON DEPARTMENT OF VETERAN'S AFFAIRS DATA

The Washington Veterans Home 240-bed skilled nursing facility in Port Orchard turned away 123 Veterans with behavioral health conditions in 2019. 85 percent of the referrals came from hospitals, ten percent from other facilities and five percent from private homes. Data for additional years is shown below. Of the Veterans denied, 98 percent were men and 2 percent were women. The diagnoses included dementia with associated PTSD, depression, and bipolar.

Washington Veterans Home in Port Orchard Denials with BH Diagnosis				
Year	2016	2017	2018	2019
NH LOC	30	37	34	44
Not NHLOC	53	67	61	79
Total Denials with BH Diagnosis	83	104	95	123

LEGEND: NH LOC, nursing home level of care; Not NH LOC, not nursing home level of care.

The other state Veterans home in Western Washington is Washington Soldiers Home in Orting. They have provided similar data for denials due to Alzheimer's, dementia, PTSD, and other behavioral health diagnoses.

Washington Soldiers Home in Orting Denials with BH or Dementia Diagnosis		
Year	2018	2019
NHLOC	96	89
Not NHLOC	28	31
Total Denials with BH Diagnosis	124	120

LEGEND: NH LOC, nursing home level of care; Not NH LOC, not nursing home level of care.

The state veteran's homes' skilled nursing care model responds to the needs of frail, aging veterans with medical needs. They cannot adequately serve the level of behavioral health care needed by many frail veterans. One senior caregiver noted that they could not provide both psychiatric long-term care and post-acute/ skilled medical long-term care and do both well. The time

4 Per meeting with Sound Mental Health Mental Health Coordinator, Julie Thornbury, Sept 15, 2020.

5 Per meeting with Carolyn Wilbanks, Outpatient Director of Addiction Services, VA PS American Lake, Sept 15, 2020.

6 Meeting with Dr. Douglas Lane, PhD. Psychology, VA Puget Sound Healthcare System, University of Washington School of Medicine, Dept of Psychiatry, Aug. 20, 2020.

spent with a resident experiencing unmet behavioral health needs is too great.

*“We cannot do both psychiatric long-term care AND post-acute/skilled medical long-term care well, and to try to do both “well” does disservice to all.”* WDVA senior front- line caregiver.

## DEPARTMENT OF CORRECTIONS DATA

Data was also collected from the Department of Corrections. The National Alliance on Mental Illness states that individuals experiencing a mental health crisis are more likely to encounter police than receive medical or psychiatric help. Arrested mentally challenged individuals, usually for

non-violent crime, remain either in jail awaiting trial or serving sentences in prisons. In addition to being at greater risk of victimization, mental health inmates tend to stay incarcerated much longer and frequently leave institutions worse rather than better.<sup>1</sup>

<b>Residential Living Community Breakdown</b>		<b>Total Population Count</b>	<b>Non-Sex Offender Count</b>
<b>Senior Living:</b>	<i>HP</i>	1	0
	<i>HV</i>	3	1
	<b>LOW RISK</b>	83	17
	<i>MOD</i>	3	0
<b>Inpatient Medical Unit:</b>	<i>HV</i>	3	1
	<b>LOW</b>	14	6
<b>Residential Mental Health Treatment Unit:</b>	<i>HP</i>	1	1
	<i>HV</i>	14	13
	<i>HPVD</i>	5	2
	<b>LOW RISK</b>	20	13
	<i>MOD</i>	8	6
<b>Substance Use Disorder Therapeutic Community</b>	<i>HD</i>	2	2
	<i>HP</i>	3	3
	<i>HPVD</i>	1	1
	<b>LOW RISK</b>	3	2
	<i>MOD</i>	3	1
<b>Totals</b>	<i>HD</i>	2	2
	<i>HV</i>	20	15
	<i>HP</i>	5	4
	<i>HPVD</i>	6	3
	<b>LOW RISK</b>	120	38
	<i>MOD</i>	14	7

DOC Point-In-Time Data dated October 2020. Risk Levels: Low, Mod (Moderate), HP (High Property), HD (High Drug), HV (High Violent), HPVD (High Violent Property Drug)

<sup>1</sup> National Alliance on Mental Illness, "Jailing People With Mental Illness," (2017), <https://www.nami.org/Learn-More/Public-Policy/Jailing-People-with-Mental-Illness>



Arrested mentally challenged individuals, usually for non-violent crime, remain either in jail awaiting trial or serving sentences in prisons. In addition to being at greater risk of victimization, mental health inmates tend to stay incarcerated much longer and frequently leave institutions worse rather than better.<sup>1</sup>

The Washington Department of Corrections (DOC) provided data for incarcerated individuals that may be more frail and able to access services of the proposed Washington Veteran Home Building 9 project. Those that may qualify for nursing home care include those with traumatic brain injury, developmental disability, or the aged. Sex-offenders have been removed from the data.

### DSHS DATA

Data was also collected from the Department of Social and Health Services, DSHS. But it was

found that State Hospitals have transitioned to primarily forensic care and away from civil behavioral health care. Western and Eastern State Hospitals provided a point-in-time count as of Nov 30, 2017, with 33 known Veterans.

However, by October 2020, DSHS confirmed there was only one Veteran awaiting discharge who was a civil patient.<sup>4</sup>

### THE GAP OF UNMET NEEDS: SUMMARY OF PATIENT PROFILES

The Veteran profiles found to have the greatest unmet needs are those that have behavioral health needs together with medical needs requiring help with activities of daily living, ADL, such as bathing, dressing, toileting, and ambulation. Most of this population are over 55 years old. These profiles were found in the following Veteran populations:

VETERAN POPULATION WITH GREATEST UNMET NEEDS	
NEED	POPULATION
Stabilization Treatment 7-14 days	Veterans within WDVA skilled nursing homes and VAPS skilled nursing homes who need stabilization because they are suffering from behavioral health issues and are disruptive of their environments.
Step-Down Recovery 1-4 months	Veterans who have been stabilized but cannot be admitted to WDVA skilled nursing homes and are typically sent to more expensive hospital care due to behavior health needs.
	Veterans who have been chronically homeless or have chronic substance abuse disorder and are at a skilled nursing level of frailty.
	Veterans who have been treated at VA Puget Sound Hospital and wait months for discharge placement due to a behavioral health diagnosis.
	Also, Veterans who have been treated at VA Puget Sound Hospital and wait months for discharge placement due to a <u>dementia</u> and behavioral health diagnosis.

<sup>1</sup> PowerPoint presentation, Behavioral Health Challenges, Lisa Minor, RN, BSN, MSSL, National Director, Facility Based Care, Sept 2020.

<sup>2</sup> Department of Commerce Veteran Housing Study, June 2018, Report to Legislature, Brian Bonlender, Director, p.66.

<sup>3</sup> Center for Health Care Strategies, Inc., "High-Need, High-Cost Populations," (2017), <https://www.chcs.org/topics/high-need-high-cost-populations/>

<sup>4</sup> Interview with Jenise Gogan, Director of Community Transitions, Behavioral Health Administration, DSHS Sept 11, 2020.

## PROGRAM REQUIREMENTS

B. Identify and explain the statutory or other requirements that drive the project’s operational programs and how these affect the need for space, location, or physical accommodations. Include anticipated caseload projections (growth or decline) and assumptions, if applicable.

## NEW MODEL OF CARE

There are currently no state care models and regulations that serve the combination of medical and behavioral health needs. After meetings with numerous state agencies, the recommended approach was to find the closest flexible model of care and adapt it to the target population.

## SHORT TO INTERMEDIATE CARE

The vision for this model of care is a short to intermediate term program providing treatment and recovery for Veterans moving through the program to permanent supported housing, an adult family home, or skilled nursing, to best fill the magnitude of the need.

## MIX OF VOLUNTARY AND INVOLUNTARY

Like the WDVA nursing homes, the vision for the behavioral health program is for voluntary care except where residents are gravely incapacitated with dementia. Non-memory care residents will agree to participation within the secure facility. Memory care residents will be in a secure floor with ready access to the memory garden.

# POTENTIAL TYPES OF BH TREATMENT PROGRAMS

Crisis Stabilization Center (CSC)	Transitional Care Clinic (TCC)	Residential Treatment Facility (RTF)	Inpatient Acute Treatment Facility (ATF)	Specialty Care	Gero-Psychiatric Hospital
<ul style="list-style-type: none"> <li>• Growing Need</li> <li>• Voluntary or Involuntary admissions</li> <li>• Suicide Ideation Resource</li> <li>• Short Stay Observation &amp; Placement</li> </ul>	<ul style="list-style-type: none"> <li>• Short Stay Residential or Day Program</li> <li>• Day Program Resource</li> <li>• Outpatient treatment coordination</li> </ul>	<ul style="list-style-type: none"> <li>• Varied ALOS</li> <li>• Specialized Treatment</li> <li>• Community Environment of Care</li> </ul>	<ul style="list-style-type: none"> <li>• 7 to 10 to 15 ALOS</li> <li>• Acute Psychiatric Inpatient Treatment</li> <li>• Secured Unit</li> <li>• Intensive, Med, Psych</li> </ul>	<ul style="list-style-type: none"> <li>• Dementia Care</li> <li>• Step-down for ICU patients</li> <li>• Long term Care</li> <li>• Geriatric SNF</li> </ul>	<ul style="list-style-type: none"> <li>• Acute Care Psychiatric &amp; Medical, Geriatric Focus</li> </ul>

Legend  
 ALOS Average Length of Stay  
 DRG Diagnosis Related Group

## RESIDENTIAL TREATMENT FACILITY WAC 246-337

The Department of Health's Residential Treatment Facility, RTF, model of care is broad, and can be adapted to serve complex needs. WAC 246-337 defines minimum health and safety standards for licensure and operations of 24-hour private, county, or municipal health care to persons with mental disorders or substance use disorders.

RTF licensure can provide stabilization treatment services, even where residents may strike out at caregivers. RTF licensure can also be used for the step-down recovery program. WDVA leadership envisions the programs occurring in residential, warm, and welcoming, homelike environments, in keeping with the traditions of the Washington State Veteran Homes. RTF licensure is well-suited to accommodating this vision.

### WAC 246-337 RTF Requirements

1. Provide a written functional program outlining residents serviced and how needs will be met.
2. Common area of at least 40 sf per resident
3. Sleeping room must have 3 ft aisle one side of bed.
4. 1 Therapy room per 12 residents
5. Medical exam room
6. 1 Visitation room
7. Dining room that may be multipurpose.
8. Minimum 1 toilet and sink per 8 residents.
9. Minimum 1 bathing fixture with toilet and sink per 8 residents.

10. Restraint or seclusion room if approved for use.

The 2014 and 2018 Guidelines for Design and Construction for Residential Health, Care and Support Facilities, by FGI, is considered the Standard of Care by The Joint Commission and Centers for Medicare and Medicaid (CMS), but is not used by the RTF regulations in Washington State.

## MENTAL HEALTH INPATIENT SERVICES WAC 246-341-1118

Inpatient services for mental health are the services provided within a RTF, Residential Treatment Facility, and require a separate certification from DOH. The WDVA is exempt from these regulations but would choose to follow these regulations and receive DOH oversight. All of the state licensing requirements related to operations, discharge, safety and security for evaluation, and treatment services provided in an RTF, are found in WAC 246-341 and WAC 246-337.

## STRUCTURAL AND SEISMIC CODES

Reference codes used for the structural evaluation are as follows:

- ACI 318-14 Building Code Requirements for Concrete Buildings
- ASCE 41-13-Seismic Evaluation and Retrofit of Existing Buildings
- IBC 2015-for general occupancy and risk categories designations

The buildings were analyzed for Risk Category IV, Immediate Occupancy. Although not strictly required, the assumption is that the buildings

should provide more than the preservation of life. With the proposed upgrade, the investment in the building warrants bringing the building to a seismic level equivalent to New Building Standards to preserve non-structural elements such that the building will remain operational after the seismic design event.

## OTHER CODES

The scope of work for both Building 9 and Building 10 are substantial renovations under the 2018 International Existing Building Code.

- 2018 International Mechanical Code
- 2020 National Electric Code (NFPA 70)
- 2018 Washington State Energy Code
- 2012 Life Safety Code (NFPA 101)
- Behavioral Health Design Guide – Edition 9.0.

## ENERGY CODES

In addition to meeting 2018 Washington State Energy Code, the building alternatives studied include:

LEED Silver

LEED Silver NetZero Ready

LEED Silver NetZero

## MEDICAID IMD WAIVER

Since Veteran sources of medical reimbursements may include Medicaid, it is also critical that the facility meet Medicaid requirements. Medicaid regulations effectively limit the size of the facility to 16 beds. The regulation is called the Medicaid IMD Waiver.

The Medicaid Institutions for Mental Diseases (IMD) exclusion prohibits the use of federal Medicaid financing for care provided to patients under 65 years old in mental health and substance use disorder facilities larger than 16 beds. This regulation is found in section 1905(a)(B) of the Social Security Act and has

been part of the Medicaid program since it was established in 1965. The IMD exclusion was intended to ensure that the states, rather than the federal government, would have principal responsibility for funding inpatient psychiatric services.

The rules make it possible for multiple 16 -bed facilities to be under the same roof but must follow the IMD Facility Assessment Tool.

Separation of multiple facilities under the same roof requires:

- Separate facility entrances.
- Separate facility licenses able to operate independently.
- Separation of accounting and staffing. All services and staffing must be separately billed and tracked.

The impact of this requirement was studied by the design team. It was determined that a 16-bed program would take about 15,000 – 17,000 sf. Since the floor plates of Building 9 and Building 10 are each in this size range, separating 16-bed facilities by different floors of each building and adding new exterior entries and elevators was determined to be a feasible means of meeting the requirements for Medicaid funding.

## VETERAN REIMBURSEMENTS

The sources of Veteran Reimbursements are VA benefits, Medicare, Medicaid, and private insurance. Because this is a new model of care, new reimbursements that combine behavioral health and skilled nursing will need to be considered. Medicaid Evaluation and Treatment reimbursements were \$836 in mid-2020.

Skilled nursing reimbursements varied widely depending on the reimbursement source. DOH agency specialists said it may be possible to conceptualize the reimbursements as RTF

behavioral health care, plus adding on Home and Community Service Home Health supportive care, for the medical component needed.

<b>REIMBURSEMENT RATES SKILLED NURSING MID-2020</b>			
Insurance	Skilled Nursing Rate	VA per Diem Add	Total
Medicaid	\$ 211.73	\$ 115.62	\$ 327.35
Medicare Average	\$ 472.00	\$115.62	\$ 587.62
Private Pay	\$ 240.00	\$ 115.62	\$ 355.62
VA Enhanced	\$ 485.18	\$ -	\$ 485.18
<b>REIMBURSEMENT RATES BEHAVIORAL HEALTH MID-2020</b>			
Insurance	RTF Evaluation & Treatment		Total
Medicaid			\$835.64

## SPACE PROGRAM

The space program is provided by Design Team Member Behavioral Health Facility Consulting. There has not been a distinction made between the Stabilization Treatment program and the Step-Down Recovery program, but ideally, the longer Step-Down programs need more activity spaces.



**SPACE PROGRAM**

Room Name	Regulation or Optional	Safety Risk Level	Target Program			Test Fit			COMMENTS
			No.	NSF Each	Total NSF	No.	NSF Each	Total NSF	
			<b>Target</b>			<b>Proposed</b>			
			<b>1,793</b>			<b>1,327</b>			
<b>ENTRY / LOBBY</b>									
<b>Main Public Entry:</b>									
Waiting Area - Visitors	Optional	1	1	288	288	1	288	288	In Common with Public Entry
Reception / Greeting	Optional	1	1	60	60	1	60	60	
Security Screening	Optional	1	1	40	40	1	40	40	Shared by everyone that enters residents,
Visitor Lockers	Optional	1	1	50	50	1	50	50	
Visitor's Toilet	Optional	1	2	65	130	1	50	50	
<b>Resident Admissions &amp; Discharge</b>									
Security Screening	Optional	5	0	0	0	0	0	0	In Common with Public Entry
Elopement Buffer/Sallyport	Optional	5	1	100	100	1	100	100	Shared by everyone that enters
Receiving Area - Gurney	Optional	5	1	100	100	0	0	0	Interlocking doors; Access Controls
Workstation	Optional	1	2	40	80	1	100	100	Area to transfer resident escort
Resident Intake/Evaluation	Optional	5	1	120	120	1	100	100	BH Staff and Security Staff
Interview/Consultation	Optional	5	1	80	80	0	0	0	Quiet Rooms for Resident Evaluation
Resident Toilet/Shower	Optional	4	1	70	70	1	50	50	Resident Family Consultation; (shared) with
Resident Belongings Storage	Optional	1	1	80	80	1	50	50	
Wheelchair Storage	Optional	1	1	40	40	1	45	45	
Staff Toilet - Unisex	Optional	1	1	50	50	1	50	50	
			<b>Target</b>			<b>Proposed</b>			
			<b>4,756</b>			<b>4,504</b>			
<b>RESIDENT ROOMS</b>									
Single Resident Room - ADA	Single Optional	4	16	160	2,560	16	160	2,560	FGI limited to single or double occupancy
Shared Adj Rooms	1 to 8 residents	4	8	65	520	8	50	400	WAC Minimum one toilet for 8 residents;
Isolation Resident Room	Optional	4	0	140	0	0	0	0	Consider UV light, ionization, HEPA filters
Ante Room	Optional	4	0	80	0	0	0	0	layout has opportunity for 2 isolation rms
Resident Toilet EnSuite Rm	Optional	4	0	60	0	0	0	0	
Isolation Supply Storage	Optional	4	8	10	80	0	0	0	Secure Storage along corridor
Resident Shower / Spa Area	Optional	4	1	120	120	2	60	120	
Storage - Resident Storage	Optional	4	0	0	0	2	13	26	Additional personal belonging storage
			<b>Target</b>			<b>Proposed</b>			
			<b>2,922</b>			<b>3,248</b>			
<b>RESIDENT COMMON / DAY PROGRAM AREAS</b>									
Community Noisy Activity	WAC 246-337-124	2	1	640	640	1	610	610	Common Social Req'd by WAC
Social - Quiet Activity		3	1	140	140	1	350	350	FGI 4.3-2.3.7 suggested for quiet retreat
Living Room	Optional	3	0	0	0	1	230	230	Safety fireplace for home atmosphere
Dining	WAC 246-337-124	2	0	640	0	0	0	0	40nsf per resident if dining only; WAC allow to share with common activity area
Meal Preparation Servery	Optional	1	1	150	150	1	135	135	1 room per 12 residents
Group Therapy	WAC 246-337-126	2	1	225	225	1	245	245	share with group therapy room
Therapy - Art / Music	WAC 246-337-124	2	0	225	0	1	225	225	Use of Quiet Activity for this purpose
Quiet /Sensory Room	Optional	3	1	80	80	0	0	0	
Supplies & Equipment	Optional	1	1	150	150	1	125	125	
Exam/Treatment Room	WAC 246-337-126	2	1	120	120	1	75	75	On unit Recommended
Consultation Room	Optional	2	2	100	200	0	0	0	(shared with Visitor Rm)
Visitor Room	WAC 246-337-124	3	1	100	100	1	110	110	Locate close to Primary Visitor entrance
Telephone	Optional	3	2	15	30	1	15	15	locate close to Staff Station for Supervision
Resident Laundry	WAC 246-337-128	3	1	120	120	1	60	60	washer, dryer, utility sink
Resident Activity Rm Toilet	Optional	4	1	60	60	1	60	60	FGI 4.3-2.2.4
Multipurpose Room	Optional	2	0	320	0	0	0	0	
Outdoor Areas - Access	Optional	1	1	-	-	1	0	0	FGI 4.3-2.3.8 Strongly Suggested
			<b>Target</b>			<b>Proposed</b>			
			<b>1,466</b>			<b>1,121</b>			
<b>NURSING &amp; CARE STAFF AREAS</b>									
Primary Staff Station		3	1	220	220	1	185	185	8 ws at 24nsf each + Sink & support eqmt
Staff Station -Open to Milieu	Optional	3	0	150	0	1	150	150	Open Stations
Medical Records Storage	WAC 246-341-0510	1	1	80	80	0	0	0	Secure Storage for Medical Records
Treatment Planning	Optional	1	1	160	160	1	254	254	Table to accommodate 8
Office, Nurse Manager	Optional	1	1	120	120	1	135	135	
Office, Psychiatrist	Optional	1	1	150	150	0	0	0	Shared Doc Hotel Rm
Workstations for SW, Pharm.	Optional	1	2	24	48	2	24	48	
Charging Station		1	6	5	30	6	5	30	Charging loc. for Mobile Computer Stations
Multipurpose/Conf Room		1	1	200	200	0	0	0	Share with Trmt Planning Conference Rm
Medication Rm.	WAC 246-337-105	1	1	120	120	1	60	60	Handwashing; Automated dispensing
Labs for Specimen Processing	Optional	1	0	60	0	0	0	0	Discuss with Contract Services



Room Name	Regulation or Optional	Safety Risk Level	Target Program			Test Fit			COMMENTS
			No.	NSF Each	Total NSF	No.	NSF Each	Total NSF	
			<b>Target</b>			<b>Proposed</b>			
			<b>Target</b>			<b>Proposed</b>			
			<b>297</b>			<b>277</b>			
<b>SECLUSION</b>									
Seclusion Room -	WAC 246-337-127	4	1	60	60	1	60	60	Mattress on Floor and Padded Walls
Seclusion Toilet	WAC 246-337-127	4	1	65	65	1	75	75	ADA with shower
Seclusion Anteroom	WAC 246-337-127	4	1	80	80	1	70	70	Seclusion Rm Adj to Staff Station
			<b>Target</b>			<b>Proposed</b>			
			<b>1,378</b>			<b>637</b>			
<b>ADMINISTRATIVE &amp; OFFICE AREAS</b>									
Administrative Director	WAC 246-341	1	1	120	120	1	120	120	
Medical, Psych, SW Offices	WAC 246-341	1	3	100	300	1	150	150	Share Doc Hotel Office & Open Staff Area
Administrative Assist Stations	WAC 246-341	1	2	100	200	1	60	60	Part of Open Staff Work Area
Conference Room	WAC 246-341	1	1	160	160	0	0	0	Share with Treatment Planning
Workroom - Mailboxes, Printer	WAC 246-341	1	1	160	160	1	160	160	Open Admin Work Area
Training & Staff Development	WAC 246-341	1	1	120	120	0	0	0	Training, Video, Teleconf. Share Conf Rm
			<b>Target</b>			<b>Proposed</b>			
			<b>1,333</b>			<b>1,142</b>			
<b>SUPPORT SERVICES</b>									
Housekeeping	WAC 246-337-128	1	1	60	60	1	120	120	Service sinks for filling and emptying mop
Soiled Holding Room	WAC 246-337-140	1	1	100	100	1	116	116	
Clean Linen and Supply room	WAC 246-337-140	1	1	100	100	1	60	60	
Emergency Cart with Defib	Optional	1	1	80	80	0	0	0	5 nsf per bed; Wheelchair, Shower Chair, Strongly Recommended
Storage, General	Optional	1	1	110	110	1	60	60	Can be shared; close adjacency to unit
Staff Lounge & Locker		1	1	220	220	1	190	190	
Staff Toilet - ADA		1	1	65	65	1	65	65	
Staff Respite Area	Optional	1	1	60	60	1	60	60	
Physician Call Room	Optional	1	1	100	100	1	120	120	Can be off the unit
Toilet/Shower		1	1	50	50	1	55	55	
Resident Belongings Storage	Optional	1	1	80	80	0	0	0	Additional storage on the unit
			<b>Target</b>			<b>Proposed</b>			
			<b>3,050</b>			<b>3,050</b>			
<b>BUILDING SUPPORT</b>									
Electrical, Subpanel	Other codes	1	1	80	80	1	80	80	
Communications, Subpanel	Other codes	1	1	40	40	1	40	40	
Mechanical Closet	Other codes	1	1	100	100	1	100	100	
Elevator Equipment	Other codes	1	1	60	60	1	60	60	
Elevator	Other codes	1	3	120	360	3	120	360	
Stairs - Egress (Existing )	Other codes	1	3	600	1,800	3	600	1,800	
Linen, Pharmacy,Clean Supply		1	0	0	0	0	0	0	Provided above
<b>GRAND TOTAL</b>			<b>Grand Total Net Square Feet 12,481</b>			<b>11,172</b>			
			<b>Average Net to Gross Factor 1.37</b>			<b>1.37</b>			
			<b>Grand Total Departmental Gross Square Feet 17,099</b>			<b>15,306</b>			

## MISSION AND GOALS

C. Explain the connection between the agency’s mission, goals and objectives; statutory requirements; and the problem, opportunity or program requirement.

The mission of the Department of Veterans Affairs is “...to serve America’s Veterans and families with dignity and compassion and be their principal advocate in ensuring they receive health care, benefits, social support, and lasting memorials, in order to promote the health, welfare, and dignity of all veterans in recognition of their service to this Nation.”

The creation of the proposed behavioral health facility to serve the needs of frail Veterans is consistent with the mission and goals of the WDVA. The proposed facility will address the needs of many Veterans currently being turned

away from care at State Veteran Homes due to behavioral health issues. It will also better meet the needs of frail Veterans who spend extended time in a hospital environment when a tranquil residential environment would provide better quality of life and support for wellness.

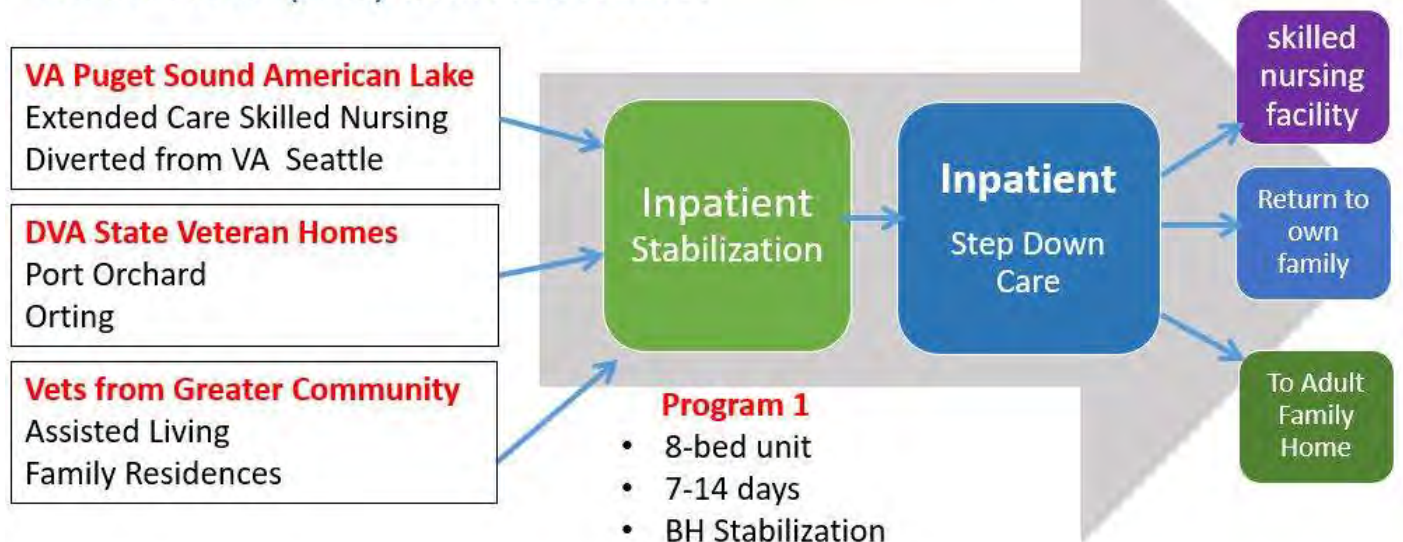
## WHAT IS NEEDED

D. Describe in general terms what is needed to solve the problem.

Meeting the unmet needs requires a facility that offers Inpatient Stabilization for Veterans to come into a quiet residential setting for 7-14 days of treatment, where support for their medical needs and ADLs (activities of daily living) are also supported. Because this is short-term care, it is anticipated that the capacity needed is eight beds.

## Patient Population : Stabilization Needed

Senior Adult (frail) with ADL Needs:

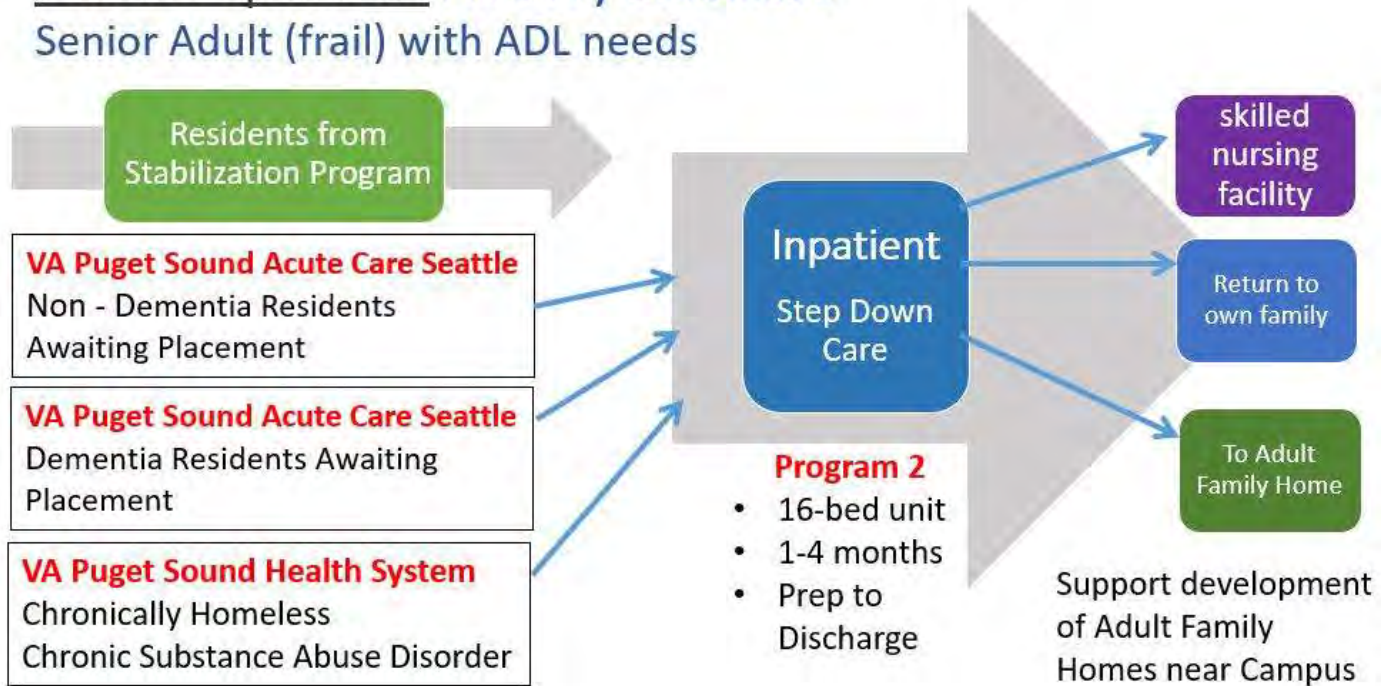


Following the 7-14 days of treatment, a program is needed to meet the Veteran's Step-Down Recovery needs and prepare them for placements returning to their homes, to their skilled nursing facility, to their own family, or to an adult family home that specializes in care for behavioral health.

To fill the gap in unmet needs of Veterans, a Step-Down facility is also needed to accept residents who have already completed stabilization treatment at the VA Puget Sound Hospital (or a community behavioral health program). The facility should provide a quiet, residential environment that supports well-

## Patient Population : Already Stabilized

Senior Adult (frail) with ADL needs



being for Veterans while also supporting medical needs. Since this is a longer-term program of 1-4 months, the program should be differentiated into a program for Non-Dementia Residents, Dementia Residents, and Chronically Homeless or Substance Abuse Residents to better meet their needs. The Vision of this program is that Veterans move

through their recovery and exit, so that new incoming Veteran behavioral health needs can be addressed. The data shows that there is a shortage of adult family homes with behavioral health expertise. This shortage needs to be addressed, or the facility will fill up with residents who cannot be placed, not meeting the full program vision.

## HISTORY

*E. Include any relevant history of the project, including previous predesigns, or budget funding requests, that did not go forward to design or construction.*

In the 2016 Supplemental Capital Budget (Chapter 35, Laws of 2016), the Washington State Legislature directed the Washington State Department of Commerce (Commerce) to study three topics related to veteran homelessness:

1. Available housing opportunities for veterans experiencing homelessness.
2. The conversion of units to provide permanent supportive housing for geriatric veterans with psychiatric disorders.
3. The feasibility of converting Building 10 at the State Veterans Home in Port Orchard into housing for veterans, in collaboration with the Washington State Department of Veterans Affairs (WDVA).

The feasibility study found that unmet behavioral health needs were a barrier to eliminating Veteran homelessness. Many Veterans are unable to be successfully housed due to behavioral health needs. At the time of the 2017-2018 feasibility study, Building 10 was unoccupied and Building 9 was occupied by the WDVA transitional housing program. The study's 13-member work group concluded that use as a behavioral health facility was feasible for Building 10. They did not support converting Building 10 to permanent supported housing due to security risk concerns for vulnerable populations of transitional housing and skilled nursing already on the campus. The vision was that a secured behavioral health facility would have many synergies supporting the skilled nursing facility residents, compared to the model of independent living found with supported housing, that provided no oversight of drug, alcohol, or other activities of residents living

fully independent lives. The 2018 report recommended that the work group continue meeting to develop the model of care needed to fill the gap of unmet behavioral health needs.

The assumption of the 2018 workgroup was that one floor of the facility would be operated by DSHS to care for Veterans from Western and Eastern State Hospitals. DSHS has since discharged the Veterans who were at the state hospitals, and no longer have the potential Veteran population in their care who would be served. In 2018, an option considered for the second floor was that it would be operated by a private behavioral health operator.

In January 2019, the Transitional Housing Program, at that time in Building 9, but experiencing extensive maintenance issues with the aging building, moved to Building 10. Building 9 was left unoccupied but heated and maintained to the level the aging systems allowed.



# 3 ANALYSIS OF ALTERNATIVES



### 3. ALTERNATIVES

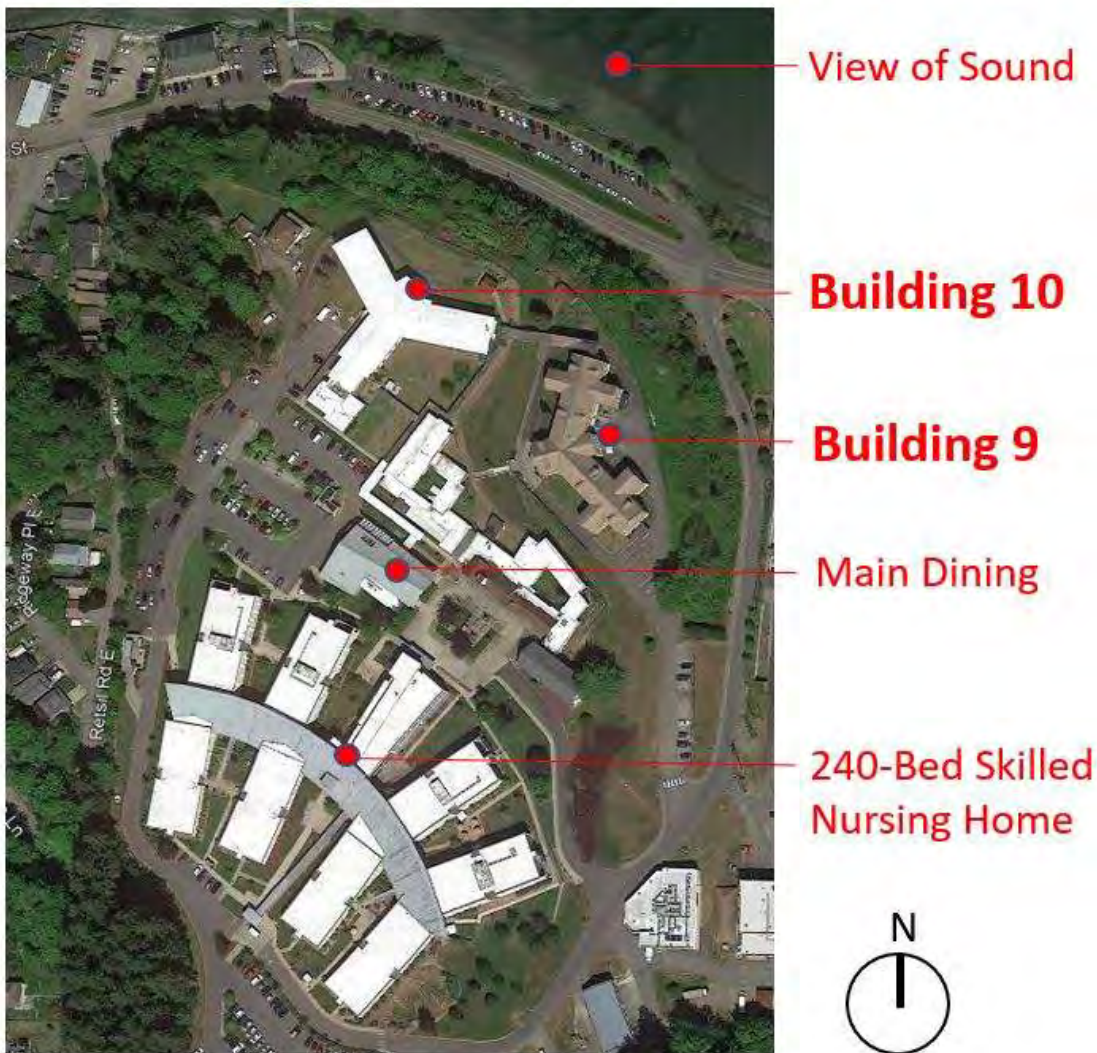
*Describe all the alternatives that were considered including the preferred alternative. Alternatives may include co-location, renovation, leased space, purchase, new construction or other options explored.*

#### CAMPUS OVERVIEW

Buildings 9 and 10 are located on the Washington Veterans Home Campus. The campus is shared with the 240-bed Skilled Nursing Facility and the Transitional Housing

Program. The Transitional Housing Program was originally in Building 9 but moved to Building 10 in January 2019 due to the increasing maintenance issues of Building 9. The Predesign compares costs of converting Building 9 or Building 10 to a behavioral health facility. The Building 9 alternatives cover upgrade of Building 9 with no improvements to 10, but the Building 10 alternatives include upgrading Building 9, so Transitional Housing could move back into that building.

## Washington Veterans Home







## BUILDING 9 OVERVIEW

Building 9, is a historic three-story masonry building, circa 1930, that sits at the north end of the Veterans Home Campus overlooking Sinclair Inlet of Puget Sound. Built as a hospital, the main entry faces west, has ornate stonework, and a cambered arch entry reminiscent of Gothic Revival Style. Each of the three floors is approximately 15,000 gross square feet. The ground floor is partially subterranean on the west side and has window wells bringing light to the uphill rooms. A secondary main entrance is located on the south end that is covered by a canopy added in 1979. The building is characterized by brick and stone construction with a gabled roof, stepped parapet and gabled dormers. The ground floor is concrete clad with stucco. In 1993-94, upgrades were made to the heating and air conditioning systems, the elevators, and the automatic doors were repaired. In 1997, the slate roof was replaced with concrete tiles.

The building has been assessed by an engineering team of civil, structural, mechanical, electrical, and envelope engineers. The full engineering reports are found in the appendix. They conclude the building has been well-maintained. Brickwork and roof are in good condition. The structural engineer found the building has a good

foundation and “good bones”, but many of the exterior walls are double-wythe masonry and require stiffening for seismic forces. The existing heating system needs replacement, but the ventilation system can be reused. The plumbing and electrical systems require replacement. These findings are consistent with the Transitional Housing program moving out of Building 9 in 2019 due to failing plumbing and mechanical systems. The programmatic changes of the potential conversion require demolition and replacement of most interior walls, doors, and ceilings.

## BUILDING 10 OVERVIEW



Building 10, a two-story, circa 1978 structure, located north-west of Building 9, takes full advantage of the view of the Sound. Building 10 was built as a skilled nursing facility, and has been determined to have historic significance as an example of long-term care of its time. The architectural historian’s report is provided in the appendix. The building has pre-cast concrete panels with composite steel and concrete structure. The tier I structural analysis does not suggest the need for seismic upgrade. When the large 240-bed Veterans Home Facility was completed in 2002, residents were relocated there and Building 10 was left unoccupied.

In 2018, Building 10 was remodeled to upgrade the bathrooms to accessible standards, and the 60-bed Transitional Housing Program moved into Building 10 in January 2019.

INITIAL PROGRAMMATIC ALTERNATIVES

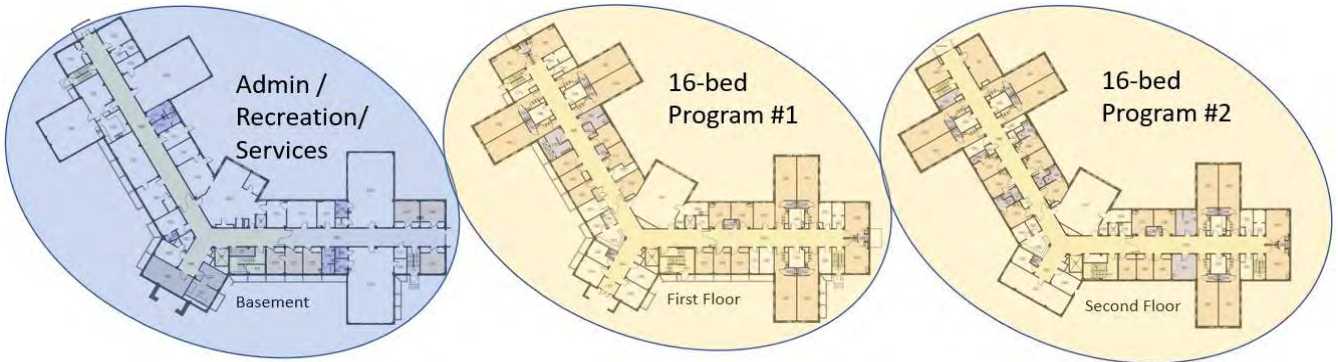
**Building 9** THREE 16-BED FACILITIES  
TOTAL 48 BEDS

Building 9 has three full floors making it possible for a separate 16-Bed facility to be located on each floor. This functional option was preferred over the other options considered for Building 9 due to the desire to maximize the benefit of the historic building and for the ability to create a new behavioral health memory care garden on the northeast side of the ground floor for direct access.



**Building 9** TWO 16-BED FACILITIES  
TOTAL 32 BEDS

The south and southwest sides of the ground floor of Building 9 are below grade with window wells. The option of locating administration and recreational services on the ground floor were considered. While this option provides desirable administration and recreational space, the current needs data, and the service-connected veteran growth over the next 10 years indicates that optimizing the potential of the building to provide three separate facilities, as shown above, delivers the most benefit.



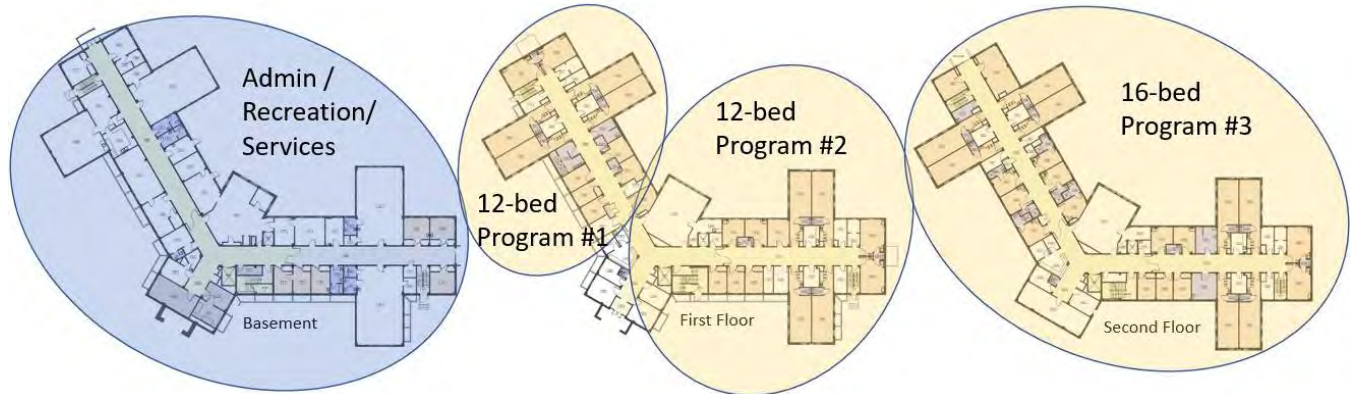
DSHS is the Department of Social and Health Services. VAPS is Veteran Affairs Puget Sound Health Care. WDVA is the Washington State Department of Veteran Affairs.



## Building 9

### ONE 16-BED, TWO 12-BED FACILITIES TOTAL 40 BEDS

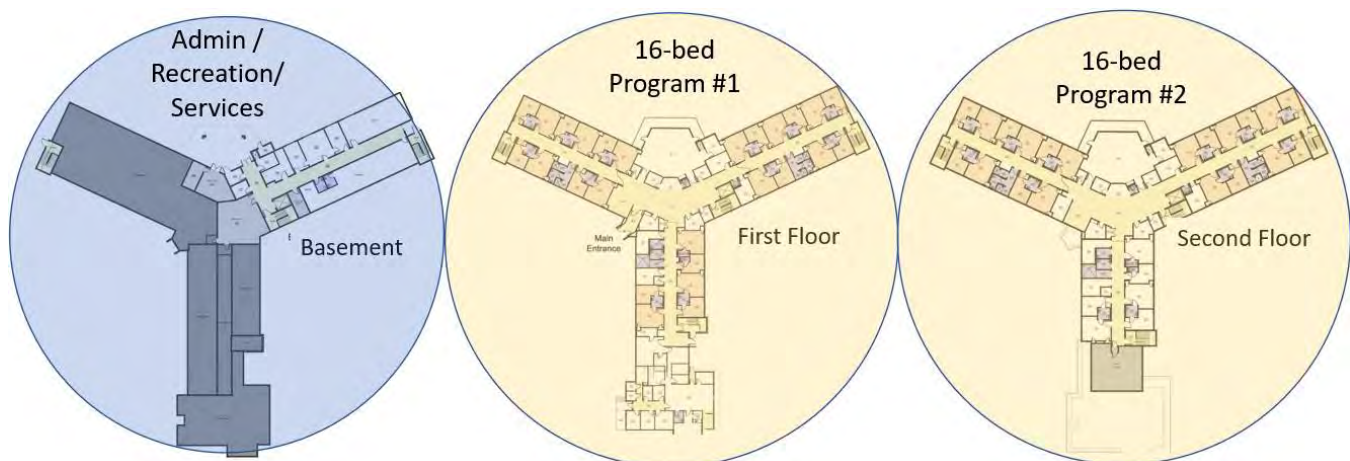
The Building 9 option of locating two separate independent facilities on upper floor levels together, while locating administration and recreational services on the ground floor, were also considered. This option was rejected due to the inefficiency of the separate small 12-bed facilities. The Medicaid IMD exclusion (see Chapter 2) would allow two 8-bed units to be operated as part of the same facility, but not two 12-bed units since the maximum is 16.



## Building 10

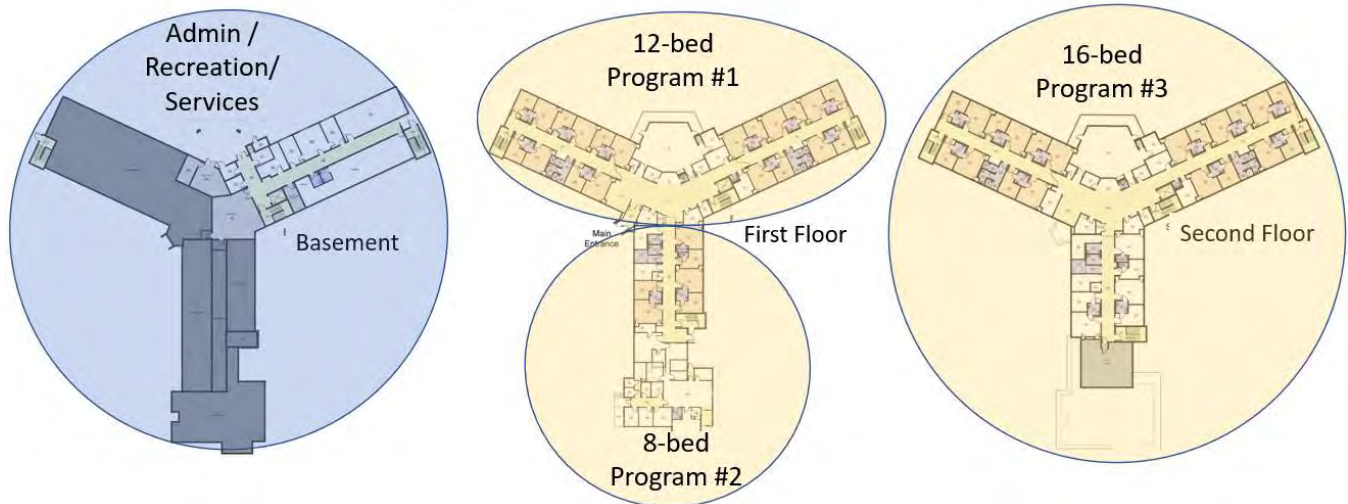
### TWO 16-BED FACILITIES TOTAL 32 BEDS

Building 10 has two full floors, with the potential of creating a 16-bed facility on both the first and second floor. The partial basement is set into the hillside and there are no light wells in the below grade rooms, so the best use of the basement is for administration and recreational services. The first floor is larger than the second floor. The south end of the first floor is currently used by campus-wide human resources, and it would require relocation if displaced. The first floor can utilize a 16-bed layout, like the second floor, without impacting the human resources facility.



**Building 10** 16-BED, 12-BED, 8-BED FACILITIES  
TOTAL 36 BEDS

It was determined not be viable to divide the Building 10 first floor into two small facilities.



SELECTED OPTIONS TO MOVE FORWARD:

**Building 9** THREE 16-BED FACILITIES  
TOTAL 48 BEDS

**Building 10** TWO 16-BED FACILITIES  
TOTAL 32 BEDS

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SPACE TEST FITS FOR ALTERNATIVE 1 AND 2

**Building 9**

**ALTERNATIVE 1  
THREE 16-BED RTF'S**

Per the Medicaid IMD exclusion, access to the separate programs on each floor of Building 9 also requires separate entries on each floor. It was agreed that residents/ patients and visitors would in all cases use a single entry where reception and screening will occur. The ground level entry is an existing entry, but the second-floor entry is a new entry into the structure.





Building 9 Level 1 uses the formal main entry of the building for residents and visitors. The delivery entry for the building is located at level 1, just east of the main entry, where a new building entry is proposed. A new elevator allows vendors to access each floor in a separate zone, so that vendors untrained in behavioral health care are separated from residents.



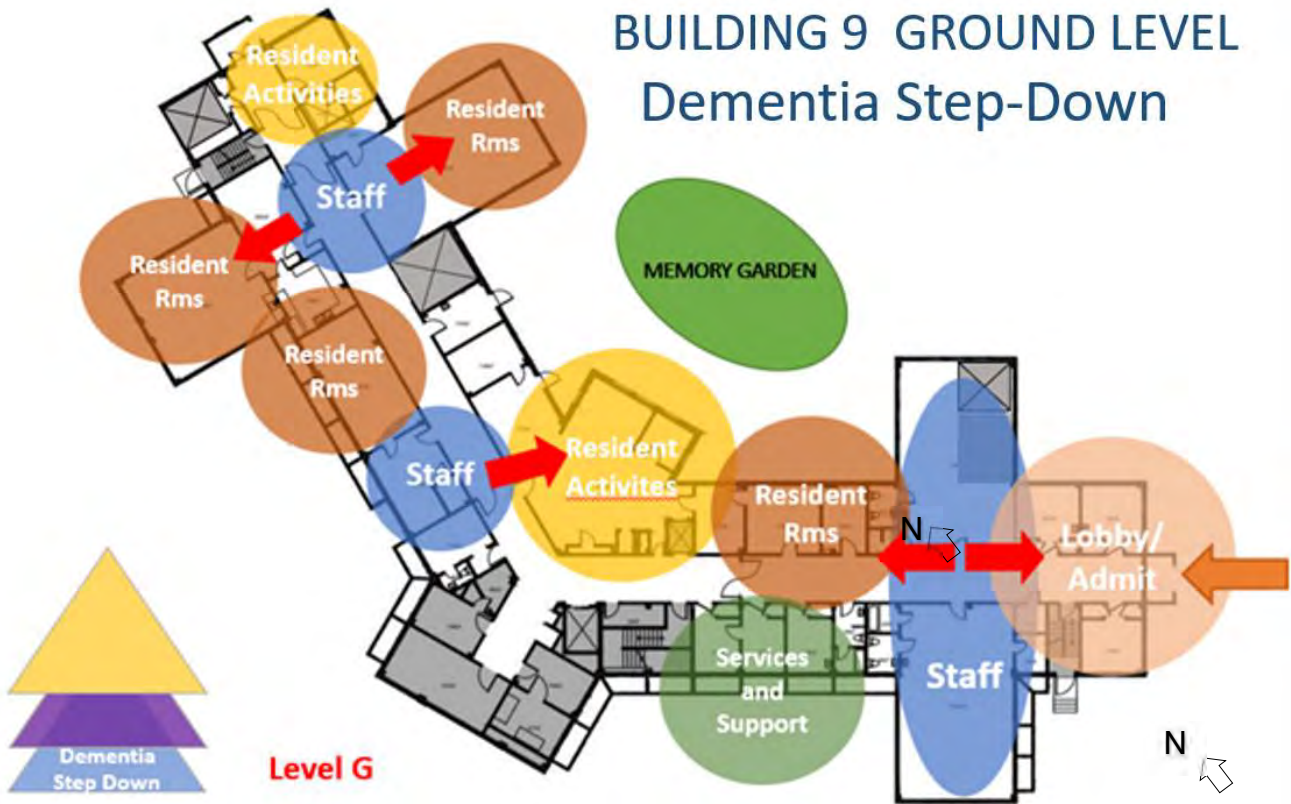
Building 9 Level 2 is entered from the new ground level entry and an elevator to the second level. Deliveries are made by the vendor's elevator.



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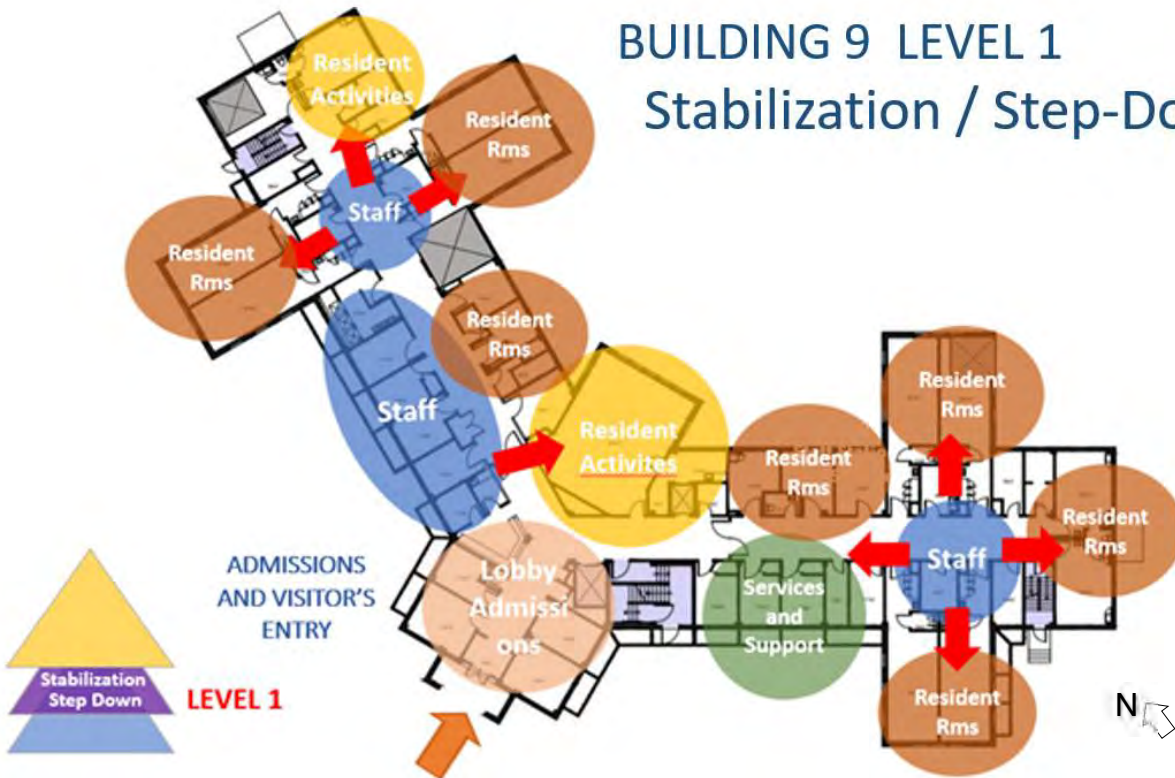


## BUILDING 9 GROUND LEVEL Dementia Step-Down



Bubble diagrams of the building design illustrate the proposed organization. The Building 9 Ground Level layout is linear from entry and admissions at the east end. The resident areas are oriented around the memory garden.

## BUILDING 9 LEVEL 1 Stabilization / Step-Down



Because the Building 9 Level 1 main entry is central to the building, Level 1 is well suited for two clusters of 8 bedrooms each. The stabilization program is expected to need 8 beds for the

7 to 14-day treatment. A separate resident population can be served on the opposite side of the facility, with staff shared between the programs.



Building 9 Level 2 circulation is again linear from the entry and admissions on the east end, then moving to resident areas that are oriented toward the view to the north.

To confirm the existing building can accommodate behavioral health program needs, it was necessary to refine the design layout and demonstrate functional solutions. The following floor plans were reviewed by the Design Team behavioral health expert, Kim McMurray of BHFC Design, and stakeholders from the Department of Health, DSHS, VAPS, and WDVA<sup>1</sup>. It was noted that ideally more staff office space would be preferred. WDVA observed that at their State Homes it is common for staff to share offices, and that consideration could also be given to double occupancy of resident rooms. The following designs demonstrate an all private rooms solution.

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BUILDING 9 LEVEL 2  
 16-BEDS STEP-DOWN BEHAVIORAL HEALTH



Alternative 1 Schedule

Milestones	2022				2023				2024				2025											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Funding Allocated																								
A/E Contract																								
Design																								
GCCM Selection																								
Building /DOH Permit																								
Bid Period																								
Construction																								
Move-in																								
Close-Out																								

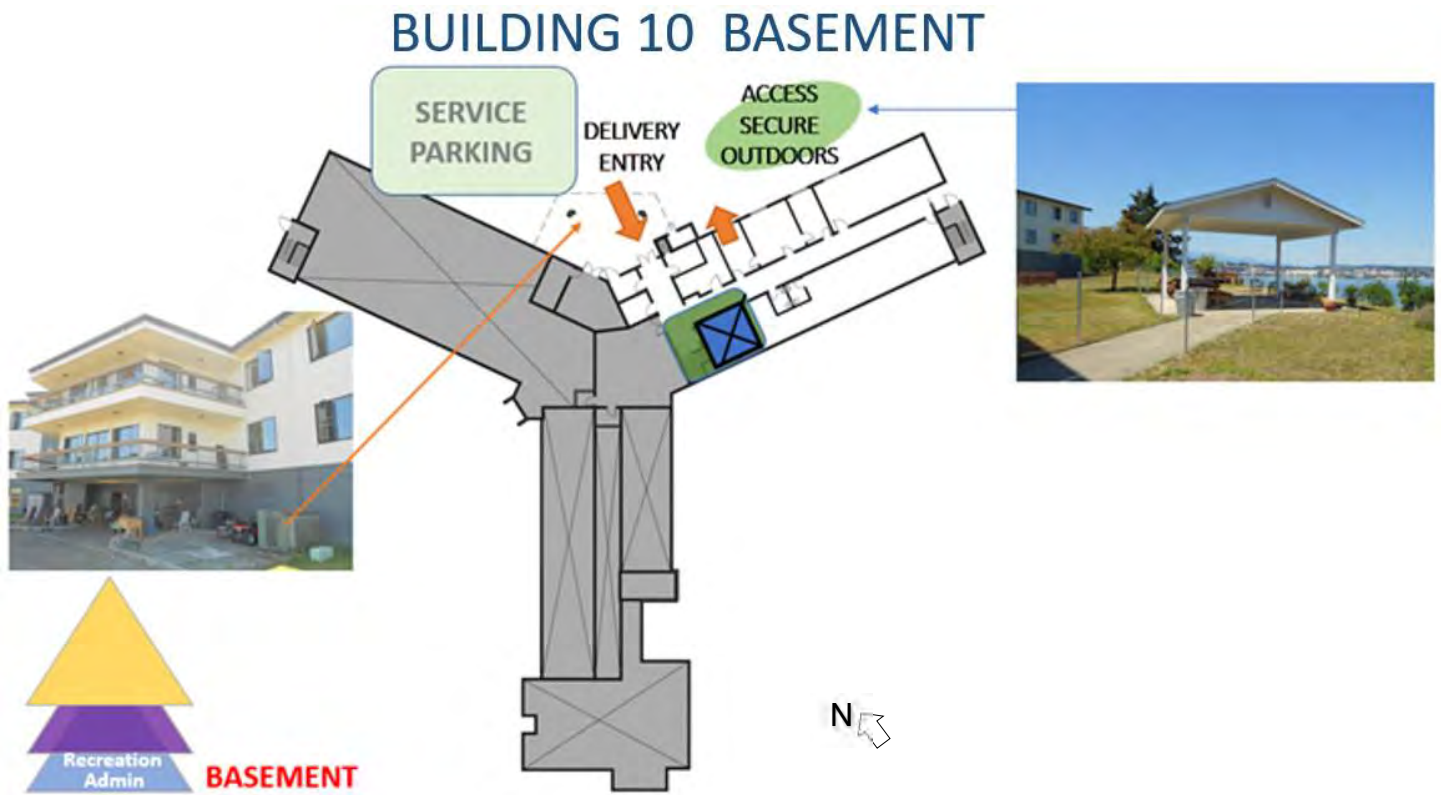
If funds were allocated for design and construction in 2022, the schedule estimates the facility opening in fall 2024.



# Building 10

## ALTERNATIVE 2 TWO 16-BED RTF'S

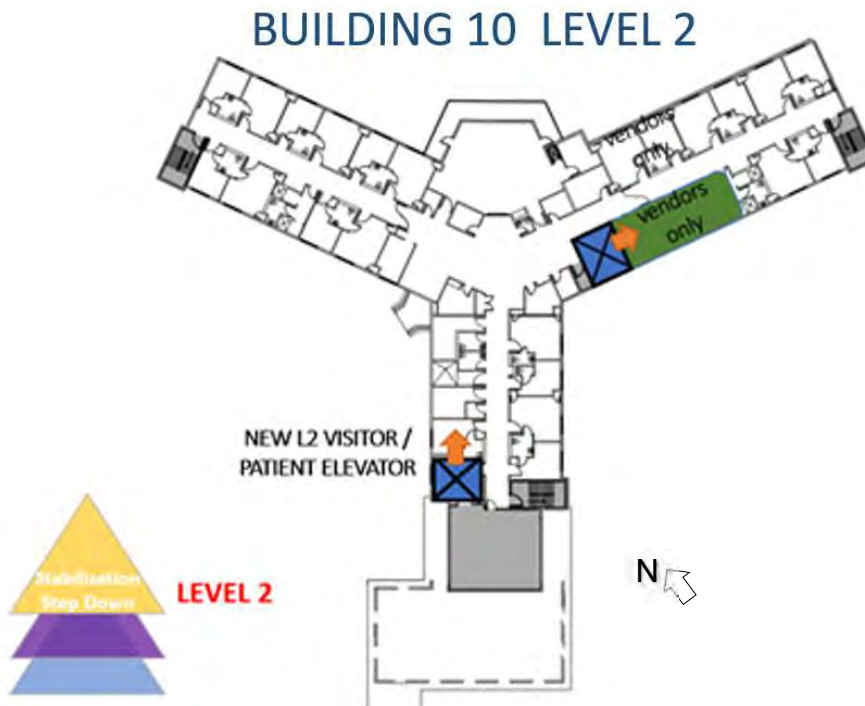
Building 10 was analyzed for the means of providing separate residential entries to each floor and maintaining separation for deliveries. The resulting solution is to utilize the basement level for deliveries and access to the outdoors. It was agreed that the service elevator would also double for use by Level 2 residents accessing the secure outdoor garden and separation would be provided by scheduling. The existing elevator shaft is used for a new elevator with front and rear access doors.



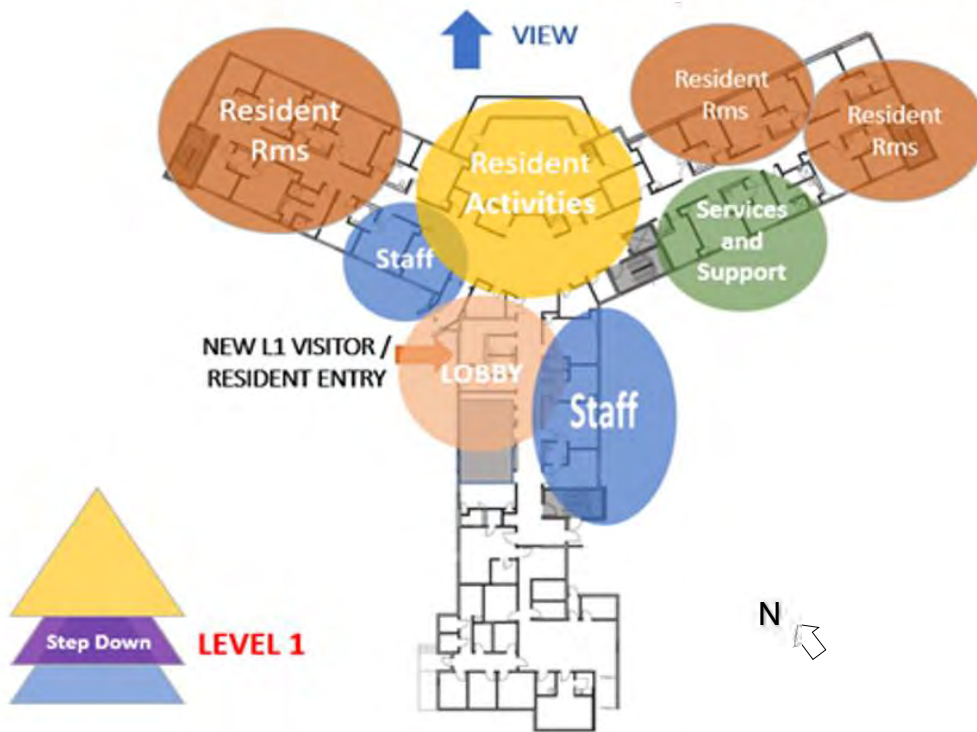
DSHS is the Department of Social and Health Services. VAPS is Veteran Affairs Puget Sound Health Care. WDVA is the Washington State Department of Veteran Affairs.



The existing Building 10 Level 1 main entry does not work well for the zone of reception and screening needed for the behavioral health program, so the existing main entry is closed and new entries created to levels 1 and 2. Deliveries to level 1 arrive by service elevator from the basement. Another new entry is created for residents to access the new memory garden.



## BUILDING 10 LEVEL 1 – Step Down



Bubble diagrams illustrate the program spaces organization. Building 10 Levels 1 and 2 both have centrally located entry and admissions areas. Resident areas in each wing are oriented to the view.

## BUILDING 10 LEVEL 2 – Stabilization /Step Down

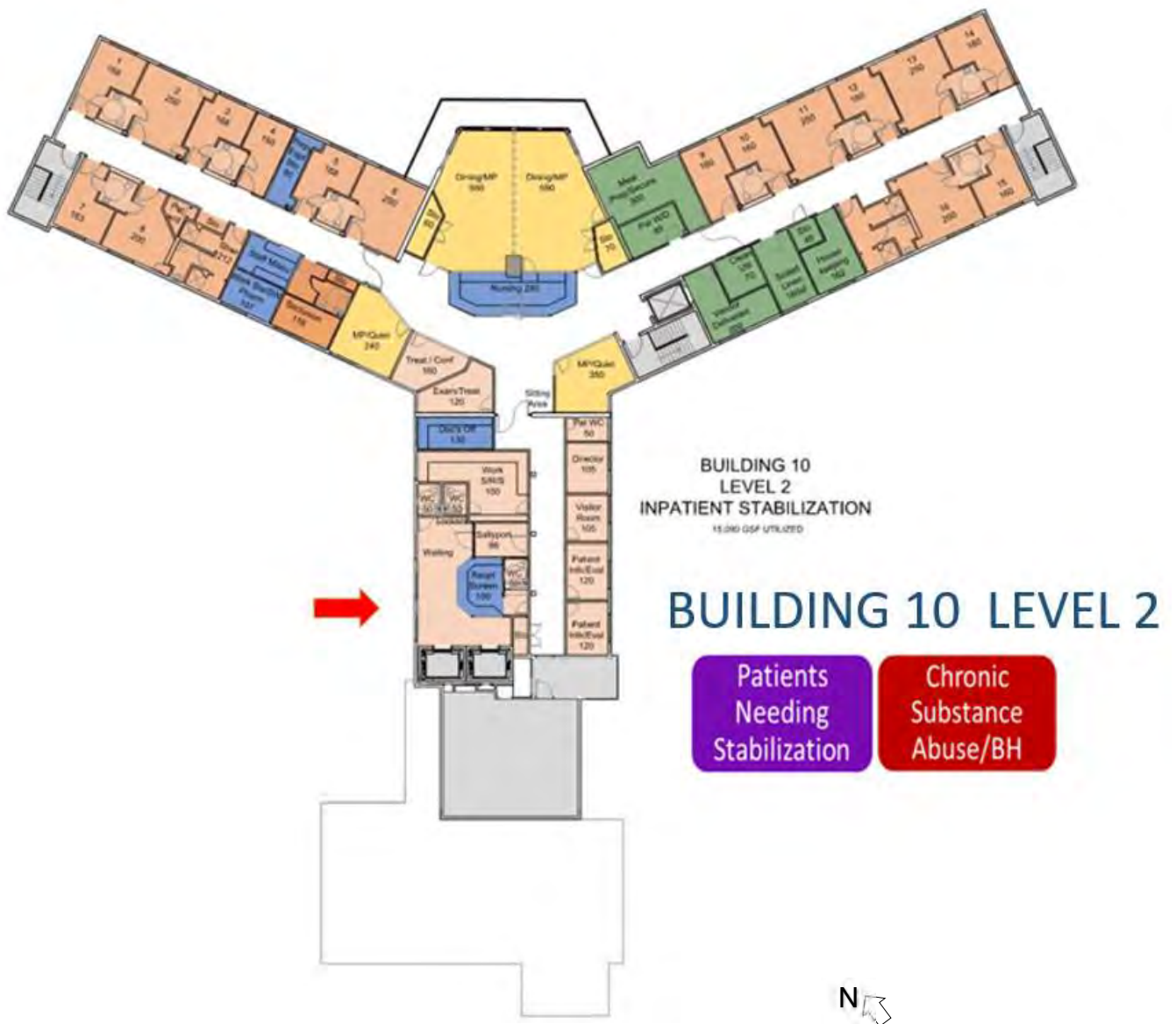


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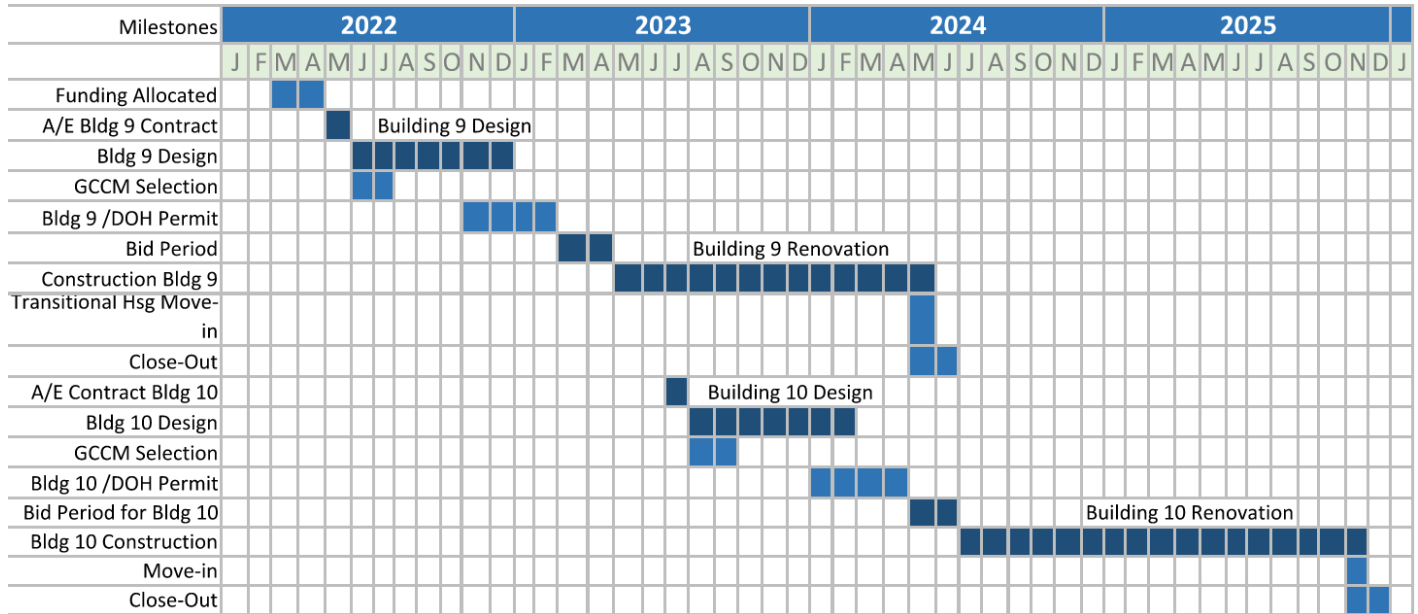
**BUILDING 10 LEVEL 2**  
**8-BEDS STABILIZATION /**  
**8-BEDS RESIDENTS WITH CHRONIC SUBSTANCE ABUSE**



DSHS is the Department of Social and Health Services. VAPS is Veteran Affairs Puget Sound Health Care. WDVA is the Washington State Department of Veteran Affairs.

## BUILDING 10 SCHEDULE

### Alternative 2 Schedule



The schedule to complete the Building 10 Alternative 2 is more than a year longer than Alternative 1. This is due to the need to renovate Building 9 for the relocation of the Transitional Housing program prior to renovating Building 10. If funded in 2022, the B10 behavioral health facility could open in approximately December 2025.

### 3.1 SUSTAINABILITY ALTERNATIVES

The Governor's Executive Order 20-01 states that all newly constructed state-owned buildings shall be designed to be net-zero energy or net-zero ready and exceed energy code standards when it is not yet technically feasible to be net-zero. Embodied carbon is also to be considered. Following analysis of Test Fits for Building 9 and Building 10, engineering design and cost estimates were undertaken for three sustainability alternatives for each prime alternative.

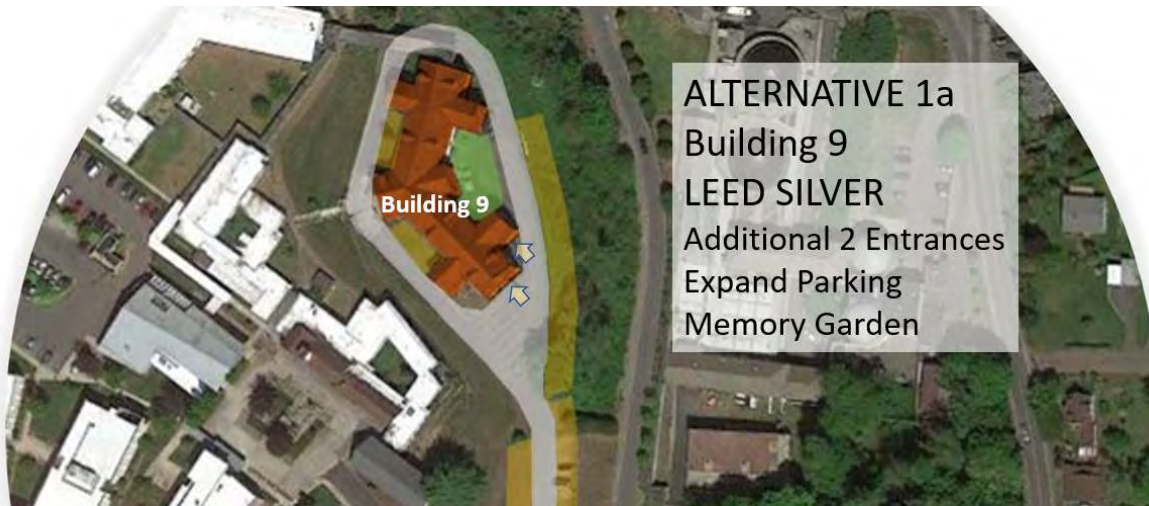
The resulting Six Alternatives were investigated in addition to the No Action Alternative.

## Building 9

## LEED SILVER

### ALTERNATIVE 1a

This Alternative renovates the unused historic Building 9, circa 1930 to a 48-bed Residential Treatment Facility, RTF, that has great views of Puget Sound. The building was originally built to serve as a hospital and has "good bones". Seismic upgrade is required, along with all building systems, to current codes. Two entrances are added to meet the Medicaid funding requirement for separating the programs to an individual floor with each being a maximum 16 – bed behavioral health operation. Parking is expanded to a total 122 stalls dedicated to the facility including 20 stalls behind the power plant, restriped for the use of the proposed facility. A memory garden is added to the east side of the building to serve the ground level floor, to be used for residents with dementia.



#### Advantages

- Lowest construction Cost
- Lowest 30 and 50-year life cycle cost
- All-Electric building with low-carbon footprint due to use of existing building
- New, efficient mechanical & electrical systems.

#### Cost Summary

The estimated construction cost for the 48-bed Building 9 Alternative 1a LEED Silver, in 2021 dollars, is \$21,199,042. The estimated project cost is \$32,957,929.

#### Project Schedule

If funded in 2022, the project could open in approximately October 2024, per the schedule shown on page 3.12.

#### Disadvantages

- Falls short of Governor's Directive for state projects to meet NetZero Energy
- Misses opportunity to prepare for future use of solar panels



## Building 9

LEED SILVER +  
NETZERO - READY

### ALTERNATIVE 1b (PREFERRED ALTERNATIVE)

Alternative 1b is the same as 1a with the addition of the electrical panels, circuitry, and conduits to be ready for adding solar voltaic panels on the Building 10 roof. Building 9 has a clay tile roof and it is not feasible to install solar voltaic panels, while Building 10 has a flat TPO roof that will work well for the panels and requires no additional structural reinforcement for the additional weight. This alternative also includes additional envelope insulation, plumbing insulation, and HVAC upgrade, to be ready to meet NetZero energy usage when the solar voltaic panels are installed at a future time. The industry predicts that solar panel efficiency will increase, and costs will decrease through technical advances. When solar panel efficiency doubles, as is expected, it will be possible to fit all the needed panels on the Building 10 roof instead of constructing carports to help support double the solar panels that would be needed with current technology.



#### Advantages

- Second to lowest construction Cost.
- Prepares for use of expected future lower-cost, higher efficiency solar panels.
- Avoids expense of carports to support solar panels that do not fit on B10 by waiting for future higher efficiency solar panels.
- All-Electric building with low-carbon footprint due to use of existing building.
- New, efficient mechanical & electrical systems.
- Ready for installation of solar panels when solar panel technology is more optimum.

#### Disadvantages

- Delayed implementation of Governor's Directive for state projects to meet NetZero Energy.

#### Cost Summary

The estimated construction cost for the Preferred Alternative # 1b, 48-bed Building 9 LEED Silver + NetZero-Ready, in 2021 dollars, is \$22,655,675. The estimated project cost is \$35,113,746.

#### Project Schedule

If funded in 2022, the project could open in approximately October 2024, per the schedule shown on page 3.12.

# Building 9

## LEED SILVER + NETZERO

### ALTERNATIVE 1c

Alternative 1c is the same as 1b with the addition of 1220 solar panels installed to offset the power needed for Building 9. Due to the current efficiency of solar panels, the surface area of the Building 10 roof is not large enough to support all the panels needed. Mounting panels on the ground could lead to vandalism, so 48 carports will be added to the parking lot to act as solar panel supports for the balance of the solar panels. The parking lot of Building 9 is partially shaded by the building, so the carports are located in the Building 10 parking lot that has good solar exposure.



### Advantages

- Meets Governor’s Directive for state projects to meet NetZero energy.
- All-Electric building with low-carbon footprint due to use of existing building
- New, efficient mechanical & electrical systems.

### Disadvantages

- 1220 solar panels (based on current efficiency) are needed to offset energy demands.
- Only half the solar panels fit on the B10 roof.
- 48 carports for support of solar panels not fitting on B10 roof adds \$6.5 M in construction costs, substantially raising project costs
- Life-cycle cost of currently available solar panels do not pay back over the 25 -year life of solar panels.

### Cost Summary

The estimated construction cost for Alternative # 1c, 48-bed Building 9 LEED Silver + NetZero, in 2021 dollars, is \$27,786,683. The estimated project cost is \$41,003,182.

### Project Schedule

If funded in 2022, the project could open in approximately October 2024, per the schedule shown on page 3.12.

# Building 10 LEED SILVER

## ALTERNATIVE 2a

This Alternative renovates Building 10 into a 2-story, 32-bed Residential Treatment Facility, RTF. Building 10 was built to function as a skilled nursing facility in 1979 and does not require seismic upgrade. Two entrances are added to meet the Medicaid funding requirements separation of 16 – bed behavioral health operations. The fire lane is extended to connect into the Building 9 fire lane to form a loop. A second fire lane is added SE of Building 10 to offer better fire protection of the east side of the building. A memory garden is added at the first floor to serve residents with dementia. A garden is added at the basement level for the second floor.

Alternatives 2a, 2b, and 2c require relocation of the 60-bed Transitional Housing Program, currently occupying Building 10. The Transitional program left Building 9 in 2019, due to maintenance issues with the antiquated building systems. These Alternatives include upgrade of Building 9 mechanical systems to All-Electric, plus fully new plumbing and electrical systems.





## Advantages

- Renovation of both Building 9 and Building 10 to All-Electric buildings.
- New, efficient mechanical & electrical systems.

## Disadvantages

- Requires relocation of the successful 60-bed Transitional Housing program currently well-situated in Building 10.
- Functional disadvantage of separating Transitional Housing to the lower campus, away from the Veteran's Home skilled nursing where they volunteer and the Main Dining.
- Almost 40% more expensive than Building 9 LEED Silver construction Cost.
- Life cycle costs 16% higher than Building 9 LEED Silver at 30 years, 5% higher at 50 years.
- Schedule is more than a year longer than the Building 9 alternatives, delaying needed behavioral health care for veterans.
- Less behavioral health care is offered: 32-beds compared to 48-beds.
- Falls short of Governor's Directive for state projects to meet NetZero Energy
- Misses opportunity to prepare for future use of solar panels

## Cost Summary

The estimated construction cost for the 32-bed Building 10 Alternative 2a LEED Silver, in 2021 dollars, is \$29,463,029. The estimated project cost is \$43,003,182.

## Project Schedule

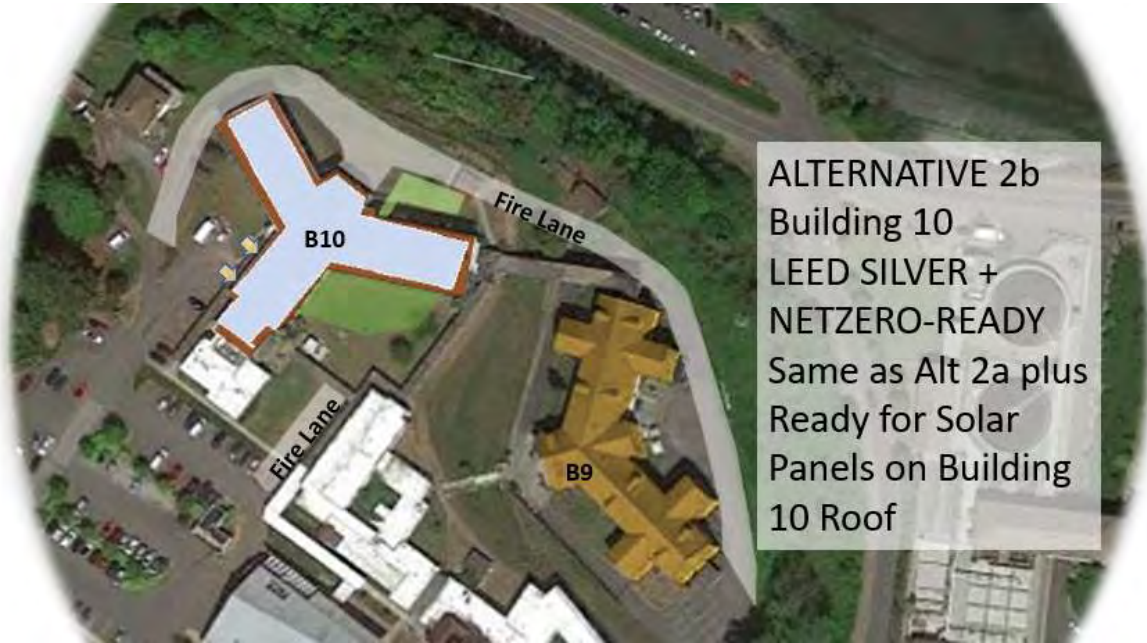
If funded in 2022, the Building10 behavioral health facility could open in approximately December 2025, per the schedule shown on page 3.18.

## Building 10

## LEED SILVER + NETZERO - READY

### ALTERNATIVE 2b

Alternative 2b is the same as 2a with the addition of the electrical panels, circuitry, and conduits to be ready for adding solar voltaic panels on the Building 10 roof.



### Advantages

- Renovation of both B9 and B10 to All-Electric buildings.
- New, efficient mechanical & electrical systems.
- Prepares for use of expected future lower-cost, higher efficiency solar panels.

### Disadvantages

- Requires relocation of the successful 60-bed Transitional Housing program currently well-situated in Building 10.
- Functional disadvantage of separating Transitional Housing to the lower campus,

away from the Veteran's Home skilled nursing where they volunteer and the Main Dining.

- Almost 35% more expensive than B9 LEED Silver-NZ Ready construction Cost.
- Life cycle costs 16% higher than B9 LEED Silver at 30 years, 5% higher at 50 years.
- Schedule is more than a year longer than the B9 alternatives, delaying need behavioral health care for veterans.
- Less behavioral health care is offered: 32-beds compared to 48-beds.
- Delayed implementation of Governor's Directive for state projects to meet NetZero Energy.

### Cost Summary

The estimated construction cost for the 32-bed Building 10 Alternative 2b LEED Silver + NZ-Ready, in 2021 dollars, is \$30,621,170. The estimated project cost is \$44,964,675.

### Project Schedule

If funded in 2022, the B10 behavioral health facility could open in approximately December 2025, per the schedule shown on page 3.18.

# Building 10

## LEED SILVER + NETZERO

### ALTERNATIVE 2c

Alternative 2c is the same as 2b with the addition of 1220 solar panels installed to offset the power needed for Building 10. More than half the panels will be mounted on the roof of Building 10, but the roof is not large enough to support all the solar panels. 48 parking stalls worth of carports will be added for support of the remaining panels to get them off the ground, reducing the potential for vandalism.



### Advantages

- Meets Governor’s Directive for state projects to meet NetZero energy.
- Renovation of both B9 and B10 to All-Electric buildings.
- New, efficient mechanical & electrical systems.

### Disadvantages

- Requires relocation of the successful 60-bed Transitional Housing program currently well-situated in Building 10.
- Functional disadvantage of separating Transitional Housing to the lower campus, away from the Main Dining Facility and the Veteran’s Home skilled nursing where they volunteer and the.
- Almost 26% more expensive than B9 LEED Silver-NetZero construction Cost.
- Life cycle costs 10% higher than B9 LEED Silver + NetZero at 30 years.
- Schedule is more than a year longer than the B9 alternatives, delaying need behavioral health care for veterans.
- Less behavioral health care is offered: 32-beds compared to 48-beds.

### Cost Summary

The estimated construction cost for the 32-bed Building 10 Alternative 2c LEED Silver + NetZero, in 2021 dollars, is \$34,903,518. The estimated project cost is \$50,216,326.

### Project Schedule

If funded in 2022, the B10 behavioral health facility could open in approximately December 2025, per the schedule shown on page 3.18.



#### NO ACTION ALTERNATIVE

*i. A no action alternative. Describe the programmatic outcome of not addressing the problem or opportunity. Do the problems which were driving the project still exist? Are the necessary technologies available to meet the project objectives within the proposed project funding and timeline?*

The No Action Alternative is not consistent with Governor Inslee's and the Legislature's vision to transform the state behavioral health delivery system. The No Action Alternative leaves the Veteran population without essential services for the aging population experiencing behavioral health symptoms related to their service. Among the most vulnerable Veterans, behavioral health issues perpetuate homelessness. Without addressing the combination of Medical and Behavioral Health needs, the system of care remains siloed. Without action to address these

combined needs, skilled nursing facilities will be undermined as they continue to struggle with agitated, yelling, and aggressive Veterans suffering with behavioral health issues, who impact the care environment around them. Other Veterans will be sent to community facilities where they may experience isolation, where they are not among other Vets who understand their experiences, and who are not among providers specialized in care of Veterans. Furthermore, VA Puget Sound Health Care will continue to hold Veterans otherwise ready for discharge in inappropriate and expensive medical beds, limiting access of others to acute care. As the number of Service-Connected Veterans doubles in the next 10 years, the No Action Alternative situation will only get worse and Veterans will continue be denied the care that was promised to them.

## BUILDING 9 COMPARED TO BUILDING 10 ALTERNATIVE

### Advantages and Disadvantages

The advantages and disadvantages of each alternative. Please include a high-level summary table with your analysis.

ALTERNATIVES SUMMARY			
BUILDING 9 & 10 BEHAVIORAL HEALTH ALTERNATIVES			
ALTERNATIVES	AREA	MACC	PROJECT COST
<i>2021 Building 9 Alternatives :: 48 Bed RTF</i>			
Alt 1a - Building 9 LEED Silver	45,060	\$ 21,199,042	\$ 32,957,929
Alt 1b - Building 9 LEED Silver + NZ Ready	45,060	\$ 22,655,675	\$ 35,113,746
Alt 1c - Building 9 LEED Silver + NetZero	45,060	\$ 27,786,683	\$ 41,003,182
<i>2021 Building 10 Alternatives :: 32 Bed RTF</i>			
Alt 2a - Building 10 plus* LEED Silver	33,300	\$ 29,463,029	\$ 43,264,524
Alt 2b - Building 10 plus* LEED Silver+ NZ Ready	33,300	\$ 30,621,170	\$ 44,964,675
Alt 2c - Building 10 plus* LEED Silver + NZ	33,300	\$ 34,903,518	\$ 50,216,326
NZ Ready includes costs for exterior insulation, plumbing, facility circuitry, HVAC, & general conditions.			
Building 10 plus* = Use of Building 10 includes \$13,452,287 for renovating B9 to locate the Transitional Housing Program back to B9			

MACC Maximum Allowable Construction Cost

PROJECT COST = MACC + Administrative & Consultant Costs

Proposed Building 9 Alternatives have 48 residents, Building 10 Alternatives have 32

As noted on page 3.19, the Governor’s Executive Directive 20-01 State Efficiency and Environmental Performance states that Directors shall ensure that all newly constructed state-owned buildings shall be designed to be net zero energy consuming or net-energy-capable and include consideration of net-embodied carbon. Where a cost-effective net-zero building is not yet technically feasible, buildings shall be designed to exceed the current state energy code.

BUILDING 9 & 10 BEHAVIORAL HEALTH ALTERNATIVES					
LIFE CYCLE COSTS AT 30 & 50 YEARS					
ALTERNATIVES	AREA	30 YEARS	50 YEARS	MACC	PROJECT COST
<i>2020 Building 9</i>					
LEED Silver	45,060	\$ 70.9 M*	\$ 94.3 M*	\$ 21,199,042	\$ 32,957,929
LEED Silver plus NetZero	45,060	\$ 79.6 M	\$ 103.1 M	\$ 27,786,683	\$ 41,003,182
<i>2020 Building 10</i>					
LEED Silver	33,300	\$ 81.9 M*	\$ 99.1 M*	\$ 29,463,029	\$ 43,264,524
LEED Silver plus NetZero	33,300	\$ 87.4 M	\$ 104.7 M	\$ 34,903,518	\$ 50,216,326

Costs include initial Project Costs plus Utilities & Maintenance Expenses over 30 years and 50 years. The lower the cost, the better the performance. \* Indicates the better performing Alternative. Note that the cost of the PV panels will never be offset by utility savings due to current cost of panels that are only warranted for 25-30 years.

MACC Maximum Allowable Construction Cost  
 PROJECT COST = MACC + Administrative & Consultant Costs

## Advantages of Alternative 1 Building 9 Compared to Building 10

- **Serves more Veterans : 48 compared to 32**
- **Initial Construction Cost & Life Cycle Cost is Lower**
- **Does not require relocation of Transitional Housing**
- **Upgrades an historic building seismically and systems-wide to serve very needed Veteran benefits**
- **Works better functionally, allowing Transitional Housing to stay adjacent to the Veterans Home Nursing Facility & Main Dining Facility.**
- **Shorter schedule since Building 9 is unoccupied.**

## Advantages of Alternative 1a NetZero Ready

- **Targets Governor’s Executive Directive 20-01 for state facilities to meet NetZero energy design and consider net-embodied carbon.**
- **Takes advantage of expected solar panel cost and efficiency improvements with 5 to 10-year delay of installation.**
- **Eliminates construction of carports for solar panel mounting by waiting for efficient panels that fit on the flatter roof of Building 10.**

## 4 PREFERRED ALTERNATIVE





## DETAILED ANALYSIS: PREFERRED ALTERNATIVE

- A. Describe the preferred project alternative in detail, including the following:
- i. Nature of space. How much of the proposed space will be used for what purpose?
  - ii. Occupancy numbers.
  - iii. Basic configuration of the building, including square footage and the number of floors.
  - iv. Space needs assessment. Compare the project space needs to currently recognized space planning guidelines and identify the guidelines used.



### A. DESCRIPTION

The Preferred Alternative converts Building 9 to an ultra-sustainable 48-bed behavioral health facility serving frail veterans that also need support for activities of daily living. The currently unoccupied, beautiful, historic masonry and concrete building has three floors, each approximately 15,000 gross square feet. The preferred proposal converts the building to a LEED Silver NetZero-Ready structure. Each floor will be modified to provide separate entrances and will be separately operated, having 16-beds for behavioral health care per floor. Each floor will be locked with a mix of voluntary and involuntary residents. Voluntary residents will agree to be treated in the secured programs. There will also be an involuntary program to serve veterans determined to be gravely incapacitated, which will be located at the ground floor with direct access to a new memory care garden.

### SPACE NEEDS ACCESSIONMENT

The spatial program was covered in the previous alternatives section. It was necessary to determine if building alternatives could support the specialized program needs of the gap population of frail veterans with both behavioral health and activities of daily living needs (such as bathing, dressing, medication oversight help). The gap population are, in general, skilled nursing eligible with concurrent behavioral health needs, or skilled nursing eligible with behavioral health and dementia needs.

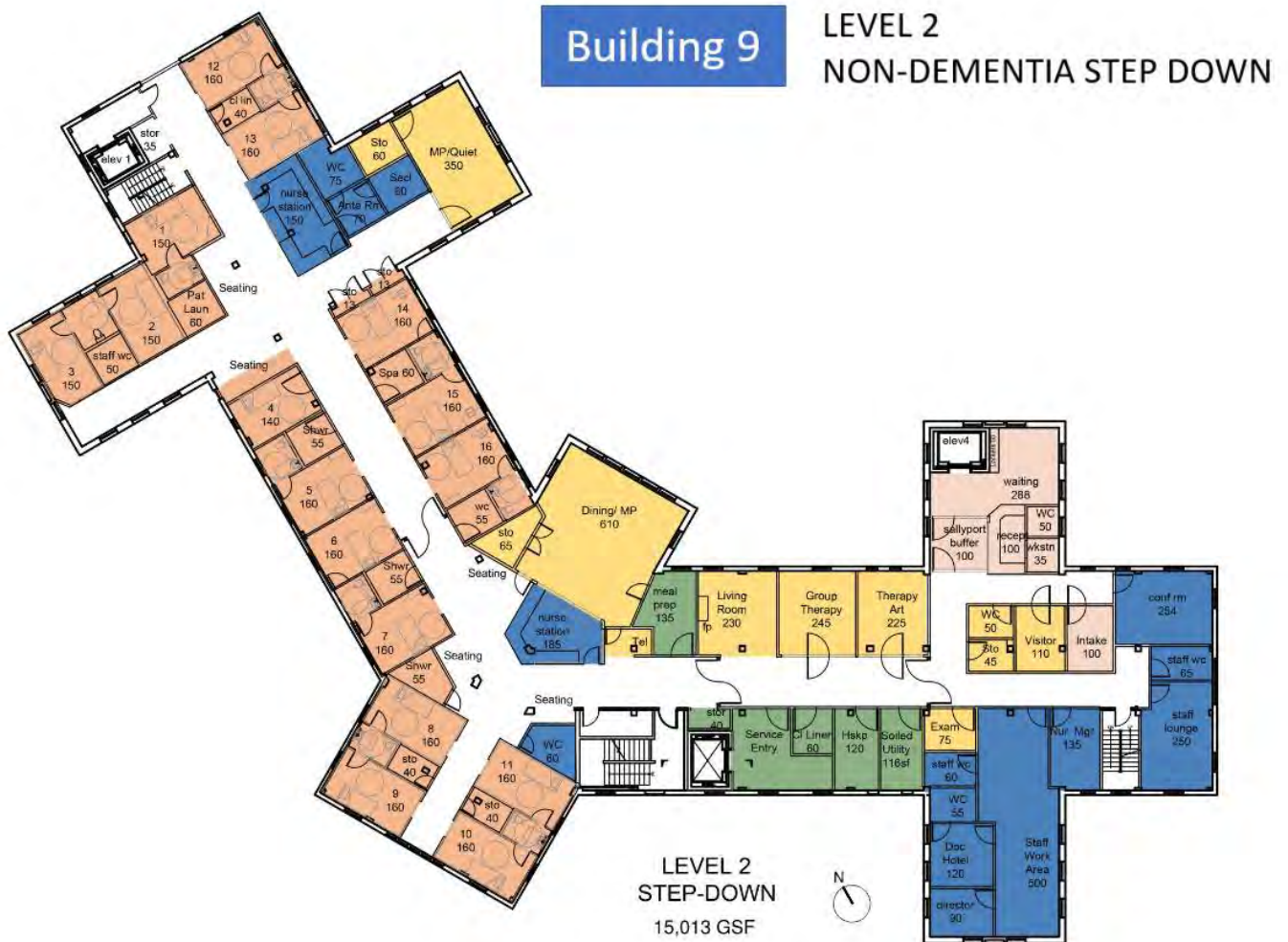
The design of the Preferred Alternative was further refined to fully understand any potential limitations of Building 9. The design was reviewed with WDVA skilled nursing administrators and nurse managers, VA Puget Sound behavioral health nurses and social workers, the Washington Department of Health Construction Review Services, as well as design team experts. The refined design of the 3 floors of the Preferred Alternative is shown on the following pages.







- The centrally located admissions area is shared by the 7-14-day Behavioral Health Stabilization Program in the east wing and Step Down Program for chronic substance abuse disorder or homelessness in the north wing.
- Staff areas including nurse station, staff work area in each wing, director, nurse manager's offices, conference, doc's hotel and seclusion rooms.
- Vendors access the building from the Level 1 service parking. Deliveries are made by new service elevator, separate from residents. Vendor services include food service, clean linens, soiled linens, and housekeeping.
- Stabilization resident areas include 8 private bedrooms, 6 with Jack and Jill-style toilets and 2 with private toilets. The Step Down wing has 8 private bedrooms, 4 with Jack and Jill-style toilets and 4 with private toilets.
- Resident activity rooms include living room with fireplace in each wing, and central dining / multipurpose room as well as three group therapy rooms, quiet room, and visitor's room. Residents access the outdoors, escorted down the new elevator in the north end of the building.



- Arrival is by a new exterior door and elevator to the Level 2 admissions. Screening is accomplished at the ground level. Admissions includes reception, Sallyport, intake rooms and resident storage.
- Level 2 is organized linearly with staff work areas largely to the east and resident areas west. Staff areas include central nurse station, west wing nurse station with adjacent seclusion rooms.
- Vendors deliveries are made by new service elevator, separate from residents. Vendor services include food service, clean linens, soiled linens, and housekeeping.
- Resident areas include 16 private bedrooms, 14 with Jack and Jill-style toilets and 2 with private toilets. Resident areas include resident laundry, 3 showers and 1 tub room.
- Resident activity rooms include living room with fireplace, central dining / multipurpose room, two group therapy rooms, quiet multipurpose room, and visitor's room. Residents access the outdoors, escorted down the new elevator in the north end of the building.

## DESIGN GUIDELINES UTILIZED

The design meets codes and regulations for:

Residential Treatment Facility WAC 246-341 and 246-337.

2018 Washington State Energy Code

2018 IBC, IFC, IMC

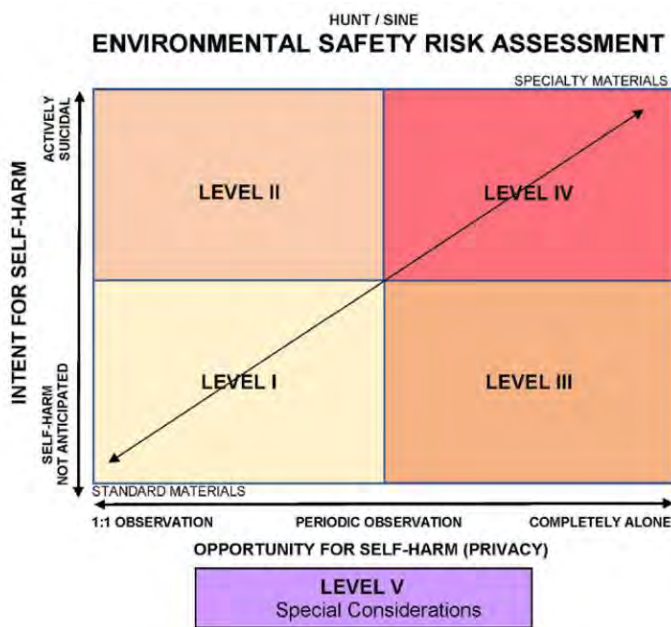
It is presumed the program will be staffed per WAC 246-341-015 Mental Health Inpatient Evaluation and Treatment.

Guidelines utilized include the following:

- The FGI, Facility Guidelines Institute, Guidelines for the Construction of Hospital, Outpatient and Residential Facilities 2018
- The Behavioral Health Design Guide, Edition 9.0
- “The Joint Commission’s Suicide Expert Panel 33 Recommendations, TJC Perspectives January 2018 Outpatient and Residential Facilities.”

## LIGATURE-RESISTANT DESIGN

The alternatives’ budgets of chapter 3 and the refined budget of the Preferred Alternative is based on design for risk-assessment of suicidal ideation and strategies for keeping residents safe as outlined in the guidelines. The program spaces have been categorized into five levels of risk.



**Level I:** Areas where patients are not allowed.

**Level II:** Areas behind self-closing and self-locking doors where patients are highly supervised and not left alone for periods of time such as counseling rooms, activity rooms, interview rooms, group rooms, as well as corridors that do not contain objects that patients can use for climbing and where staff are regularly present.

**Level III:** Areas that are not behind self-closing and self-locking doors where patients may spend time with minimal supervision such as lounges, dayrooms, and corridors where staff are not regularly present. Open nurse

stations should be considered under this level.

**Level IV:** Areas where patients spend a great deal of time alone with minimal or no supervision such as patient rooms (semi-private and private) and patient toilets.

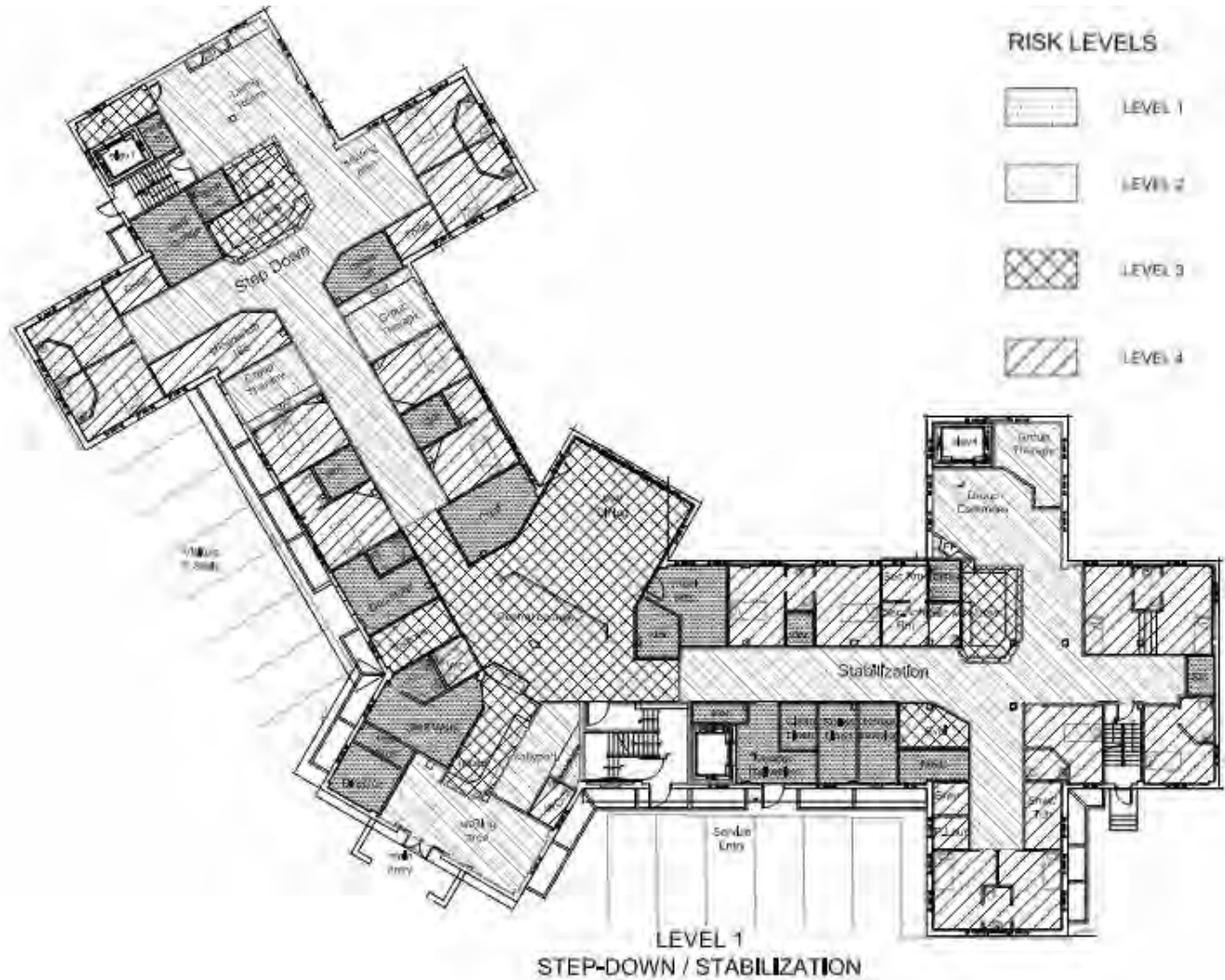
**Level V:** Areas where staff interact with newly admitted patients who present potential unknown risks or where patients may be in highly agitated condition. Due to these conditions, these areas fall outside the parameters of the risk map and require special



#### 4 ANALYSES OF ALTERNATIVES

considerations for patient (and staff) safety. Such areas include seclusion rooms, examination rooms, and admission rooms.

Other risks considered include doors, barricade risks and directions of escape for nursing staff that may be confronted.



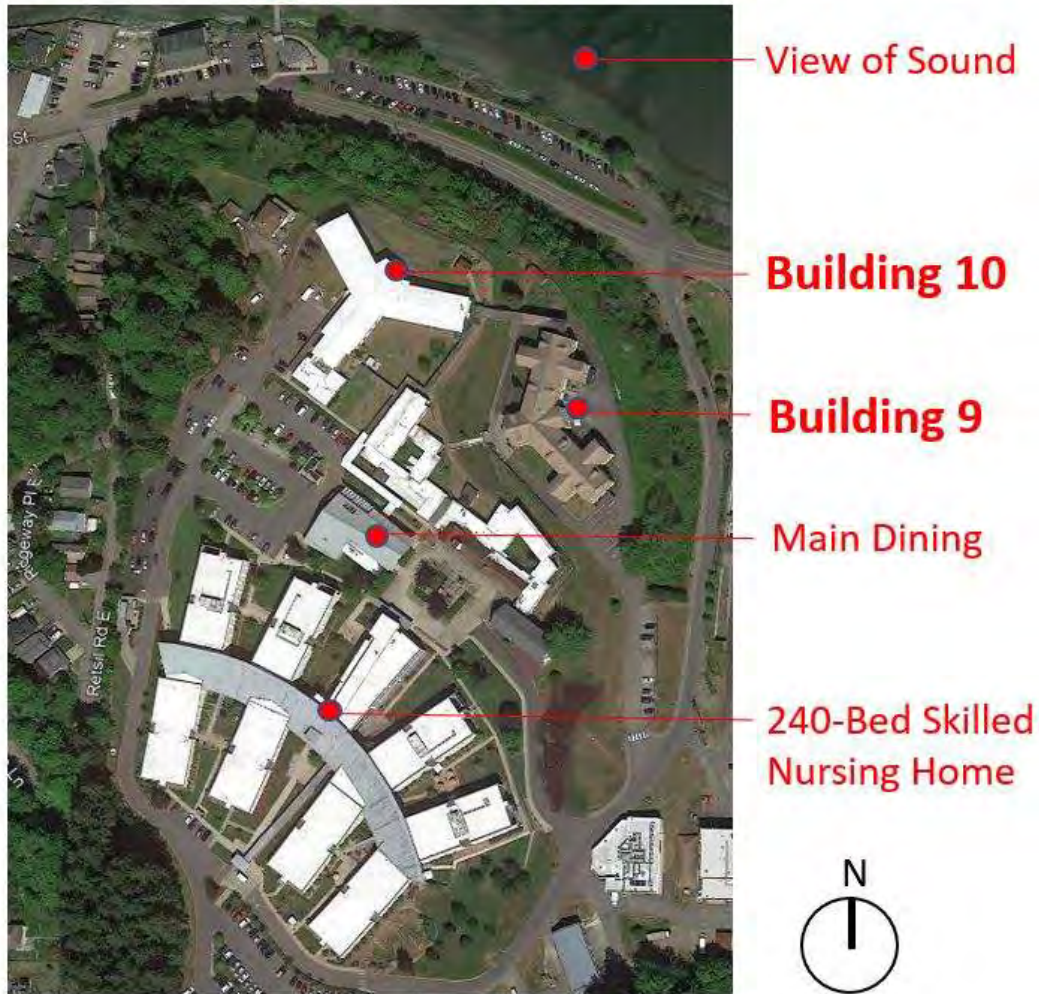
The Level 1 Risk Assessment is shown above. Risk Assessments for other floors are found in the appendix.

All patient rooms and bathrooms are risk level 4 and are designed for full ligature-resistance treatment of all room components. Risk levels 2 and 3 have been designed with ligature-resistance measures, but to the lesser extent recommended by the Behavioral Health Guidelines. Cameras and security/ safety monitoring is provided for all spaces excluding the patient rooms and bathrooms. Security monitors are assumed to be located at or adjacent to nurse stations.

## B. SITE ANALYSIS

- i. Identify site studies that are completed or underway (provide upon request).
- ii. Provide the following: a) Location.  
b) Building footprint and its relationship to adjacent facilities and site features. Provide an aerial view, sketches of the building site and basic floor plans.

# Washington Veterans Home



As part of this study, site analysis was completed for Building 10 and can be found in the appendix.

In 2020 a separate project demolished Buildings 6 and 7, shown on the aerial above, located between the Main Dining and Building 9. That project is designing the resulting outdoor space and doing master planning for placement of a new administration building.

In 2019-2020 a separate project was underway to improve indoor cooling of the 240-bed skilled nursing facility.

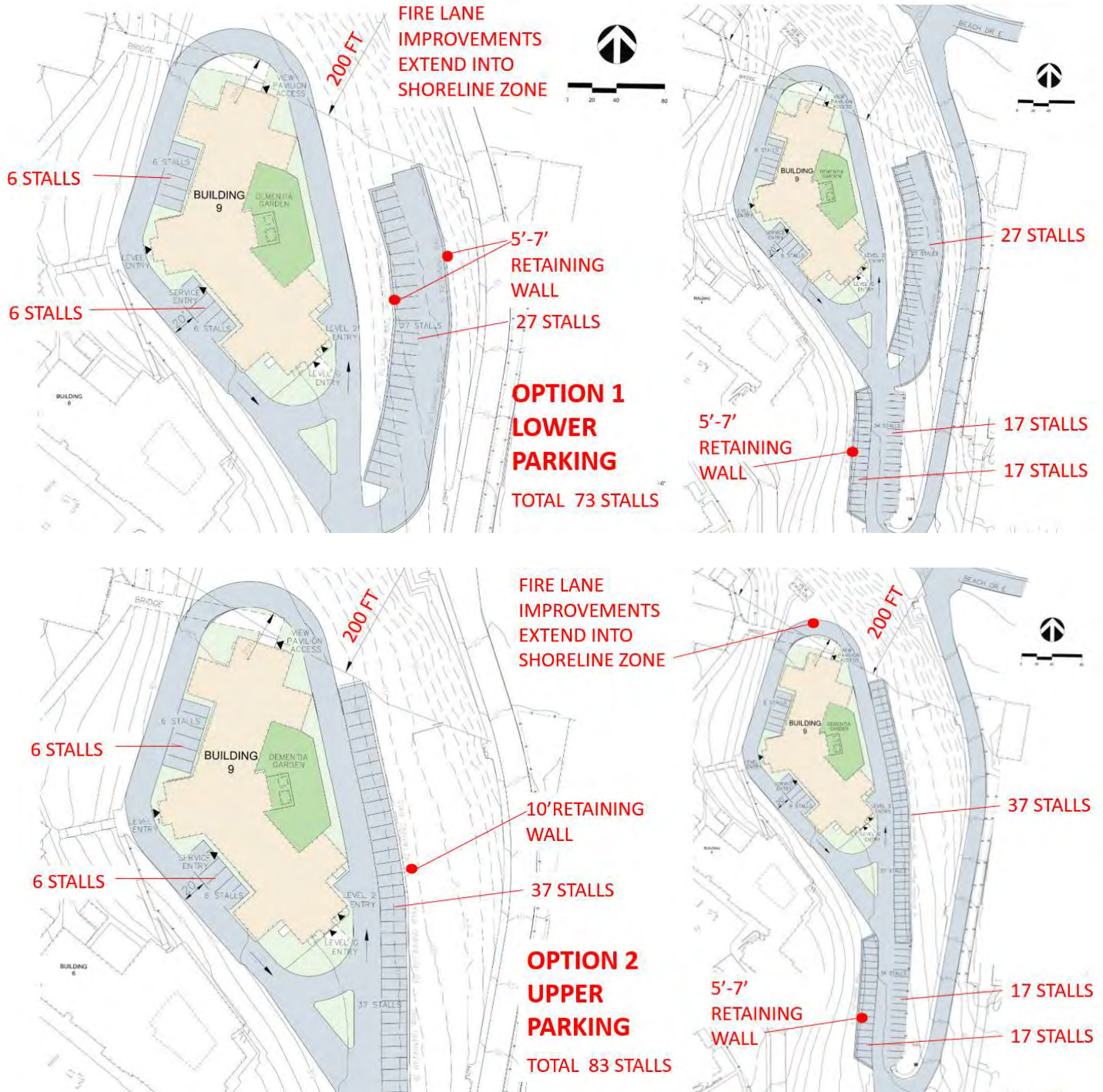


#### 4 ANALYSES OF ALTERNATIVES

### FIRE ACCESS & PARKING ANALYSIS

The Building 9 fire lane is not uniformly 20 ft wide, the required minimum width, and needs to be improved to meet the minimum fire truck turning radius. Some of these improvements fall within the 200 ft shoreline buffer zone and will require additional Department of Ecology review for permitting.

Building 9 currently has limited dedicated parking and the proposed behavioral health facility is estimated to need over 100 parking stalls. Two options for new parking were considered. Option 1 adds new stalls along the hillside to the east and on both sides of the driveway approach. Option 2 adds new stalls along the hillside to the east and on both sides of the driveway approach.

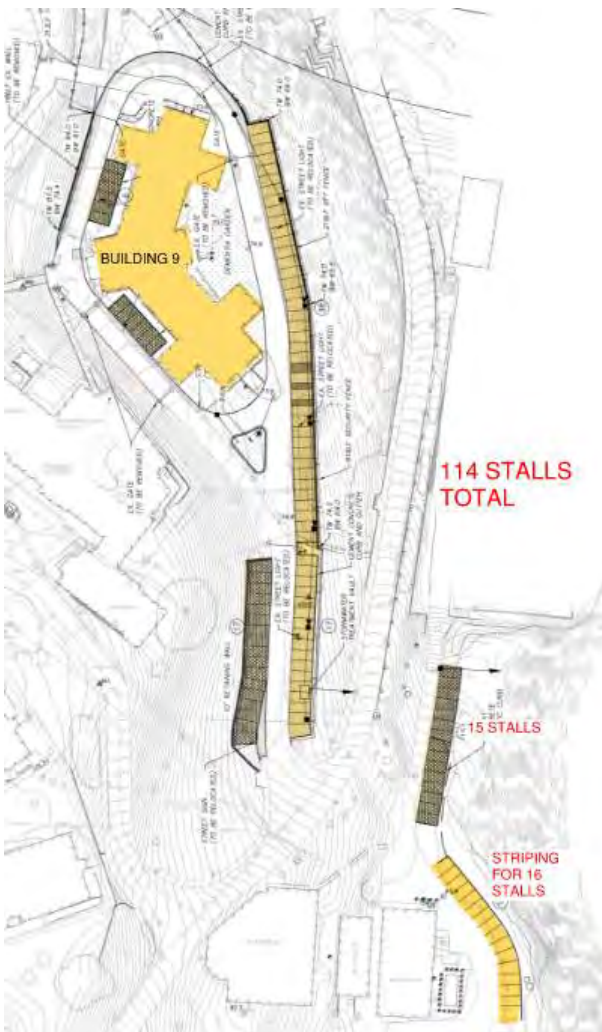




Option 2 adds additional stalls along the east side of the fire lane as well as both sides of the lower approach drive.

Option 2 was found to cost \$636,501 less than Option 1 and provide 10 additional stalls.

At the bottom of the approach drive behind the service buildings 15 additional stalls are added along with striping for 16 stalls to bring the total to 114 parking stalls.



## STORMWATER

The project is subject to requirements of the 2016 Kitsap County Stormwater Management Manual (Kitsap County Manual). It should be noted that the manual may be updated prior to the design and construction of the proposed improvements.

A review of the Kitsap County Manual indicates that all minimum requirements apply to new and replaced hard surfaces and converted vegetation areas. The proposed design has implemented the following stormwater management Low Impact Development Best Management Practices (BMPs):

- Permeable pavement for new paved areas where there is sufficient separation from the steep slopes along the east and south sides of the site.
- A raingarden is proposed for a new traffic island at the southwest corner of the building.
- A stormwater treatment vault (e.g. treatment cartridge system) to treat portions of the new and replaced pavement areas (or equivalent areas) that cannot be treated via permeable pavement or bioretention due to site constraints.
- Detention is not required as there is a direct discharge to Sinclair Inlet (Puget Sound).

Total Cost of the Site Improvements is estimated at \$2,283,681.

#### 4 ANALYSES OF ALTERNATIVES

### SECURE OUTDOOR ACCESS

The residents of Levels 1 and 2 use a new elevator at the end of Building 9's north wing to access the secure outdoor area with existing Pavilion. The area is to be enclosed with 14 ft high no-climb fencing



and  
Existing Pavilion

secured by two automated gates that provide emergency vehicle access. The Pavilion has fallen into disrepair. The budget includes \$110,683 toward renovations.

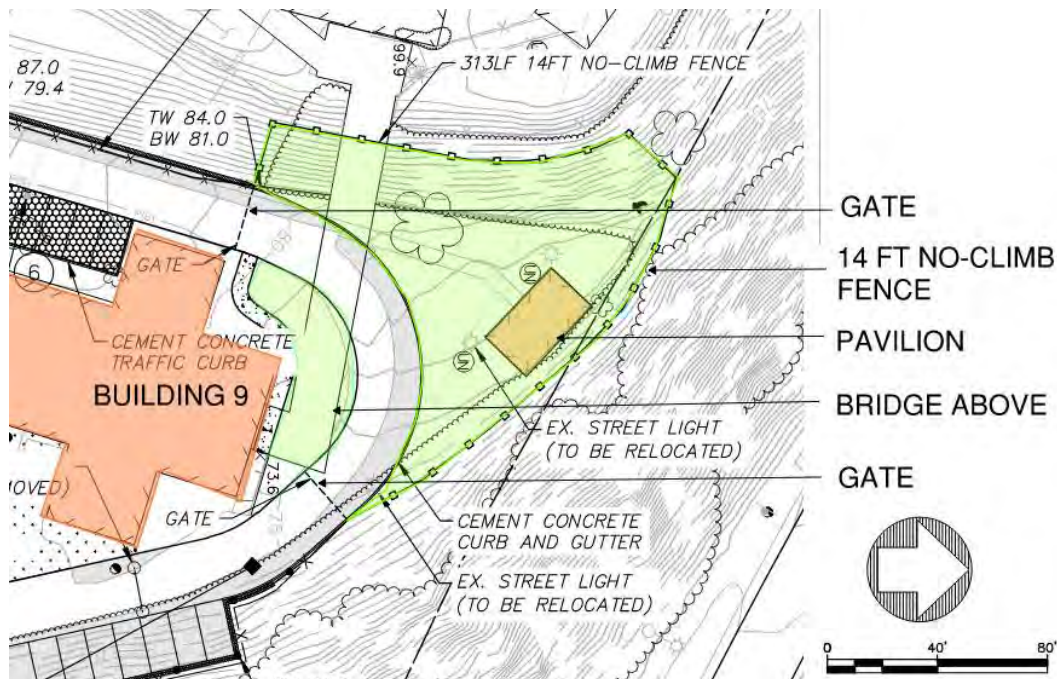
### BRIDGE RENOVATION

The existing concrete Bridge was built in 1979 to connect Building 9 Level 2 with the basement level of Building 10. The wood-framed walls and roof, from later modifications, are in poor condition.



Existing Bridge

Campus staff note that the bridge provides the best views of any place on campus and is a valuable respite and meeting location for staff. The project will renovate the Bridge with new roof and open-air guardrails and screens. The cost of the Bridge renovation is \$579,769.



## CAMPUS MASTER PLANS

*C. Identify whether the proposed project is consistent with campus master plans.*

The preferred alternative is consistent with campus planning efforts to put the unoccupied historic Building 9 to beneficial use with programs that have synergies with the Veterans Home and Transitional Housing programs.

The preferred alternative is consistent with the master planning work uphill at the site of the previous Building 6 and 7, where planning for creating vistas from the main campus plaza is underway. The additional parking will be visible from the campus plaza, but impact is reduced since the need for adding carports has been avoided.

## CONSISTENCY WITH OTHER LAWS AND REGULATIONS

*D. Provide documentation that indicates the preferred option is consistent with the following:*

### HIGH-PERFORMANCE BUILDING

*i. All state-funded buildings 5,000 square feet or more must be designed, constructed, and certified to the LEED Silver standard at a minimum.*

The preferred alternative exceeds the LEED Silver standard.

### Low Embodied Carbon

*ii. The state executive order requires state-owned buildings include consideration of net embodied carbon.*

The preferred alternative exceeds current state building code and is NetZero-ready. Because the project utilizes an existing concrete and masonry building, this is a low-embodied carbon project. Carbon dioxide was released in the original production and construction of the building. The use of the existing structure eliminates the need for repeating the release of carbon dioxide of a new foundation or structure.

### Greenhouse Gas Emissions

*iii. Greenhouse gas emissions reduction policy.* The largest component of vehicle miles traveled will be those of facility staff. The campus is served by two Kitsap Transit lines. Many current campus staff drive private vehicles to campus.

### Archeological and Cultural Resources

*iv. A letter from DAHP on the impact of potential sites on cultural resources must be included as an appendix.*

A technical memo produced by Cultural Resource Consultants is included in the appendices.

### ADA Implementation

*v. Americans with Disabilities Act implementation (Executive Order 96-04).*

The preferred alternative includes renovation to fully meet Americans with Disabilities Act implementation.

## OTHER CONSIDERATIONS

*E. Identify problems that require further study (for example, environmental contaminants, traffic studies or IT or other infrastructure challenges).*

Issues with budget implications have been identified in the body of the report and costs allotted to them.

*F. Identify significant or distinguishable components, including major equipment and ADA requirements in excess of existing code.*

### Structural Upgrade

The building has a good foundation system, but the structure was built in 1930 and proposed seismic improvements will stiffen up double-wythe masonry walls and tie back attic parapets

## 4 ANALYSES OF ALTERNATIVES

to ensure life-safety and minimize damage in a strong earthquake. The full structural report is in the appendices.

### **Mechanical Systems Upgrade**

The campus is currently served by a diesel-fired steam plant that provides steam for heating to all campus buildings. The project will cap the steam lines and convert the building to an All-Electric system VRF, variable refrigerant flow system with heat recovery ventilation. This system will also provide resiliency from smoke-events because this system allows filtering of intake air. Ligature-resistant exhaust returns are budgeted in the bathrooms.

Hot water will be provided by a new heat pump hot water heaters and distributed by new piping to new low-flow fixtures. Specialized ligature-resistant fixtures are budgeted for bathrooms. See the appendices for the full mechanical report.

### **Electrical Systems Upgrade**

The project provides a new transformer and fully new power distribution system. The conduits and panels are provided for future installation of photo-voltaic panels on the roof of Building 10 and delivery of the power to Building 9. All lighting fixtures are LED, and ligature-resistant fixtures are budgeted in the resident bedrooms and bathrooms and other areas of risk. New communications systems and fiber optics systems are included. See the full electrical report in the appendices.

### **IT Investments**

*G. Identify planned technology infrastructure.*

The Veterans Home facility utilizes electronic records and fiber optics systems. The fiber optics connections to Building 9 will be upgraded. The IT system will need further development when the Building 9 operators have been selected.

### **Building Commissioning**

*H. Describe planned building commissioning.*

The design and budget development for the ultra-sustainable features of Building 9 will require that building commissioning is performed at construction close out, with an on-going program of retesting to ensure the systems function as designed.

### **Future Campus Projects & Planning**

*I. Describe any future phases, plans or other facilities that will affect this project.*

Master planning is underway for a future administration building planned in conjunction with the main campus plaza.

### **Behavioral Health Outpatient Support**

As residents complete the stabilization and step-down programs of Building 9, tracking and outpatient support of residents should be considered. Considerations should be made for additional office and clinic space to support residents remaining successful after placement.

### **Teaching and Training Facility**

The 2018 Department of Commerce report documented the shortage of care providers trained in geriatrics and behavioral health. The proposed facility could provide valuable best practices training.

### **Project Delivery Method**

*J. Identify the proposed project delivery method, such as design-build, phased construction, general contractor/construction manager (GC/CM) or conventional design/bid/build.*

The design-build delivery method puts the focus on selection of the general contractor/Architect team. This process enables the experience and track record of the general contractor with his team to be evaluated for their experience producing similar projects on time and on budget. This delivery method works best where a standard building type is involved, general project parameters can be provided to find the contractor who can deliver the project for the best cost. The design team is chosen by the general contractor, typically a team that has produced other similar projects with the general contractor. This delivery method is not well-



suited to the Building 9 conversion to a behavioral health facility that is a very unique project that has not been built elsewhere. Because the project will require substantial front end design and planning work requiring specialized design staff, holding a separate selection process for the design team is important to this project.

The GC/CM delivery method provides the benefit of choosing the general contractor early in the process for implementation of ultra-sustainable integrated design and for accurate cost-estimating. For this renovation, bringing the general contractor on-board to get familiar with the existing building and to weigh-in on constructability options for the seismic upgrade and elevator installations is important. Another benefit of GC/CM for this project is allowing the owner to separately evaluate the qualifications of architect and contractor, which is especially important for a project with unique design features.

This project meets the requirement from OFM for this delivery method:

- Implementation of the project involves complex scheduling, phasing and or coordination.
- In Building 10 the project involves the construction at an occupied facility which must continue to operate during construction, Building 9 is unoccupied.
- The involvement of the GC/CM during the design stage is critical to the success of the project.
- The project encompasses a complex or technical work environment due to the tight conditions of the existing building.
- The project requires specialized work on a building that has historical significance.

Conventional design/bid/build selects the general contractor based on the lowest bid, without evaluation of their experience and track record. This method also has the disadvantage of not selecting the general contractor until the

design and documentation is complete, eliminating the opportunity for the contractor's preferences for construction and knowledge of immediate procurement sources to figure into the design. Most sustainable design certifications have integrated design with the general contractor baked into their planning and sustainable practices rendering this conventional delivery method poorly suited to current practices. A variation on this method is to bid the project after schematic design, with evaluation of the general contractor including experience, track record, and cost. Since the design is incomplete at this stage, the cost can be stated as a guaranteed maximum cost. This variation is seen frequently for complex projects in the private sector. In building 10 Construction phasing under this method is hard to cost due to the unpredicted circumstance of an occupied building which must continue to operate during construction. Building 9 is unoccupied.

#### **WDVA Management of the Project**

*i. Describe how the project will be managed*

*within the agency: a) Identify roles and responsibilities for the project.*

*b) Identify in-house staffing requirements for the proposed project.*

*c) Identify consultant services, DES resources or additional staff needed to manage the project*

The Washington Department of Veterans Affairs has no expertise in behavioral health, and plan to be the landlords for private operators of the facility. The WDVA will publicly bid the facility operations. The WDVA will be the lead agency for the renovation construction of Building 9, but it is best if the operators can be on board prior to design since each operator will have different design preferences. Each floor has been designed for separate operators or a single operator could implement procedures for each floor level to meet the Medicaid IMD exclusion criteria.

WDVA will need to consider if they will provide a board to oversee the operators, or if oversight will be solely provided by the Department of Health licensures and sight surveys by the Department of Social and Health Services. The WDVA has an

## 4 ANALYSES OF ALTERNATIVES

established discretionary relationship with DOH and DSHS for oversight of their nursing facilities.

### **Schedule**

*Provide a high-level milestone schedule for the project, including key dates for budget approval, design, bid, acquisition, construction, equipment installation, testing, occupancy and full operation.*

*ii. Incorporate value-engineering analysis and constructability review into the project schedule, as required by RCW 43.88.110(5)(c).*

*iii. Describe factors that may delay the project schedule, such as an environmentally sensitive location, possible presence of archaeological or historical assets, or possible contamination of the site or buildings undergoing renovation.*

*iv. Describe the permitting or local government ordinances or neighborhood issues (such as location or parking compatibility) that could affect the schedule.*

*v. Identify when the local jurisdiction will be contacted and whether community stakeholder meetings are part of the process.*

A high-level milestone schedule is provided in Chapter 3, page 3.12. The design team contacted three tribes identified by the historian. The tribal contacts indicated that they want to get involved prior to breaking ground. As noted on page 4.8, improvements to the perimeter loop would occur within 200 feet of the shoreline. Shoreline review should be addressed early in the next design phase to avoid project delays. The design team and WDVA met with the local fire marshal as part of confirming site access requirements. The design team and WDVA also met with the Department of Health Construction Review Services for a Technical Consultation receiving early review and comment on the refined floor designs. In the next design phase, early discussions with these Authorities Having Jurisdiction will avoid project delays.





## 5 Project Budget



## ASSUMPTIONS

*i. Major assumptions used in preparing the cost estimate:*

1. Assumes an March 2023 Construction Start and an anticipated move-in date of February 2024 for an 11 month construction duration.
2. Cost estimates assume a 3.12% inflation rate.
3. A/E fee is Class B of 6.12%
4. Assumed construction delivery method is GCCM (General Contractor / Construction Manager).
5. Assumes LEED Silver plus Netzero-Ready as described for the Preferred Alternative.
6. The Behavioral Health Design Guide 9.0 was used for the development of the costs.
7. State and local sales tax is included.
8. FF & E furnishings are not included.

**COST ESTIMATE SUMMARY TABLE**

ii. Summary table of Uniformat II Level 2 cost estimates.

<b>PREFERRED ALTERNATIVE SUMMARY TABLE</b>						
<b>Detailed Cost Summary</b>		<b>Building 9</b>		<b>Sitework</b>		<b>TOTAL</b>
		<b>\$/SF</b>	<b>TOTAL</b>	<b>\$/SF</b>	<b>TOTAL</b>	
		45,060 SF		195,025 SF		
A10	Foundations	5.95	268,063			268,063
A	Substructure	5.95	268,063			268,063
B10	Superstructure	78.93	3,556,805			3,556,805
B20	Exterior Enclosure	21.86	984,788			984,788
B30	Roofing	0.00	0			0
B	Shell	100.79	4,541,593			4,541,593
C10	Interior Construction	74.81	3,370,779			3,370,779
C20	Stairways	0.00	0			0
C30	Interior Finishes	32.16	1,449,092			1,449,092
C	Interiors	106.97	4,819,871			4,819,871
D10	Conveying Systems	9.91	446,400			446,400
D20	Plumbing Systems	13.89	625,883			625,883
D30	Heating, Ventilation, Air Conditioning	26.78	1,206,520			1,206,520
D40	Fire Protection	7.20	324,509			324,509
D50	Electrical Lighting, Power & Communications	56.76	2,557,531			2,557,531
D	Services	114.53	5,160,843			5,160,843
E10	Equipmt (food service)	3.33	150,000			150,000
E20	Furnishings	32.50	1,464,300			1,464,300
E	Equipment & Furnishings	35.83	1,614,300			1,614,300
F10	Bridge	3.95	177,848			177,848
F20	Selective Demolition	15.59	702,678			702,678
F20	Hazardous Materials	1.78	80,000			80,000
F	Special Construction & Demo	21.32	960,526			960,526
G10	Site Preparation			3.45	672,060	672,060
G20	Site Improvements			7.72	1,505,421	1,505,421
G30	Site Mechanical Utilities			0.97	189,855	189,855
G40	Site Electrical Utilities			0.46	90,000	90,000
G	Building Sitework		0	12.60	2,457,336	2,457,336
<b>COST BEFORE CONTINGENCIES</b>		<b>385.38</b>	<b>17,365,196</b>	<b>12.60</b>	<b>2,457,336</b>	<b>19,822,532</b>

# **Healthcare Services Staffing Plan**

**version 01.29.2021**

## **2020-004A WVH Building 9 Predesign for the Department of Veteran Affairs**

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## Executive Summary

This Healthcare Staffing Services Plan outlines the staffing operations expenses for the DVA Port Orchard Building 9 Project. The facility will include three individually licensed, 16-bed units, on three floors. Full census occupancy will be 48, or 17,520 patient days per year.

The total net present value of the staffing expense for the Five-Year Biennium starting in 2024 is \$73,520,007. The annual cost in the first year is \$9,012,366 (with an NPV of \$8,174,481).

This facility will seek licensure as a Residential Treatment Facility (RTF). The most likely RTF service code that will be used for billing is for “Freestanding Evaluation & Treatment” for which the Medicaid reimbursement rate is \$835.64. At this rate the facility will need to operate at a minimum of 56% capacity to break even given current staffing expenses.

## Introduction

The DVA Port Orchard Building 9 Project seeks to create housing and needed services to support and stabilize vulnerable veterans facing health, substance abuse and mental health issues. While repurposing unused property, the project will offer veterans a beautiful setting to receive needed care, with the goal of transitioning to the appropriate next level of care.

While the campus includes a 240-bed Skilled Nursing Facility (SNF), including 40 memory care beds, this facility has not been able to meet the growing behavioral health needs in the community. In the past year they've had to turn away about 90 patients requiring the behavioral health services of a Residential Treatment Facility (RTF). This project aims to fill the gap between the current SNF and RTFs in the surrounding community that cannot accept patients requiring both behavioral health and assistance with activities of daily living (ADLs). When turned away, these patients commonly remain in the acute care setting or are sent to hospital emergency rooms which is not an ideal or cost-effective setting for stabilizing them before they can return to a SNF or Adult Family Home (AFH).

By seeking licensure as a RTF and providing nursing, medical care and assistance with ADLs under the same roof, this facility will fill a gap in current care infrastructure that is more appropriate and sustainable than transfers to emergency care or staying in acute care. The resulting quality of care will improve for both the clients requiring dual services and the clients in existing SNF and RTF facilities where staff can be distracted by the elevated needs of these patients.

This report outlines an estimate of the health services staffing at the new facility. This estimate will inform the legislature's budget for this program and outline expectations for future operators.

## Programmatic Requirements

This project is based on an identified gap in the services needed to comprehensively support vulnerable veterans. Licensure for the facility will be tailored to meet the unique needs of the population including medical and behavioral health care and assistance with ADLs.

From review of WAC 246-341 and 246-337 addressing RTF service levels, there is not an exact match for the services that will be offered in the facility. For the purposes of this staffing plan, it is presumed the service level from WAC 246-341-015 of “Mental Health Inpatient Evaluation and Treatment” is the most appropriate service level and most likely to be used by the future operator. The service level of “Mental Health Adult Residential Treatment” is also a possibility. In addition to reviewing regulatory information for RTFs, the staffing plan is informed by WACs and best practices for nursing homes, geropsychiatric facilities and other types of inpatient psychiatric facilities.

Building 9 is designed to serve frail men and women with significant social and behavioral health issues who require assistance with ADLs and have been difficult to manage in other care settings, such as nursing facilities or adult family homes. Many patients are likely to face complex challenges including chronic mental health conditions, substance use disorders, physical comorbidities, dementia and insecure housing. In order to meet the needs of the population, Building 9 will have three individually licensed, 16-bed units, on three floors. The ground floor will be a step-down unit caring for 16 patients with dementia. The first floor will have eight, step-down beds for patients who are chronically homeless or have a substance use disorder and eight stabilization beds. The second floor will have 16 step-down beds for frail, non-dementia patients. The goal of all three units is to stabilize and transfer patients to the appropriate, long-term care setting such as a SNF or AFH.

## Staffing Projections

The staffing plan uses a multi-disciplinary team approach, including a robust nursing, medical and behavioral health staff, with the goal of maximizing patient safety and well-being. Each 16-bed unit will be staffed as a stand-alone unit to the extent possible. Some medical, administrative and support positions could either be contracted out or the FTE divided and dedicated to each unit. Having stand-alone staffing on each unit increases the baseline staffing costs but is required to meet licensing regulations. The example staffing plan for one unit can be adapted by the future operator to meet the population needs for each floor.

## Nursing

A Registered Nurses (RN), Licensed Practical Nurse (LPN) and Certified Nursing Assistants (CNA)/Mental Health Technicians (MHT) will be assigned to each unit 24/7. RN3s will oversee RN2s, LPNs and CNAs/MHTs. RNs will have a critical role in addressing the physical and mental

health needs of patients and ensuring treatment goals are met. LPNs offer practical care such as medication compliance and work collaboratively with the team to meet nursing needs. CNAs/MHTs assist with activities of daily living such as personal care, take vitals and participate in ensuring a safe patient milieu.

<b>Direct Nursing Services - One 16 Bed Unit</b>	<b>7am-3pm</b>	<b>3pm-11pm</b>	<b>11pm-7am</b>	<b>FTEs 40hr/week</b>	<b>FTE/Bed</b>
CNA/MHT	3	3	2	11.2	0.7
LPN	1	1	1	4.2	0.26
RN	1	1	1	4.2	0.26
Total	5	5	4	19.6	1.23
Hrs/Shift	8	8	8		
<i>Nursing Hrs/Bed/Day</i>	<i>2.5</i>	<i>2.5</i>	<i>2.0</i>	<i>HHPD 7.0</i>	

## Medical

Medical personnel will be on-call 24/7 and on-site intermittently to address mental and physical health needs and for treatment planning and medication management. The actual FTE ratio of medical providers between a MD/DO, psychiatrist, and/or psychiatric ARNP will vary by floor. Psychiatric ARNPs are a cost effective supplement or alternative to psychiatrists.

## Behavioral Health

In collaboration with medical and nursing personnel, psychologists and social workers provide mental health evaluation, treatment planning and support.

<b>Medical &amp; Behavioral Health Services - One 16 Bed Unit</b>	<b>FTEs</b>	<b>FTEs/Bed</b>
Medical Director	0.1	0.01
MD/DO	0.1	0.01
Psychiatric ARNP	0.2	0.01
Psychiatrist	0.1	0.01
Psychologist	0.3	0.02

Social Worker	1.0	0.06
<i>Total Medical &amp; Behavioral Health FTEs</i>	<i>1.8</i>	<i>0.12</i>

<b>Total Nursing, Medical &amp; Behavioral Health FTEs - One 16 Bed Unit</b>			
Nursing FTEs	19.6	Nursing FTEs/Bed	1.23
Medical & BH FTEs	1.8	Medical & BH FTEs/Bed	0.12
<i>Total FTEs</i>	<i>21.4</i>	<i>Total FTEs/Bed</i>	<i>1.35</i>

## Administration and Other Support Services

Each unit will be supported by a part-time administrator, assistant director, nurse manager, clinical nurse specialist/educator and other support services.

<b>Direct Support Staff - One 16 Bed Unit</b>	<b>FTEs</b>
Director/Administrator	0.3
Assistant Director	0.3
RN Manager	0.3
RN Educator	0.3
Recreation Coordinator	0.3
Admissions/Transitions Coordinator or SW Assistant	1.0
Unit Secretary/Front Desk	1.0
Scheduler	0.3
<i>Total FTE</i>	<i>3.8</i>

## Psychiatric Security Attendant

Security is included in the staff estimate. One psychiatric security attendant will be on each unit 24/7 to assist with monitoring security cameras, milieu management and to ensure a safe environment for staff and patients.

## Environmental Services

Environmental services are included in the staff estimate.

## Food Services

Food Service will likely be provided by the centralized dining services on-site. Based on comparable facilities, an average of \$8.75 per meal at full census is included in this estimate.

## Linen & Laundry Services

Linen & laundry services will be outsourced to a third-party vendor. The estimate is based on a comparable facility and a quote from regional supplier [MediCleanse](#). A nursing protocol of 1.5 bed changes/week (72 per week) was used for a total cost of \$440/week. This includes residential-style bedspreads and towels, linen collection bins, and transportation to and from the facility.

## Considerations for Additional Staffing

Consideration should be given to providing physical (PT), occupational (OT) and speech therapy (SLP) to patients. Frail patients transitioning from the acute care setting to permanent housing could be at risk of functional decline if they do not receive therapy while in the facility. Other potential staff to consider adding for a full multi-disciplinary team include: pharmacy, chemical dependency professional, registered dietician and spiritual care.

## Office Space

The current planned office space for each unit will be sufficient for clinical and direct support staff, assuming staff with partial FTEs share office/work space and utilize intake/exam rooms for confidential patient care. One of the two group therapy rooms could be utilized for an additional confidential patient care room or office space if needed. There does not appear to be enough office space to accommodate administrative support and businesses services staff (HR, HIM, QA etc.) on the unit. These positions do not need to be located on the unit and could have offices located elsewhere on campus or work remotely with the ability to work on the unit when needed.

## Revenue Considerations

Revenue for the facility will be driven by reimbursement from Medicaid, Medicare, Private Insurance and VA benefits. In order to determine the level of potential reimbursement, we need to look at the type of services being offered.

## Reimbursement Rates

We examined reimbursement opportunities for the facility based on the assumptions of licensure as a Residential Treatment Facility, with a likely service level of Mental Health Inpatient Evaluation and Treatment. The future operator determining the actual service level that will inform reimbursement.

Assuming the facility obtains authorization ahead of intake or within 48 hours of intake, we presume that an RTF service code can be used for billing. The examples of reimbursement that match the targeted service most closely fall under the ["Mental Health Services" HCA fee schedule](#). Effective, January 1, 2021 the Medicaid reimbursement rate is \$223.14 for “Behavioral health; short term residential, w/o room and board, per diem.” The Medicaid reimbursement rate is \$835.64 for “Freestanding E&T” in an institutional facility.

Medicare and private insurance rates would likely use this as the floor for a negotiated, contracted reimbursement rate. Medicaid per diem rates can be negotiated directly with health plans and some organizations do that for added services. Medicare rates and commercial payor rates are usually higher and, like Medicaid, based on contract. There could likely be a VA Per Diem supplement to this rate as well.

## Break Even Analysis

Occupancy rates of the facility will determine when, on average, the facility will break even. Based on 48 total beds at 365 days/year, full census yields 17,750 patient days and a cost per patient of \$466.58. Typical census for this type of facility runs about 88%, which yields a cost per patient of \$530.20. If we apply the higher reimbursement rate of \$835.64 for “Freestanding E&T”, this facility would have to run at an approximately 56% occupancy rate to break even.

## Assumptions

The plan includes several important assumptions that can be adjusted as the project progresses:

### Salary Benchmarks

Salary benchmarks were estimated by averaging available salary data specific to each position, in RTFs, and to the Port Orchard region to the extent data was available. The benchmarks were then compared to salary information from similar facilities and reviewed by industry subject matter experts to ensure accuracy.

### Employee Benefits & Non-Productive Time Factor

Employee Benefits have been estimated at 38% of the salary rate based on industry standards. In addition, we have included a 5-week (9.6%) factor for non-productive time in the budget. This allocation covers time essential healthcare staff may be absent due to sick-leave, vacation and continuing education and substitute or temporary staff will need to be employed.

### Cost of Living Adjustments

An annual escalation of 2.5% is factored in the current model.



## Discount Rate

For the purposes of the Net Present Value Analysis, we have used a discount rate of 5%, which allows for inflation of approximately 2% and cost of capital at 3%, a rate appropriate for a long-term, government-funded project. Because staffing will not be needed until 2024, we have discounted the 2024 rates by a factor of 2 years and continued the NPV calculation from there.

## Building Maintenance

Cost of building maintenance is not included in this plan because it is covered by site management.

## Recruitment & Training

The staffing plan assumes initial staff recruitment and training will be handled by project management staff and then by current facility management on an ongoing basis. A line item for outsourced recruitment and training support is not included.

## Contingent Staffing Agency Support

Because of minimum staffing requirements, there will be times when an operator needs temporary staffing to fill gaps when staff are sick, on vacation or pursuing continuing education. It is common to use a contingent staffing agency to fill this need, and a line-item has been added to cover this professional service under vendor operations expense.

## Appendices

- A. Detailed Staffing Projections
- B. Project Operating Budget

## PROPOSED FUNDING

*Identify the fund sources and expected receipt of the funds. If alternatively financed, provide the projected debt service and fund source:*

The Housing Trust is currently providing capital funding for Behavioral Health. Contacts at the Department of Commerce for this funding include Jason Davison, Tony Hanson, and Matt Mazar-Hart.

Funds are expected to be sourced from the Washington State building construction account with design and construction funding appropriated January 2022.

## OPERATIONS & MAINTENANCE

*i. Define the anticipated impact of the proposed project on the operating budget for the agency or institution. Include maintenance and operating assumptions (including FTEs)*

The WDVA, who owns Building 9, anticipates soliciting competitive bids from behavioral health private operators for the facility operations.

### Meal Delivery

The campus food service has the capacity to provide meals to Building 9 if the proposed facility can use the same diets and menus already provided to the campus skilled nursing facility. Not knowing if this is the case, budgeting has assumed an outside vendor may be needed for meal service.

### Laundry

The campus laundry facility has the capacity to assume the additional laundry of Building 9. The budget analysis has used conservative rates that could also be provided by an outside vendor.

## HEALTHCARE STAFFING PLAN

The staffing analysis by Allied Principals follows.

## FIVE BIENNIA OF CAPITAL AND OPERATING COSTS

ii. Show five biennia of capital and operating costs from the time of occupancy, including an estimate of building repairs, replacement, and maintenance:

2. 5% per year discount rate for NPV (net present value).
3. 3.34% per year escalation rate for budget line items.

### Staffing Cost Assumptions

Staffing operations budget projections include the following assumptions:

1. Five Bienniums of capital and staffing operations costs (10 years, 2024-2033)

### Building Utilities & Maintenance Assumptions

Operations and maintenance costs for the proposed behavioral health facility were calculated using the Life Cycle Cost Model.

## BIENNIA OF CAPITAL AND OPERATING COSTS

Biennia	Years	Staffing Costs	Utility & Maintenance Costs	TOTAL
1	2024-2025	\$18,250,041	\$1,011,453	19,261,494
2	2026-2027	\$19,173,949	\$1,073,496	20,247,445
3	2028-2029	\$20,144,630	\$1,138,662	21,283,292
4	2030 -2031	\$21,164,452	\$1,208,149	\$22,372,601
5	2032-2033	\$22,235,902	\$1,281,871	\$23,517,773

*Flat Rates, 38% employee benefits, 2.5% cost-of-living*

## FURNITURE & EQUIPMENT

Clarify whether furniture, fixtures, and equipment are included in the project budget. If not included, explain:

Furniture and Equipment is included in the total project cost.

### The C100 Cost Estimate

The C100 Cost Estimate of Building 9 LEED Silver NetZero-Ready is shown on the following pages. The MACC is \$21,551,717. The Project Cost is \$39,149,082. It assumes

additional insulation, panels, and conduits for future solar PV panels are provided but that the actual solar panels are not purchased and installed until PV panel's efficiency increases and costs decrease due to emerging technical development.

The following C100 Cost Estimate also includes \$177,848 for improvements to the Bridge and Pavilion under the designation Special Construction.

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

Agency	Department of Enterprise Services	
Project Name	20-004 Pre-design WVH Building 9&10	
OFM Project Number		

**Contact Information**

Name	Sage Architectural Alliance/DCW Cost Management	
Phone Number	206 556-4181/206 259-2990	
Email		

**Statistics**

Gross Square Feet	45,060	MACC per Square Foot	\$478
Usable Square Feet	39,653	Escalated MACC per Square Foot	\$544
Space Efficiency	88.0%	A/E Fee Class	B
Construction Type	Nursing homes	A/E Fee Percentage	10.11%
Remodel	Yes	Projected Life of Asset (Years)	

**Additional Project Details**

Alternative Public Works Project	No	Art Requirement Applies	
Inflation Rate	3.12%	Higher Ed Institution	
<a href="#">Sales Tax Rate %</a>	10.10%	Location Used for Tax Rate	
Contingency Rate	5%		
Base Month	June-18		
Project Administered By	Agency		

**Schedule**

Predesign Start	February-20	Predesign End	December-20
Design Start	February-21	Design End	March-22
Construction Start	March-22	Construction End	February-23
Construction Duration	11 Months		

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**Project Cost Estimate**

Total Project	<b>\$32,832,111</b>	Total Project Escalated	<b>\$37,214,207</b>
		Rounded Escalated Total	<b>\$37,214,000</b>

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

Agency	Department of Enterprise Services	
Project Name	20-004 Pre-design WVH Building 9&10	
OFM Project Number		

**Cost Estimate Summary**

Acquisition			
<b>Acquisition Subtotal</b>	<b>\$0</b>	<b>Acquisition Subtotal Escalated</b>	<b>\$0</b>

Consultant Services			
Pre-design Services	\$0		
A/E Basic Design Services	\$1,578,598		
Extra Services	\$841,000		
Other Services	\$709,225		
Design Services Contingency	\$156,441		
<b>Consultant Services Subtotal</b>	<b>\$3,285,264</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$3,655,813</b>

Construction			
Construction Contingencies	\$1,077,586	Construction Contingencies Escalated	\$1,226,509
Maximum Allowable Construction Cost (MACC)	\$21,551,717	Maximum Allowable Construction Cost (MACC) Escalated	\$24,490,602
Sales Tax	\$2,285,560	Sales Tax Escalated	\$2,597,429
<b>Construction Subtotal</b>	<b>\$24,914,862</b>	<b>Construction Subtotal Escalated</b>	<b>\$28,314,540</b>

Equipment			
Equipment	\$2,703,600		
Sales Tax	\$273,064		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$2,976,664</b>	<b>Equipment Subtotal Escalated</b>	<b>\$3,388,040</b>

Artwork			
<b>Artwork Subtotal</b>	<b>\$122,453</b>	<b>Artwork Subtotal Escalated</b>	<b>\$122,453</b>

Agency Project Administration			
Agency Project Administration Subtotal	\$827,869		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$827,869</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$942,280</b>

Other Costs			
<b>Other Costs Subtotal</b>	<b>\$705,000</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$791,081</b>

Project Cost Estimate			
Total Project	<b>\$32,832,111</b>	Total Project Escalated	<b>\$37,214,207</b>
		Rounded Escalated Total	<b>\$37,214,000</b>

## Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

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## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0856</b>	<b>\$0</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
A/E Basic Design Services	\$1,578,598			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,578,598</b>	<b>1.1037</b>	<b>\$1,742,299</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$32,000			
Geotechnical Investigation	\$24,000			
Commissioning	\$26,000			
Site Survey	\$32,000			
Testing	\$56,000			
LEED Services	\$50,000			
Voice/Data Consultant	\$15,000			
Value Engineering	\$25,000			
Constructability Review	\$25,000			
Environmental Mitigation (EIS)	\$26,000			
Landscape Consultant	\$32,000			
ELCCA	\$19,000			
LCCT	\$20,000			
Reimburseables incl Reprographics prior to bid	\$60,000			
Advertising	\$1,000			
Traffic analysis	\$24,000			
Envelope Consultant	\$31,000			
Interior Design	\$50,000			
Acoustic Design	\$28,000			
Security Consultant	\$22,000			
Audio Visual Consultant	\$18,000			
Cost and Scheduling	\$28,000			
Value Engineering Participation	\$15,000			
Constructability Review Participation	\$15,000			
Environmental Graphics/Signage	\$20,000			
Lighting Consultant	\$26,000			
Healthcare Services Consultant	\$30,000			
Door Hardware Consultant	\$10,000			
Zero Energy Consultant	\$56,000			
SEPA/Land Use	\$25,000			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$841,000</b>	<b>1.1037</b>	<b>\$928,212</b>	Escalated to Mid-Design

<b>4) Other Services</b>			
Bid/Construction/Closeout	\$709,225		31% of A/E Basic Services
HVAC Balancing			
Staffing			
Commissioning and Training			
Reimburseables/Reprographics for bid and construction			
Construction Materials Testing			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$709,225</b>	<b>1.1382</b>	<b>\$807,240</b> Escalated to Mid-Const.
<b>5) Design Services Contingency</b>			
Design Services Contingency	\$156,441		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$156,441</b>	<b>1.1382</b>	<b>\$178,062</b> Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$3,285,264</b>		<b>\$3,655,813</b>

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## Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$672,060			
G20 - Site Improvements	\$1,505,421			
G30 - Site Mechanical Utilities	\$189,855			
G40 - Site Electrical Utilities	\$90,000			
G60 - Other Site Construction	\$0			
Car Ports	\$0			Not Required at this time
Insert Row Here	\$0			
<b>Sub TOTAL</b>	<b>\$2,457,336</b>	<b>1.1221</b>	<b>\$2,757,377</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.1221</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$268,063			
A20 - Basement Construction				
B10 - Superstructure	\$3,556,805			
B20 - Exterior Closure	\$984,788			
B30 - Roofing	\$0			
C10 - Interior Construction	\$3,370,779			
C20 - Stairs	\$0			
C30 - Interior Finishes	\$1,449,092			
D10 - Conveying	\$446,400			
D20 - Plumbing Systems	\$625,883			
D30 - HVAC Systems	\$1,206,520			
D40 - Fire Protection Systems	\$324,509			
D50 - Electrical Systems	\$2,557,531			
F10 - Special Construction	\$177,848			
F20 - Selective Demolition	\$702,676			
General Conditions	\$3,423,487			
Building Related Site Improvements				
PV Panels				Not Required at this time
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$19,094,381</b>	<b>1.1382</b>	<b>\$21,733,225</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$21,551,717</b>		<b>\$24,490,602</b>	

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**7) Construction Contingency**

Allowance for Change Orders	\$1,077,586		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$1,077,586</b>	<b>1.1382</b>	<b>\$1,226,509</b>

**8) Non-Taxable Items**

Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.1382</b>	<b>\$0</b>

**Sales Tax**

<b>Sub TOTAL</b>	<b>\$2,285,560</b>		<b>\$2,597,429</b>
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<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$24,914,862</b>		<b>\$28,314,540</b>
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## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$150,000				
E20 - Furnishings	\$1,201,800				
F10 - Special Construction					
IT Equip/computers/printers	\$1,351,800				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$2,703,600</b>		<b>1.1382</b>	<b>\$3,077,238</b>	
<b>1) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.1382</b>	<b>\$0</b>	
<b>Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$273,064</b>			<b>\$310,802</b>	
<b>EQUIPMENT TOTAL</b>					
<b>EQUIPMENT TOTAL</b>	<b>\$2,976,664</b>			<b>\$3,388,040</b>	

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## Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$122,453				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$122,453</b>		NA	<b>\$122,453</b>	

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## Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$80,000				
Historic and Archeological Mitigation					
Permit and Plan Review Fees	\$625,000				
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$705,000</b>		<b>1.1221</b>	<b>\$791,081</b>	

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305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:13AM

Project Number: 4000097

Project Title: NW Washington Cemetery - Land Acquisition

**Description**

Starting Fiscal Year: 2028  
Project Class: Program  
Agency Priority: 18

**Project Summary**

This project is for the pre -design and purchase of land for a nationally certified State Veterans Cemetery in northwest Washington.

**Project Description**

The northwest portion of Washington State is currently underserved for our Veteran population. Currently, Washington State has Tahoma National Cemetery in Kent, which is federal VA operated, as the only nationally certified veteran's cemetery in western Washington. The Washington State Veterans Cemetery (WSVC), operated by Washington Department of Veterans Affairs (WDVA) in Medical Lake (near Spokane) is the other nationally certified veteran's cemetery in our State.

Federal VA estimates the number of Veterans in seven Northwest Washington counties to be about 232,000, not counting spouses, in 2022. This includes Clallam, Jefferson, Island, King, Skagit, Snohomish, and Whatcom counties. This number is expected to decline by about 25% through 2040 as veterans age and are deceased. However, even with that decline veteran population will still be over 170,000 through 2040, with a continued need to have a veteran cemetery as an interment option. Comparing this number to the nine eastern Washington counties that are closest to the Medical Lake facility, there are only an estimated 61,000 veterans, or roughly 25% of the population in northwest Washington. Despite this, the WSVC in Medical Lake, which is a medium-sized cemetery by VA standards, is significantly surpassing its projected number of internments when it opened.

This provides a perspective of the need and support for a veteran's cemetery in northwest Washington. Many veterans want to have the option of being interred at a national veteran's cemetery with other service members, to eternally honor their service to our country. However, they do not want to be laid to rest in a location too far for loved ones to be able to visit. Therefore, Kent and Medical Lake locations are not options for them.

Once a feasibility study is complete, WDVA will move forward with a request for land and a Federal VA Cemetery Grant to build out the first phase of the cemetery. Following construction of the cemetery the state will be responsible for the maintenance and operations of the cemetery, A funding model for operations will be developed to cover operations that may include some general tax revenue, proceeds from the sale of Armed Forces license plates, spouse interment reimbursements, and federal interment plot and burial allowance.

There is not grant funding for the purchase of land; it must be owned by WDVA prior to Grant funding and award for construction.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Grants

**Growth Management impacts**

Land will be purchased for a new cemetery.

New Facility: No

**Funding**

Expenditures

2023-25 Fiscal Period

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:13AM

Project Number: 40000097

Project Title: NW Washington Cemetery - Land Acquisition

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	4,550,000				
	<b>Total</b>	<b>4,550,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State		4,550,000		
<b>Total</b>	<b>0</b>	<b>4,550,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

## Capital Project Request

2023-25 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000097	40000097
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:14AM

Project Number: 40000086

Project Title: WSH - THP - Roosevelt Barracks Additional Bathrooms

**Description**

Starting Fiscal Year: 2028  
 Project Class: Program  
 Agency Priority: 19

**Project Summary**

This project is to provide an additional 20 bathrooms into existing client independent rooms at the Roosevelt Barracks in Orting.

**Project Description**

This project is to complete the restoration of 20 individual client rooms at the Roosevelt Barracks at the Washington Soldiers Home in Orting. The intent is to install individual bathrooms with shower, toilet, and sinks with the existing room footprint. Currently WDVA is working on a project to convert 50 rooms in the building to having personal showers. The current project was funded by a one-time construction grant, but the additional 20 beds were not a part of the that funding program and could not be included.

After the completion of the current project WDVA will have a clear understanding of the cost and impact to the Transitional Housing Program.

This project will help to support individual living and help protect against the spread of viruses in the future, plus allow clients more independence and privacy as the work to get long term housing and live on there own.

**Location**

City: Orting

County: Pierce

Legislative District: 002

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

None

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	1,725,000				
	<b>Total</b>	<b>1,725,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
057-1	State Bldg Constr-State		1,725,000			
	<b>Total</b>	<b>0</b>	<b>1,725,000</b>	<b>0</b>	<b>0</b>	

305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:14AM

Project Number: 40000086

Project Title: WSH - THP - Roosevelt Barracks Additional Bathrooms

**Funding**

**Operating Impacts**

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2028	FY 2029
FTE	Full Time Employee	1.0	2.0
001-1	General Fund-State	150,000	300,000
	<b>Total</b>	<b>150,000</b>	<b>300,000</b>

**Narrative**

This project will require some rooms to be out of operation and staff to relocate the residents items when the rooms are being worked on.



**Capital Project Request**

**2023-25 Biennium**

\*

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000086	40000086
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Capital Project Cost Estimates  
Over \$5 Million

*Department of Veterans Affairs*  
*2023 – 25 Capital Budget*

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2022*

Agency	Washington Department of Veterans Affairs
Project Name	WSH - Skilled Nursing Facility Replacement - Land Acquisition
OFM Project Number	30000225

Contact Information	
Name	Alec Burkheimer
Phone Number	360.791.7299
Email	<a href="mailto:alecb@dva.wa.gov">alecb@dva.wa.gov</a>

Statistics			
Gross Square Feet	1	MACC per Gross Square Foot	\$0
Usable Square Feet	1	Escalated MACC per Gross Square Foot	\$0
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	Nursing homes	A/E Fee Percentage	14.08%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	4.90%	Higher Ed Institution	No
<a href="#">Sales Tax Rate %</a>	8.00%	Location Used for Tax Rate	Pierce County
Contingency Rate	5%		
Base Month (Estimate Date)	September-22	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule			
Pre-design Start	July-23	Pre-design End	March-24
Design Start	June-22	Design End	December-22
Construction Start	December-25	Construction End	March-27
Construction Duration	16 Months		

Green cells must be filled in by user

Project Cost Estimate			
Total Project	<b>\$14,154,500</b>	Total Project Escalated	<b>\$14,195,096</b>
		Rounded Escalated Total	<b>\$14,195,000</b>

**Cost Estimate Summary**

Acquisition			
Acquisition Subtotal	<b>\$10,700,000</b>	Acquisition Subtotal Escalated	<b>\$10,700,000</b>

Consultant Services			
Predesign Services	\$900,000		
Design Phase Services	\$1,500,000		
Extra Services	\$890,000		
Other Services	\$0		
Design Services Contingency	\$164,500		
<b>Consultant Services Subtotal</b>	<b>\$3,454,500</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$3,495,096</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
<b>Construction Subtotal</b>	<b>\$0</b>	<b>Construction Subtotal Escalated</b>	<b>\$0</b>

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$0</b>	<b>Equipment Subtotal Escalated</b>	<b>\$0</b>

Artwork			
<b>Artwork Subtotal</b>	<b>\$0</b>	<b>Artwork Subtotal Escalated</b>	<b>\$0</b>

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$0</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$0</b>

Other Costs			
<b>Other Costs Subtotal</b>	<b>\$0</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$0</b>

Project Cost Estimate			
Total Project	<b>\$14,154,500</b>	Total Project Escalated	<b>\$14,195,096</b>
		Rounded Escalated Total	<b>\$14,195,000</b>

Expected use of Bond Funds  
or Certificate of Participation

*Department of Veterans Affairs*  
*2023 – 25 Capital Budget*

No  
Information



Capital Project Requests Related to  
Grant & Loan Programs

*Department of Veterans Affairs*  
*2023 – 25 Capital Budget*

305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 9:33AM

Project Number: 40000100

Project Title: WVH - HVAC Upgrade

**Description**

Starting Fiscal Year: 2024  
Project Class: Grant  
Agency Priority: 1

**Project Summary**

This project will include the upgrade of the of the HVAC system at the Washington Veterans Home.

**Project Description**

The HVAC replacement at the Washington Veterans Home is in design progress. The selection of the GCCM is being completed. The project has had additional cost associated with it due to inflation, the original request being two years old and the requirement of all grant awarded projects as of June 7, 2022 be required to follow the Build America, Buy America Act.

Build America, Buy America Act:

*(1) all iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;*

*(2) all manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and*

*(3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States. (Excludes cement and cementitious materials, aggregates such as stone, sand, or gravel, or aggregate binding agents or additives)*

*The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project, but are not an integral part of the structure or permanently affixed to the infrastructure project.*

The cost of this project has increased due to material increases related to new Build America, Buy America requirements from the original submission to now by \$2,310,000. Below is the breakdown for anticipated additional costs:

- 1. Anticipated costs for Build America, Buy America = \$ 769,200
- 2. Anticipated costs for Inflation and price increases = \$1,540,800

WDVA is still working on grant funding at this time, but it most likely will not be included in this federal fiscal year. In order to continue to move complete this project WDVA will need the additional balance of funds from the state. Along with the added funds to the original budget additional funding is needed for the items noted above.

The funding for this project would come from the 0-57 State Building Construction Account.

**Location**

City: Port Orchard

County: Kitsap

Legislative District: 026

305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 9:33AM

Project Number: 40000100

Project Title: WVH - HVAC Upgrade

**Description**

**Project Type**

Grants

**Grant Recipient Organization:** Federal Veterans Administration

**RCW that establishes grant:** 64.005

**Application process used**

VA-Grants-112508-002 CFDA 64.005 - Grants to States for Construction of State Veterans Homes Facilities

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	6,810,000				6,810,000
	<b>Total</b>	<b>6,810,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,810,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

None

## Capital Project Request

2023-25 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000100	40000100
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 9:39AM

Project Number: 40000092

Project Title: WSVC - Burial and Columbarium Expansion Grant

**Description**

Starting Fiscal Year: 2024  
Project Class: Grant  
Agency Priority: 4

**Project Summary**

This project is to expand the burial Columbarium niches and landscaping as well as update the irrigation pump and increase safety measures at the Washington State Veterans Cemetery (WSVC), located in Medical Lake, WA, and This project will add approximately 5000 additional niches, improve irrigation, and allow safer ingress and egress from the cemetery.

**Project Description**

The Federal VA provides a state cemetery grant program to honor our nations veterans in underserved parts of the country. WDVA applied for and received a grant to build WSVC in 2009. The original scope of work included a master plan of the cemetery and the initial build-out of burial capacity for up to 10 years of projected burials. Due to the high rate of cremations requested, new columbarium walls are needed along with additional scope of work. The Federal VA funds efforts such as the ones outlined in this proposal within the scope of their burial grant program.

The Federal VA Cemetery Grant program requires the state to fund 10% of the project cost for the design and bidding phase, prior to official award of the grant. When the grant is received, the Federal VA will reimburse the state 100% of the cost of the allowable project scope. The 10% state match can be used to bridge items that may not be funded by the Federal VA or be returned to the state bond fund.

This grant application will include additional columbarium walls and earthwork north of burial area 12 (nearly 5000 additional niches), create additional landscaping area for courtyard, upgrade irrigation, and restore landscaping in areas disturbed by the project. Along with the new burial area and landscaping, the front entrance needs to be reconfigured to allow for safer ingress and egress from the cemetery. Included in this reconfiguration is the electrification of the entry gates to the cemetery so that vehicle egress can happen after business hours and gates can be opened on a timer instead of manually. This is a safety item that will protect the WDVA from trapping someone inside the cemetery after business hours and eliminate the need for manhours to open and lock the gate.

The plan also upgrades the irrigation pump to a newer, more energy efficient pump. During the watering season the cemetery is using between three and seven million gallons of water, and the loss of a pump will have significant impact to the operation of the facility and would not allow WSVC to meet the Federal VA Cemetery standards that allow WDVA to receive grant funding. In addition, a more energy efficient pump would allow us to save an estimated

The current Columbarium capacity is below 2,000 available niches, with annual burial rates of about 850. WDVA has already submitted the request for this grant to the Federal VA but needs the 10% state matching funds for this to move forward. The federal fiscal year starts in October and state matching funds need to be secured by the previous June.

This project will not need an IT addendum.

**Location**

City: Medical Lake

County: Spokane

Legislative District: 006

**Project Type**

Grants

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 9:39AM

Project Number: 40000092

Project Title: WSV - Burial and Columbarium Expansion Grant

**Description**

Grant Recipient Organization: Federal Veterans Administration

RCW that establishes grant: CFDA 64.203

Application process used

VA-NCA-VCGP-2023 CFDA 64.203 - NCA - Veterans Cemetery Grants Program

Growth Management impacts

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	3,000,000				3,000,000
057-1	State Bldg Constr-State	300,000				300,000
	<b>Total</b>	<b>3,300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,300,000</b>

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
001-2	General Fund-Federal				
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

Narrative

This project does not impact the operations of the cemetery after constructions, since the grounds are already maintained and will continue to be maintained after construction.



**Capital Project Request**

**2023-25 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000092	40000092
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:06AM

Project Number: 30000001

Project Title: WSH - Skilled Nursing Facility Replacement - Construction

**Description**

Starting Fiscal Year: 2026

Project Class: Grant

Agency Priority: 12

**Project Summary**

This project is for new construction of a skilled nursing facility to replace the existing one at the Washington Soldiers Home.

**Project Description**

Over the past decade the Washington State Department of Veterans Affairs (WDVA) has seen much growth, especially with the number of veterans needing long term healthcare. According to the March 2022 United States Department of Veterans Affairs' (VA) Asset and Infrastructure Review (AIR) Commission Report, the need for veteran's long-term care is expected to grow over 76% in the Western Washington market between federal fiscal years 2019 through 2029. This is substantial growth that our state veterans' homes should be positioned to meet to care for Washington veterans.

In 2016 the Washington Department of Veterans Affairs (WDVA) completed a feasibility study to look at the replacement of our oldest skilled nursing facility at the Washington Soldiers Home in Orting. Besides the fact that the facility has not had a major renovation since the 1970's, the skilled nursing facility is in the Puyallup River Flood Zone, and more critically the Rainier Lahar Zone. Both items impact the potential remodel or replacement of the skilled nursing facility on the current Washington Soldiers Home Campus. In the event of a Mount Rainier Lahar occurring, the facility will have approximately 30 minutes to completely evacuate the skilled nursing facility and surrounding campus. This entails moving up to 97 no or low ambulatory residents up to a rock quarry (at a designated safe elevation) nearly a mile away with whatever staff is on site. WDVA completes regular evacuation tests and have plans in place to remove everyone from the facility, but this is in a planned event with full day time staffing. The impacts of a Lahar during off hour shifts or weekends could be devastating to the veterans in our care at the Skilled Nursing Facility.

The veteran's home in Orting is an outdated, 1970's nursing home. It is an older hospital/nursing home setting with shared rooms that have curtains separating the residents, shared bathrooms, and a single bathing suite for each wing of the home. The current federal VA preferred model to care for veterans is a home's model, like what WDVA was able to build at Walla Walla in 2017. This provides a modern, home-like setting for our nation's veterans that is in keeping with the dignity and quality of life the state should expect for those who honorably served our nation.

The US Department of Veterans Affairs has a State Construction Grant program for state run veterans' homes. This program allows for states to receive federal matching funds to build, renovate, upgrade safety concerns, or replace state veterans' homes. To qualify for these grants (65% federal match) the state needs to own the land that the facility is located on. Since the current site owned at the Washington Soldiers Home is not in a location that will allow WDVA to safely renovate or construct a new facility due to being in the Rainier Lahar Zone, WDVA is requesting funds for construction of a new skilled nursing facility at a safer location.

The need for this facility to be replaced is the priority for the agency's capital strategic plan. The need to remove our states veterans from the Rainier Lahar Zone and provide a more modern, home-like facility with private rooms to align with WDVA's newest homes and state veterans' homes that are being built in neighboring states, like Idaho and Oregon. The new facility would be designed to a LEED Silver standard and would be a significantly more energy efficient facility due to the age of the current facility, new construction standards, energy codes, and not being attached to a steam plant like the Orting facility. As the veteran population continues to grow in this state, along with the need for long-term care, the need for added skilled nursing beds for veterans also has WDVA looking at increasing the size of the facility from 97 beds to up to 150 beds, with potential for future growth. Once the land is procured in the 2023-2025 biennium then we can proceed with moving forward to get the grant from the Federal VA Skilled Nursing Construction Grant Program, which is a 65% federal / 35% state match.

The funding for this project would come from the 0-57 State Building Construction Account.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:06AM

Project Number: 30000001

Project Title: WSH - Skilled Nursing Facility Replacement - Construction

**Description**

**Project Type**

New Facilities/Additions (Major Projects)

**Grant Recipient Organization:** Federal Veterans Administration

**RCW that establishes grant:** CFDA 64.005

**Application process used**

VA-Grants-112508-002 CFDA 64.005 - Grants to States for Construction of State Veterans Homes Facilities

**Growth Management impacts**

None

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	33,921,000				
057-1	State Bldg Constr-State	18,266,000				
	<b>Total</b>	<b>52,187,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
001-2	General Fund-Federal	33,921,000				
057-1	State Bldg Constr-State	18,266,000				
	<b>Total</b>	<b>52,187,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
FTE	Full Time Employee	3.0	3.0	200.0	200.0	200.0
001-1	General Fund-State	450,000	450,000	1,039,180	1,059,964	1,081,163
001-2	General Fund-Federal			9,043,912	9,224,790	9,409,286
001-7	General Fund-Private/Local			5,546,698	5,637,652	5,770,785
	<b>Total</b>	<b>450,000</b>	<b>450,000</b>	<b>15,629,790</b>	<b>15,922,406</b>	<b>16,261,234</b>

**Narrative**

These are the anticipated cost of operation of the facility. They have been escalated for inflation, etc.

## Capital Project Request

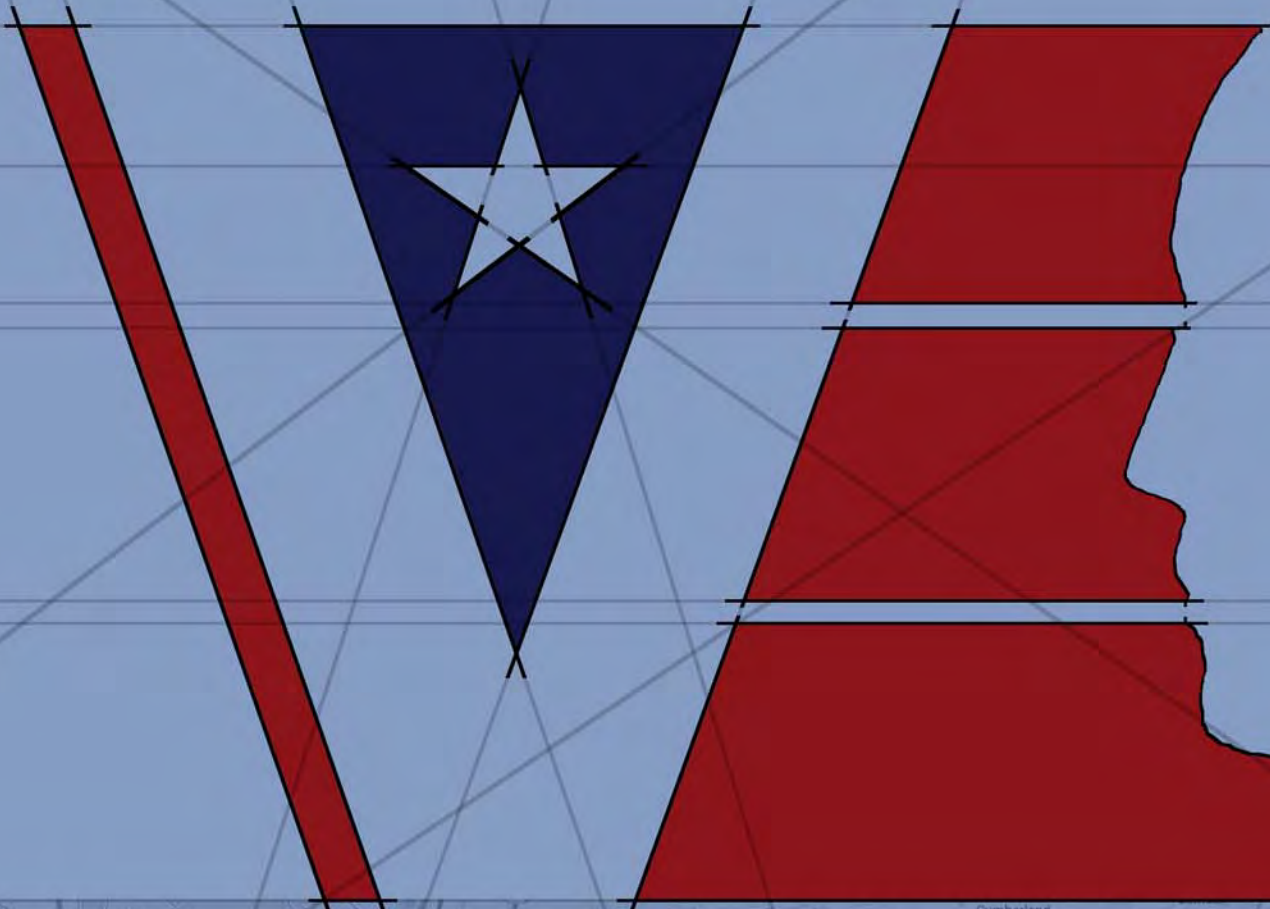
2023-25 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	30000001	30000001
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Washington State Department of Veterans Affairs

# Skilled Nursing Facility Replacement Site Selection and Feasibility Report



- FINAL REPORT -



July 28, 2016

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# 1. Executive Summary

The mission of maintaining the capability to provide high quality, state of the art, and economically responsible services for veterans that require skilled nursing care has driven the Washington Department of Veterans Affairs to evaluating the feasibility of a replacement facility for the skilled nursing building at the Washington Soldiers Home and Colony in Orting.



The existing Washington Soldiers Home and Colony in Orting, WA is home to 192 residents, 96 of which are in the skilled nursing building. That building has exceeded its useful life and carries rapidly increasing costs for maintenance, energy consumption, and repair due to its outdated state. Being located in a lahar zone and serving a population that lacks the capacity for rapid evacuation poses a risk to residents and staff. A new facility, funded by State and Federal sources, is being proposed to replace the current skilled nursing building. This will relocate those residents, staff, and services to a site outside of the Mt. Rainier lahar evacuation zone, while staying close to the existing site to maintain ties to the local community. A new facility on a new site not only provides greater safety for facility occupants should a natural disaster occur, but also offers a higher quality of life for residents and grants staff the state of the art facility they need to provide the best care possible.

The new facility will build upon the successes of the existing one. Being located near local businesses and services contributes to the valuable feeling of community and connection for residents. It is expected that most, if not all, of the current staff will transfer over to the new facility from the current one, therefore geographic proximity and commute times will be a key factor in site selection. Locations near the existing facility are also favorable for families of residents.

The proposed replacement facility will have a 100 skilled nursing bed capacity with full support, community, and administrative areas on site. The facility will be built per the Department of Veterans Affairs Design Guide, for Community Living Center / Green Home design concepts and function as a 'neighborhood' of 10 individual 'homes' with 10 residents per home; shared site amenities, landscaping, and a community center building. It is expected to operate primarily as a stand alone facility on a parcel size of approximately 12 to 20 acres with approximately 68,720 nsf (net square feet) of total building area (estimated 92k-106k gsf - gross square feet).

Distributed on-site parking will be provided per the Department of Veterans Affairs Guide, local codes, and operational requirements.



The other components of the Washington Soldiers Home and Colony will continue operations on the existing site. The existing skilled nursing building will be available for reuse in a new to-be-determined capacity after the skilled nursing residents, staff, and operations transition to the new facility.

## 2. Existing Site and Facility

Of the 22 million veterans across the United States, approximately 604,000 reside in the State of Washington. Of those Washington veterans, roughly 257,000 are over the age of 65. Many of these individuals will at some point need nursing care assistance in some fashion during their lifetimes.

The Washington Department of Veterans Affairs currently operates three Veterans Homes throughout the state with the construction of a fourth underway. The Spokane Veterans Home, the Washington Veterans Home in Retsil and the Washington Soldiers Home in Orting combine to serve 532 total residents. They are all Medicare and Medicaid certified facilities. A new skilled nursing facility on the campus of the Jonathan M. Wainwright Memorial VA Medical Center in Walla Walla had their ground breaking July 1st, 2015 and is currently under construction. Upon its completion, another 80 residents will be served.



The current 1960's era skilled nursing building is located on the main campus of the Washington Soldiers Home and Colony in Orting, Washington. It is in a condition that requires major renovation or replacement to bring it up to current standards for this type of care. Renovation or replacement in its current location is not being considered due to the continued threat from potential Mount Rainier lahars. The facility is in the direct path of these volcanic mud and debris flows. Due to the nature of the facility and its residents, there are concerns that a timely evacuation would not be possible.

Residents include those who require both short and long term care needs. The skilled nursing building provides care for 96 residents including those with Alzheimer's/dementia, impaired vision, spinal cord injury and disorders, hospice conditions, mental health, and restorative care. The Orting Home also provides on site physical therapy services, social services, religious programs, laundry, recreational activities, and other supportive programs. The Orting Home has a proven commitment to serving the needs of the veterans.

In order to be eligible for care at the Orting Home, residents must have served in any branch of the United States Armed Forces including the National Guard, have received an honorable discharge, and reside in Washington State. Spouses or widow of eligible veterans and Gold Star Parents are also eligible.

The existing facility is located within the city of Orting as part of the Orting Soldier's Home & Colony, in close proximity to local shops, residential neighborhoods, parks, and grocery stores. The Soldier's Home is an integral part of the community that welcomes family members, visitors, and volunteers. Being located within the surrounding community allows for many volunteers, friends, family, and the local community to have easy access to residents and programs at the facility.

### 3. Community Living Center Concept

The culture of care for nursing home residents has shifted paradigms in recent years to focus more on resident centered care as opposed to the traditional medical/institutional model. Both the Federal and Washington State Veteran's Administrations have embraced the new model outlined in the Community Living Centers Design Guide. That guide will serve as a base for the design and programming of the new facility. The current guide issued in June 2011 was published by the Department of Veterans Affairs - Office of Construction & Facilities Management. It embodies the HATCh model of resident care – Holistic Approach to Transformational Change. Facilities utilizing this model provide care in a less institutional, more residential setting and with greater resident autonomy, engagement, and sense of community.

Skilled nursing facilities within and for the Department of Veteran's Affairs are now taking on the approach of a 'Green House' design, as explained and promoted by THE GREEN HOUSE PROJECT. Designs are shifting towards creating a home atmosphere as opposed to an institutional atmosphere. Additional efforts are being made to focus on the goals of the residents and their lives, rather than fulfilling the goals of the institution.

#### Vision Statement

*"We envision homes in every community where elders and others enjoy excellent quality of life and quality of care; where they, their families, and the staff engage in meaningful relationships built on equality, empowerment, and mutual respect; where people want to live and work; and where all are protected, sustained, and nurtured without regard to the ability to pay."*

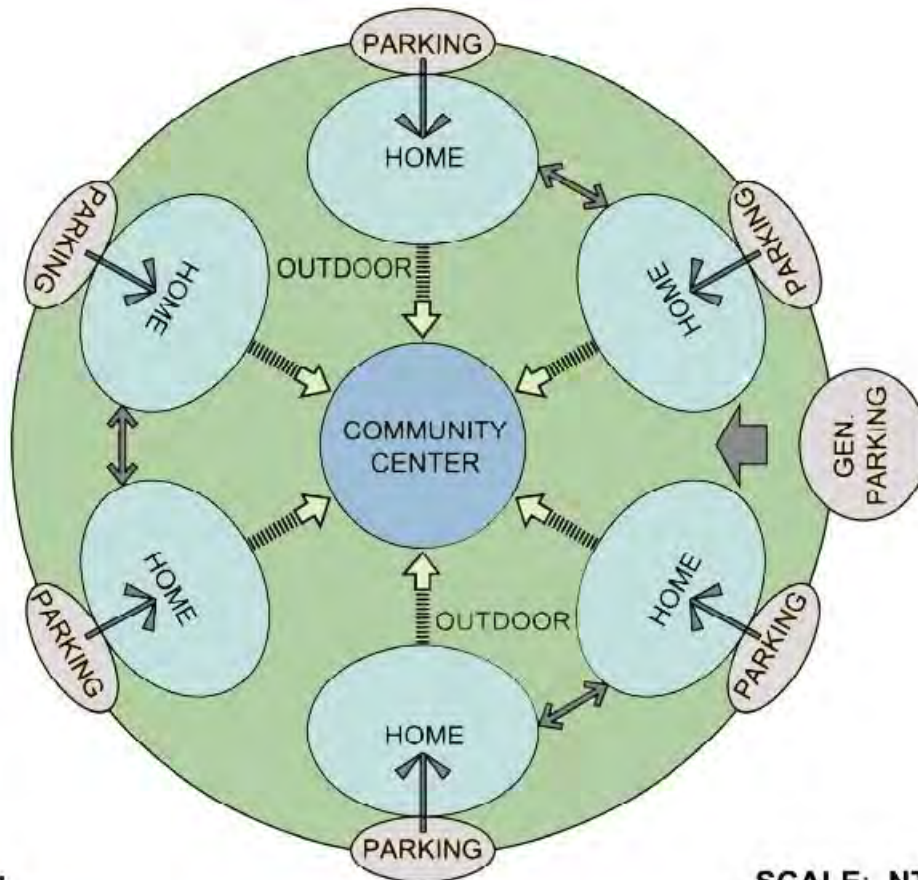


The new *Green House* design changes the architecture, the philosophy of care and the organizational structure on skilled nursing programs. With these changes in efforts and focus, the results are improvements in quality of life for residents, the quality of care provided for residents, and increased satisfaction between the residents families and the staff.

This facility will be comprised of 10 'homes' (of 10 residents each), a community center, support spaces, and shared site amenities. Each of the homes will contain 10 private resident rooms with living, dining, and support. The homes will be paired up to share additional support spaces including a loading area, laundry, bathing suite, and storage. These pairs of homes will be contiguous fully enclosed buildings that link to the community center and all the other homes via covered exterior walkways. The community center will contain common community areas, administration offices, and support areas for the entire facility.

## Site/Facility Relationship Diagram - Diagram 3.1

Diagram from Department of Veterans Affairs:  
Office of Construction & Facilities Management  
Design Guide - Community Living Centers - June 2011



### LEGEND:

#### COMMON AREAS

COMMUNITY = COMMUNITY CENTER

#### OUTDOOR AREAS

OUTDOOR = COMMUNITY GARDEN, COURTYARD, & WALKING PATHS

#### RESIDENT AREAS

HOME = CLC HOME FOR 10-12 RESIDENTS

#### PARKING AREAS

GEN. PARKING = GENERAL NEIGHBORHOOD PARKING  
PARKING = PRIVATE HOME PARKING

### SCALE: NTS

#### SYMBOLS

- MAIN ENTRY
- ACCESS (CONNECTING)
- ACCESS TO OUTDOOR & COMMON AREAS
- INTERIOR ACCESS



## 4. Site Program

The existing skilled nursing care program is operated in a skilled nursing building, administration buildings, a free-standing chapel, a dining hall building with commercial kitchen, and various maintenance facilities that share a campus and common grounds with additional residential and administrative programs. The new site will house all of these program elements, but in a more compact neighborhood relationship. The new site and program will be devoted to the skilled nursing program only with its associated supporting programs.



Parcels of land considered for development of the replacement facility should be at least 12 acres in order to accommodate the 10 Homes (100 beds), the Community Center, and room for future growth. Larger sites are preferable as they allow more flexibility, increased landscape screening/setbacks, and greater future expansion potential. If the final site selected is substantially larger than needed (well over 20 acres), there is also the potential for the Washington State Department of Veterans Affairs (WDVA) to subdivide the parcel and sell a portion of the site to recoup costs. WDVA may also use this additional acreage to accommodate other departmental programs.

Current programming calls for 10 individual homes serving 10 residents each. Homes will be paired and will share common support areas containing laundry, bathing, trash/recycle, and covered loading. Each home will have its own designated parking area for staff and visitors. Residents will not have vehicles stored on site. The site will include a Community Center parking area that serves as a central location for staff, guest, and administration parking. A port cochere at the Community Center will be a primary pick up/drop off point for the facility as a whole.

Drive aisles will wrap around the site, connecting each home. This will allow for staff members to drive from home-to-home, provide emergency and maintenance access to each home. These drives will have limited and well demarcated pedestrian paths crossings.



Pedestrian paths will meander throughout the site. These paths will be sloped no more than 1/20 (per American with Disabilities Act requirements and Department of Veterans Affairs standards) to accommodate residents with walking limitations or wheelchairs/motorized-scooters to have access to all homes within the facility and the Community Center. Covered paths will be provided along primary pedestrian paths between each of the homes and the community center. Additional walkways/paths, such as neighborhood sidewalk connections, wandering loops, and garden paths shall meet the same slope standards, but will not be covered.



A pavilion/gazebo with associated barbecue area will be located near the Community Center and will include safety controls to protect residents. This location will be used for full community barbecues, holiday events, and family picnics. The surrounding hardscape and landscape space will accommodate roughly 250 people. Also, decorative gardens and open space will be provided for the community as a whole and for each individual home.

Site signage will be vital and should be made very clear and apparent for residents and non-residents alike. Signage will provide direction to each home, the community center, gardens, service access points, guest parking, and other notable destinations. Both internal and external way-finding will aid residents to achieve a maximum sense of empowerment and control. The main entry will have a site feature, such as a flag plaza, to identify the facility and welcome people. It should be noted that the entire facility will be 100% smoke-free and will be signed as such. No designated smoking areas will be provided.

A generator will serve the campus in the event of discontinued power service. It will be sized to provide campus-wide temporary power, including all homes and the community center building. Visual and acoustical screening will be required to minimize the generator's impact on the campus environment in terms of aesthetics and noise during operation. Sufficient fuel supply storage on site for at least 72 hours on continuous operation or more will be provided. Some residents may use oxygen tanks with a limited backup supply within their individual rooms. Additional hazardous storage for multiple tanks will be provided within the community center.





Site Ammenities - Table 4.1

Description:	Yes/No	Priority	Notes
Gardens:			
Community Garden	Maybe	Low	Community Garden at existing facility is underutilized
Decorative Garden	Y	High	
Healing Garden	Maybe	Medium	
Herb Garden	N	-	
Vegetable Garden	Maybe	Medium	To empower Residents to take ownership of this program and to encourage those who can do this work to take part in an outside activity.
Wandering Paths	Y	High	
Activities (Horseshoes, Bocce Ball, etc.)	N	-	Likely to be underutilized. Resident fitness/mobility limits outdoor activities
BBQ Area	Y	High	Combine w/ Pavilion
Dumpster Enclosure	Y	Per Code	1 per 2 homes
Fish Pond	N	-	Too much maintenance
Generator	Y	Req'd	Full Facility Power Fuel for 72 hr min. Possibly up to 7 days.
Hazardous Storage	Limited	Per Code	Generator Fuel and Oxygen Tanks
Maintenance Shed/ Yard	Y	High	Combination of fully-enclosed, covered, and fenced. (Storage of garden equipment, lawn mower, etc.)
Smoking Area	N	-	100% Smoke-free facility
Pavilion/Gazebo	Y	High	Combine w/ BBQ, used for holiday events, 'family picnic', etc.
Veteran's Signage/ Displays	Limited	Medium	Flag Plaza at Entry
Water Feature	Maybe	Medium	Allowable if it serves a purpose (storm-water retention, rainwater harvesting, etc.) Designed for safety of residents.

## 5. Community Center Program

The Community Center forms the heart of the entire skilled nursing facility community. It houses administration and support, specialized services (such as physical therapy, haircare, library), dining areas, and socializing spaces for the entire facility. It will be easily accessible for residents and staff on foot as well as for service vehicles, and visitors. A covered entry (porte cochere) will provide protection from rain, snow, and sun during pick-ups and drop-offs. Clear, concise, and high visibility signage will direct both pedestrian and vehicular traffic throughout the site.

Visitors and residents will be greeted and offered assistance from the concierge station at the main entry. The nearby 'Great Room' will serve as a living room for the whole community and contain multiple seating areas, a television area, and a fireplace or other architectural feature elements. The Multi-purpose Room will be a flexible and customizable space for community activities. It will contain a light service kitchen, areas and furnishings for activities (including, but not limited to billiards, ping-pong, board/card games, art, crafts, music), a wall mounted television, and supporting cabinetry. An adjacent multi-purpose storage room will house stacking chairs, folding tables, and specialty equipment when not in use. The Media Center will provide a quiet refuge for reading, writing, and computer use. Computers with Internet access, books, magazines, comfortable seating, and supporting furnishings will serve the needs of residents and provide a destination venue for such activities outside of their individual homes. The Chapel/ Meditation Room will provide space for a variety of spiritual activities for individuals or small groups and will open to the multipurpose room as additional multipurpose area or supporting space for larger events. A Bistro will offer residents and visitors an alternative to dining in individual homes, thus encouraging social interaction in a setting similar to a coffee shop or deli. Further, it will provide food service to staff. The retail counter will offer beverages, pre-made food items, and select commissary items. It will be supported by the adjacent central kitchen and may offer cooked to order items during select hours of operation. The central kitchen will also serve as a preparation kitchen for the full facility with capacity to provide full food service for all residents. The Hair Care center will serve residents personal needs for hair cutting, styling, coloring, washing, and drying. It will also be equipped for manicure and pedicure services. The Therapy Room will be a fairly large open space with specialized equipment for the various physical therapy needs of residents. A Physician's exam room and private office will also be contained in the Community Center. Strategically located areas will be designed into the Community Center for viewing the nearby garden areas. These locations will be sized for one person or a person in a wheelchair. Residents need quiet / peaceful areas located for contemplation and spiritual renewal while being observed by the caregivers.

Administrative and facility support areas will be part of the Community Center, but will have restricted/ controlled access for approved staff only. This portion of the Community Center will contain offices, storage rooms, a pharmacy, staff lounge, conference room, and supporting spaces.



Table 5.1 shows the Community Center Spaces. Each space includes the Design Guide Spatial Code and Net Square Feet per Room. This information references the Department of Veterans Affairs, Office of Construction & Facilities Management Design Guide for Community Living Centers, June 2011.

Community Center Spaces - Table 5.1

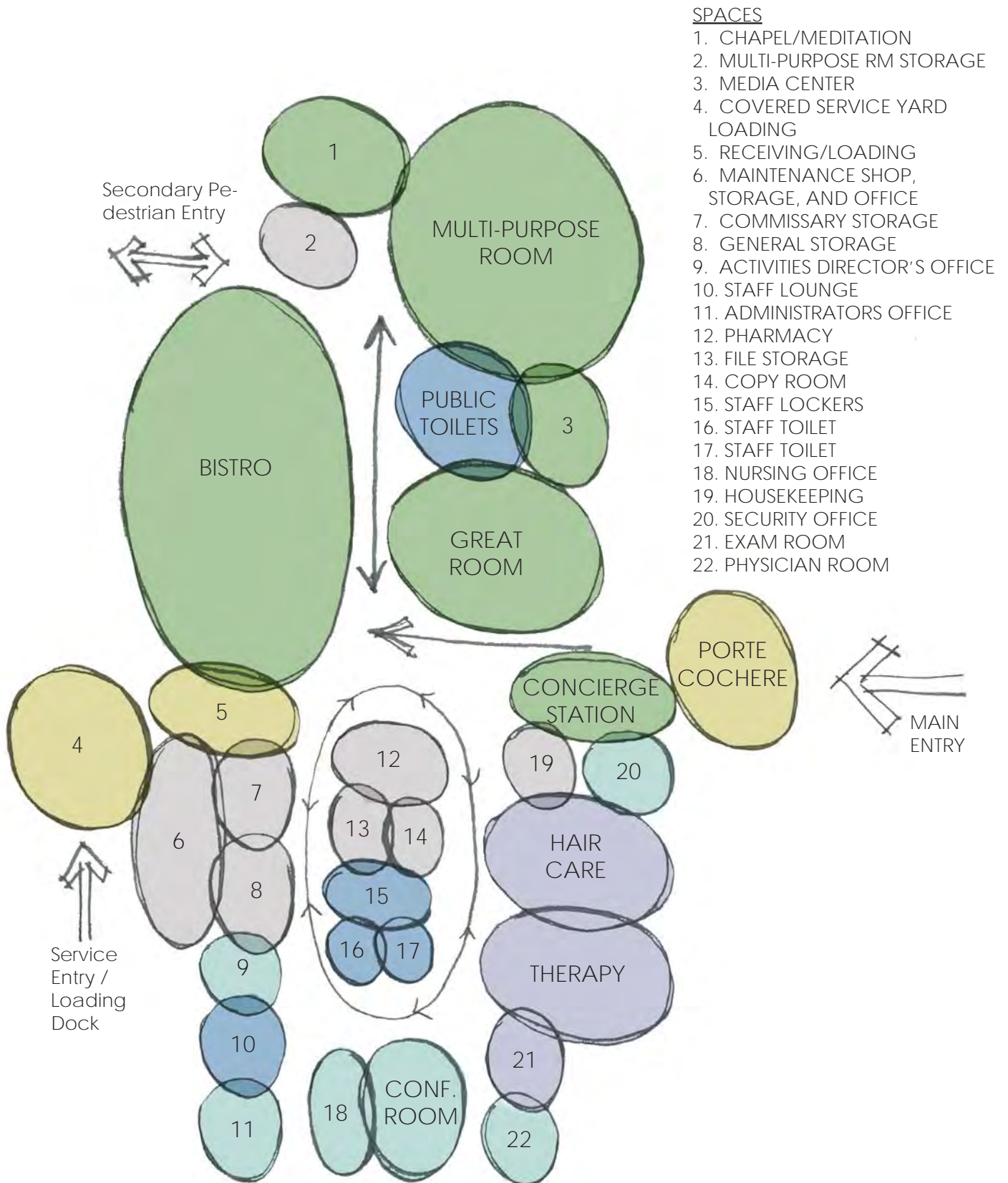
<b>Description:</b>	<b>Community Design Guide Spatial Code</b>	<b>Net Square Feet (NSF) Per Room</b>	<b>Notes</b>
Vestibule	LOB02	120	(Approx. Area)
Concierge Station	RECP3	240	Workstation for Office Admin: Assistant
Food Service Office	OFD01	120	
Bistro/Casual Gathering	FSCD1/BX000/SRE01	1,820	Includes Kitchen, Servery, Retail, and Dining Area
Commisary Storage	-N/A-	150	(Approx. Area)
Great Room	DAYR2	740	
Multipurpose Room	DAYR1	1,280	
Multipurpose Room Storage	OFD01	110	
Media Center	LIBB1	200	
Chapel/Meditation	RAMR1	300	Connection to multi-purpose room
Therapy/Rehabilitation (Restorative Dept.)	-N/A-	800	Current facility has large (1200+ sf) room with multiple equipment stations, CLC Guide doesn't include this program element.
Hair Care (Barber/Salon)	BX001	450	
Conference Room	CRA01	250	
Public Toilets	TLTU1	340	
Copy Room	RPR01	80	
File Storage	-N/A-	120	(Approx. Area)
Administrators Office	OFD01	150	
Additional Admin Area	-N/A-	240	(Approx. Area)
Nursing Office	OFD03	120	
Physician Office	OFD03	120	
Exam Room	EXRG3	120	
Pharmacy	PHOD1	160	Size may be reduced

Continued on next page →

Community Center Spaces - Table 5.1 Cont'd

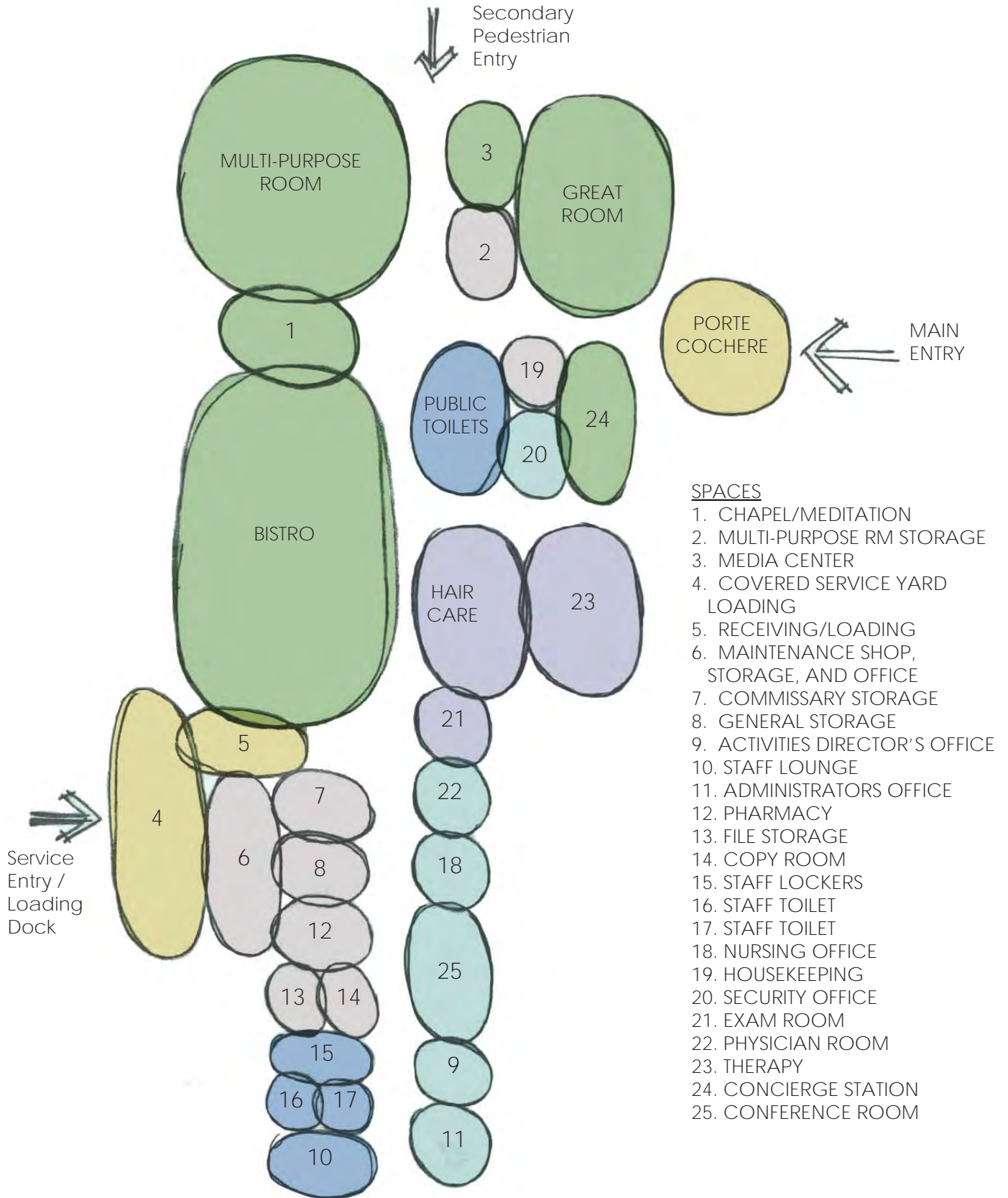
Activities Director's Office	OFDC1	120	
Staff Lounge	SL001	150	Limited (Home staff to have space in each home)
Staff Lockers	LR001	120	
Staff Toilet (Men)	TLTU1	60	
Staff Toilet (Women)	TLTU1	60	
General Storage	SRS01	100	
Housekeeping	JANC1	80	
Oxygen Storage	-N/A-	64	(Approx. Area)
Maintenance Office	PMCC1	100	Additional shop area TBD
Maintenance Storage	SRE01	80	
Security Office	COMO3	100	
Receiving/Loading	MMRP1	150	Enclosed Room
Electrical Room(s)	-N/A-	60	(Approx. Area)
Telephone/Comm.	XXYYC	10	
Mechanical Room(s)	-N/A-	200	(Approx. Area)
Covered Entrance	VANRN	500	Req'd for ambulance pick-up. (Approx. Area)
Loading/Service	-N/A-	500	Covered/Non-Enclosed (Approx. Area)
Total SF (Enclosed Area) =		9,484	Interior
Total SF (Covered Area) =		1,000	Exterior
Total SF (Combined) =		10,484	Footprint

## Community Center Spaces - Example 1 - Diagram 5.2





## Community Center Spaces - Example 2 - Diagram 5.3





## 6. Home Program

A key goal of the architectural design is to both complement and emulate the architectural aesthetic of the surrounding community, especially the aesthetic of the local, traditional housing. The architecture should blend with its surroundings, allowing for both the residents and neighbors to feel apart of the same community. The homes should resemble a large single family home rather than an apartment complex or outdated institutional style nursing home.



Throughout the home, there should be an abundance of natural light. Overall the feeling should be smaller scaled with an emphasis on intimate spaces. Site lines play an important role in the success of a home amongst the residents. Clearly visible and easily identifiable functional areas and amenities will aid residents in independently navigating throughout their homes to desired destinations. Staff should be able to easily and casually observe activities throughout the common areas of the house without interrupting those activities or imposing a sense of being monitored on the residents. A central area for the living room, dining room and kitchen should be surrounded by the residents' rooms. The quiet room/den is a point of refuge for residents outside of their bedrooms. This is a space where residents seeking solitude have an alternative to remaining in their own rooms and visitors can spend time with residents in a communal area while still maintaining privacy.

The kitchen will be accessible to both residents and staff alike. While meals will typically be prepared by staff, residents will also have the opportunity to participate and/or observe meal preparation. A large degree of meal prep work may be performed in the central community center kitchen prior to delivery with only finishing touches and serving occurring in the individual home kitchens. Built-in safety features are necessary in order to allow the residents to be safe in their home kitchens. While the homes want to maintain the single family residential feel, the kitchen still needs to comply with commercial grade quality (i.e. commercial grade range/hood). Unlike a typical home or apartment, the dining area requires close proximity to the patient rooms. When resident rooms are located a long distance from the dining areas, the staff typically places them into a wheelchair to expedite transportation of the resident. This begins a process where residents move from some mobility to losing that mobility. Their quality of life begins to be reduced. Locating the dining area within walking distance (even with a walker) allows the resident to feel empowered and have a sense of control.

The dining room shall accommodate all residents, staff members, and at least a few visitors simultaneously for main meals within their individual homes. This is an opportunity for residents to socializing and dine together if they choose to.

Each home will have 10 private bedrooms for 10 residents. Each resident will have their own private bathroom. Toilets will be located to be visible from the head of the bed to accommodate residents with the early stages of dementia. When a resident awakens during the night feeling uncomfortable, if they can see the toilet this reminds them how to relieve being uncomfortable. As Americans, we have all grown up around toilets and this is a very strong visual cue. Especially for men who find themselves wet in the morning, they feel ashamed. This feeling leads to a downward spiral of their dementia.



There will be parking for staff members and visitors located near the individual entrances for each home. These entrances shall have covered exterior porches and interior foyers for residents, staff, and visitors of that particular home. Each home will be paired with another and the two homes will share a common structure containing covered loading area, trash/recycling storage, a large bathing suite, bed pan cleaning station, and laundry services with storage for clean and soiled linens. This shared service area will have a fully enclosed connection to each of the homes served.

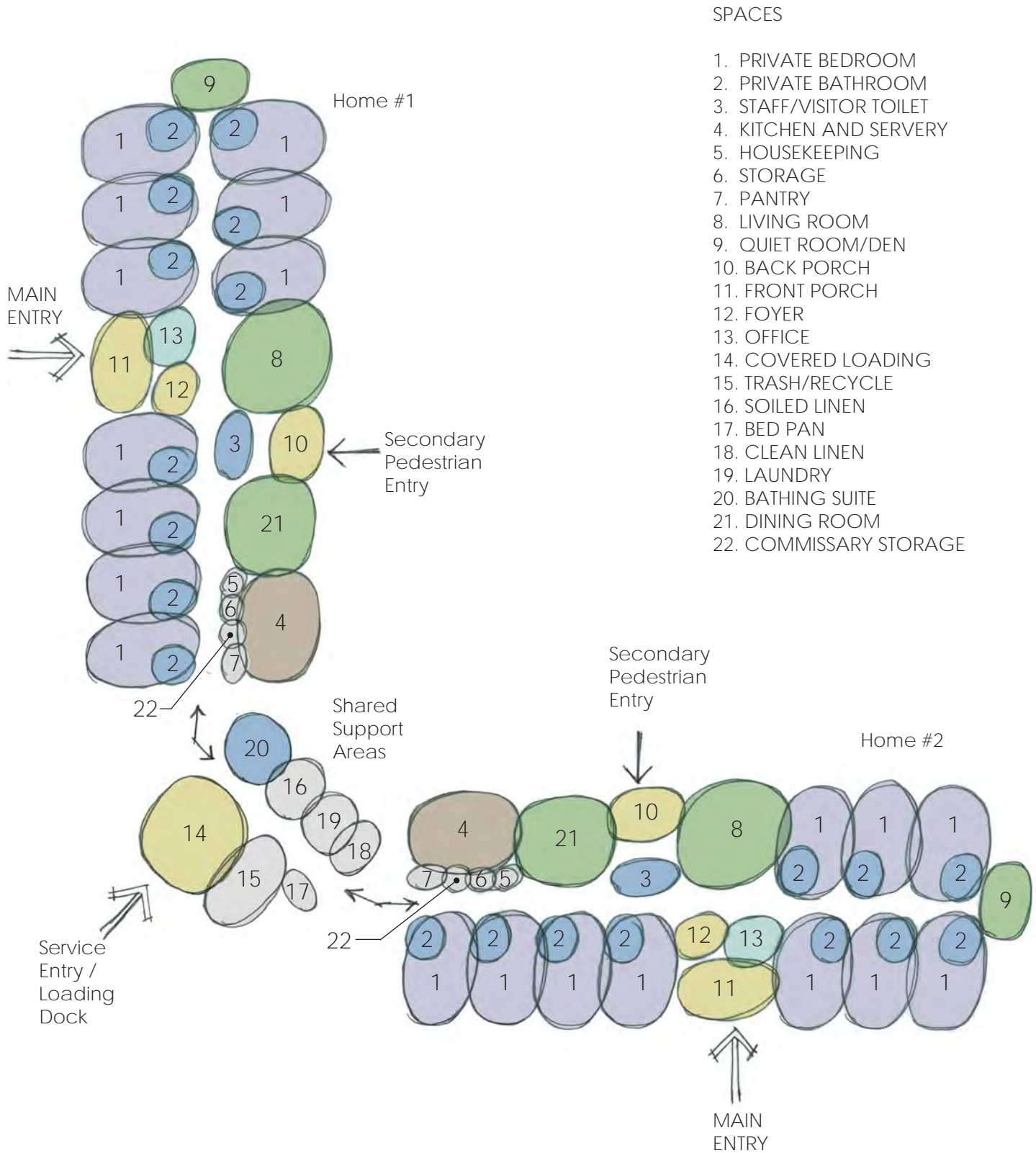
Outside of each home will be an outdoor garden area for gathering, relaxing, walking, and visiting. While this space should be primarily for the particular home it is adjacent to, it will also be accessible to residents of other homes. Overall meandering pedestrian paths shall connect all homes to each other as well as to the community center. The paths should avoid crossings with vehicular traffic drives as much as possible and have large buffer zones when passing along side vehicular traffic. The paths shall be wide enough to comfortably accommodate two passing wheelchairs or motorized scooters.



Individual Home Spaces - Table 6.1

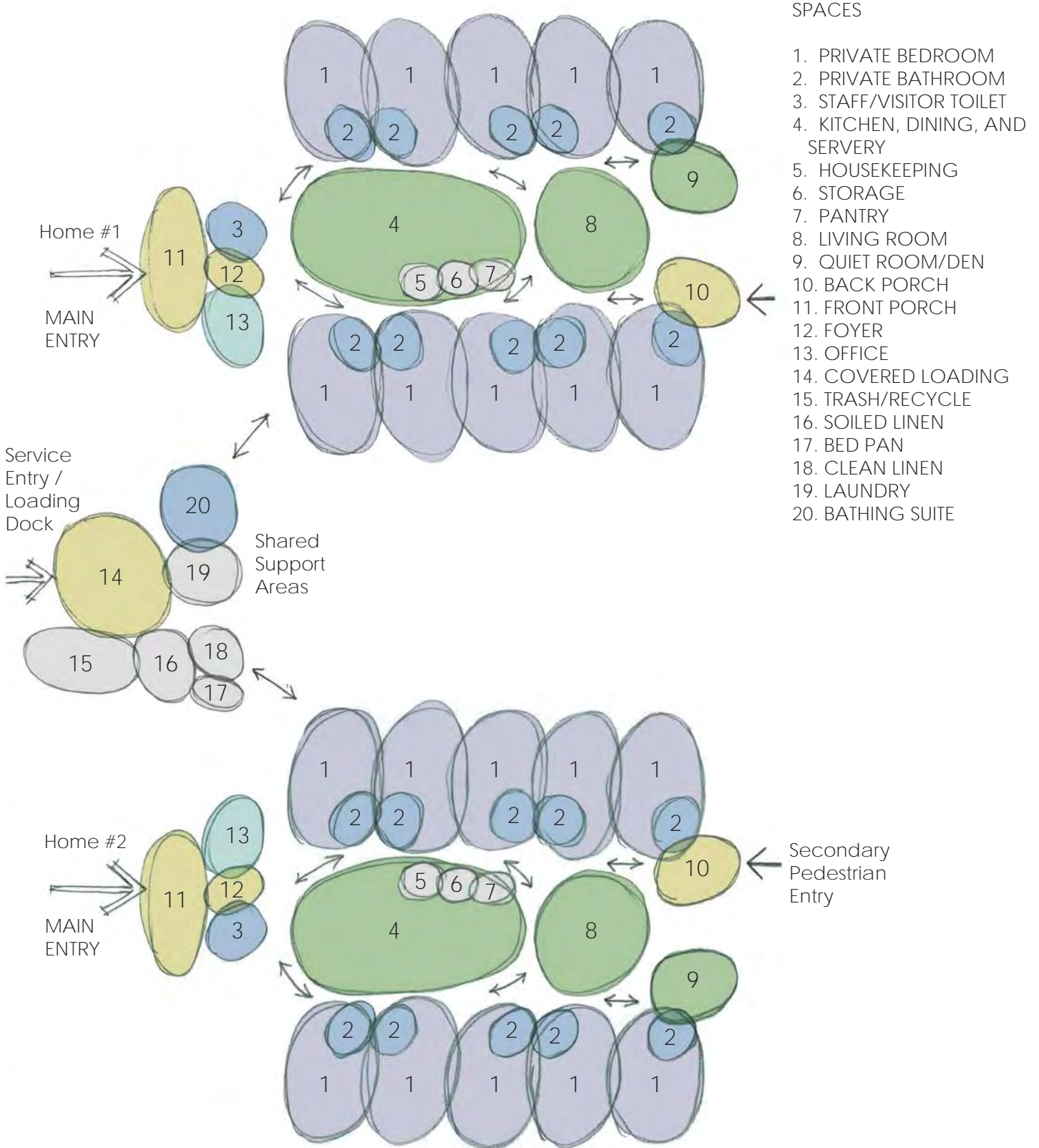
Description:	# per Home	CLC Design Guide SF	Total SF per home	Notes:
Covered Porch	2	200	400	Front and Back / Pedestrian and Vehicular (May depend on site arrangement)
Foyer	1	70	70	
Home Office	1	120	120	Includes Nurse's work station and lockers
Universal Resident Bathroom	10	100	1000	
Universal Resident Bedroom	10	300	3000	
Living Room	1	400	400	
Dining Room	1	360	360	
Kitchen and Servery	1	350	350	
Pantry	1	30	30	
Housekeeping Aides Closet	1	10	10	
Quiet Room (Den)	1	150	150	
Toilet, Resident/ Staff/ Visitor	1	65	65	
Commisary Storage	1	20	20	
Home Storage	1	20	20	
Bedpan Washing Station	1/2	40	20	(Shared Between 2 Homes)
Soiled Utility Room	1/2	120	60	(Shared Between 2 Homes)
Bathing Suite/ Spa	1/2	175	88	(Shared Between 2 Homes)
Laundry	1/2	240	120	(Shared Between 2 Homes)
Clean Linen Closet	1/2	80	40	(Shared Between 2 Homes)
Covered Loading Area	1/2	400	200	(Shared Between 2 Homes)
Total SF (Enclosed Area) per Home=				5,923 Interior
Total SF (Covered Area) per Home =				600 Exterior
Total SF (Combined) =				6,523 Footprint

## Home Diagram - Example 1 - Diagram 6.2





## Home Diagram - Example 2 - Diagram 6.3



## 7. Staff and Operations

Determining how the facility will operate is a key part of defining the program and size of spaces to be included in the design. Based on meetings, community living center guidelines, communications with Department of Veteran's Affairs staff, and personnel operating the existing facility, the following staff/operation expectations have been used for determining future facility needs.

### Stand-alone Facility

The new site will function primarily as a stand alone facility. Residents or staff members will not need to shuttle between the new facility and existing Soldier's Home Campus. Some maintenance and transportation program elements may be shared between facilities if deemed efficient. All typical daily needs will be met on-site at the new facility. Services and amenities provided on-site will be for residents and their visitors exclusively. Non-residents are not expected to be coming to the facility for any treatment, nursing care, or any other services. Some social, community, and volunteer programs will bring guests to the site in addition to the resident's visitors, but will be a secondary and likely limited/occasional set of events.

### Food Service

Food and beverages will be available on demand during scheduled hours of operation to residents, staff, and visitors in the main dining room (Bistro) of the community center. The facilities central kitchen shall provide meals there and perform prep work for meals that will be delivered to the individual homes for service to residents. Individual home kitchens are anticipated to perform final preparation of main meals before serving, but shall have the capacity to handle full service food preparation for their own residents and visitors. An important aspect of food service is the controlled use of smells. As an example, the smell of fresh baked bread will enhance a resident's appetite. Thus, it is anticipated that within a minimum, within each home there will be the ability to prepare some food. Residents will remain healthier when the correct use of smell is included as a part of the resident programs. The balance of centralized (Community Center kitchen) to distributed (individual home kitchens) preparation/cooking may vary over time and both kitchens shall be designed to provide full range of service and sufficient capacity to allow for operational flexibility over time.

Commissary items, including snacks, will be available in both the Community Center and the individual homes. In addition to standard meals, the home kitchens shall also provide incidental food/beverage/snacks at resident's request depending on staff availability to assist/prepare requested items and resident capability to utilize equipment and supplies. Home kitchen equipment will provide the highest level of safety measures to protect residents from accidental burns/cuts. Dish washing shall be performed within each home and at the central kitchen independently to serve the needs of each locally, thereby avoiding unnecessary transport of dishes/utensils.

### Laundry

Each pair of homes will share a laundry room equipped with high grade residential type washers and dryers. Residents clothing will be washed on-site in their respective laundry rooms. This



improves the longevity of person items in comparison to being washed at a central/commercial laundry facility and limits unnecessary transportation of items between facilities. Washing or assisting with their own laundry care can also provide a resident a chance to do simple but effective tasks, giving them a greater sense of accomplishments and empowerment.

Linens will be laundered at the centralized laundry facilities at the VA Retsil facility, located in Port Orchard, WA. Separate storage rooms shall be provided at each pair of homes for clean laundry ready for use and dirty/soiled laundry awaiting pick-up.

### Transportation

Shuttle buses, vans, and service trucks will serve the transportation needs of residents and other operational needs of the facility. Enclosed garages will not be provided, however covered service loading areas shall be provided at each pair of homes and at the Community Center. A covered, but open air arrival area will be provided at the main/front entrance of the Community Center building. Parking will all be in small exterior surface lots or rows along driveways. It will be distributed proportionally throughout the site with equal allocations at each individual home and a larger grouping (35% - 50% of total) proximal to the Community Center.

It is uncommon for residents to own private vehicles; if they do, they may be stored off-site. The Department of Veteran Affairs Community Living Center Guide recommends that parking for residents and visitors be provide at a 0.3 to 0.5 stalls per bed ratio, which would equate to 30 to 50 spaces for this 100 bed project. Due to the characteristics of the region, the vast majority of staff are anticipated to drive to work. The percentage of staff walking, riding bikes, or riding public transportation is expected to be minimal. Parking will be provided for all staff and accommodate the overlap during shift changes; currently anticipated to be 96 people (combined day and evening shift staff totals). Parking quantities will be refined and confirmed during design, but are currently estimated to be in the 110-130 stall range, not including loading zones. Local zoning codes or jurisdictional overlay plans may set minimum or maximum parking requirements that would override this recommendation.

### Security

No designated security personnel are currently expected for the facility. However, a security office shall be provided at the Community Center as a central control room for site security cameras and access control measures (keys and key cards).

### Animals

Residents will not be permitted to have pets, although animals may visit temporarily as part of therapy programs or accompanying visitors. No physical amenities for animals/pets are needed on site.

### Outside Contractors

Some services for residents will be supplied by outside contractors. Those include haircare/barber services, religious programs, rehabilitation, and speech therapy.

- Haircuts and styling will occur either in the individual resident's own room or in the central salon/barbershop located in the Community Center building and be provided by visiting part-time contractors. No specialized area within the overall homes will be designated for that purpose.
- Religious services will be conducted in the Chapel/Meditation Room in the Community Center. Alternatively, clergy members may visit residents in their respective homes. Other than the Chapel/Meditation room, no other space will be designated for clergy.
- Speech Therapy and Physical Rehabilitation treatment will be provided by outside contractors on a regular basis within the prescribed areas of the Community Center building. Residents would be expected to go to or be brought to the centrally located Community Center for these services if they have the mobility to do so.

Facility Staff/Employees - Table 7.1

Description:	Total Staff	DAY	EVE	NOC	Full/Part Time	Notes:
Office Admin: Administrator	1	1			FT	
Office Admin: Assistant	1	1			FT	
Office Admin: Admission Coord.	1	1			FT	
Office Admin: Benefits Specialists	2	2			FT	
Office Admin: Cashier	1	1			FT	
Office Admin: CRA	1	1			FT	
Human Resources	2	2			FT	
Medical Director	1	1			FT	
Nursing Staff: Director	1	1			FT	
Nursing Staff: RN	5	2	2	1	FT	
Nursing Staff: LPN	10	4	4	2	FT	
Nursing Staff: NAC	26	12	9	5	FT	
Nursing Staff: QA/INVEST.	1	1			FT	
Nursing Staff: Staff Development	1	1			FT	
Nursing Staff: Admit to SNF	1	1			FT	
Nursing Staff: MDS Coord	2	2			FT	
Restorative Dept: Manager	1	1				
Restorative Dept: Aides	3	3			FT	
Activities: Director	1	1			FT	
Activities: Personnel	3	3			FT	
Food Services: Dietitian	1	1			FT	
Food Services: Manager	1	1			FT	
Food Services: Preparation (Central Kitchen)	10	5	5		FT	
Food Services: Preparation (Individual Home)	6	3	3		FT	
Housekeeping: Supervisor	1	1			FT	
Housekeeping: Staff	4	3	1		FT	
Building Systems Staff/ Engineer	3	3			FT	
Facilities Maintenance	4	4			FT	
Grounds-keeper	2	2				

Continued on next page →

Speech Therapist	1	1			FT	Outside Contractor - 6 days a week
Rehab contractors	3	3			FT	Outside Contractor - 6 days a week
Hair Care	1	1				Outside Contractor - Possibly 2 people - 2 days a week
Chaplain	1	1				Outside Contractor - 2 days a week
Barber	1	1				Outside Contractor - 3 days a week
Totals =	104	72	24	8		

Maximum On-site (Shift Overlap)  
Day+Evening =

96

All staffing numbers are projections based on information and projected staffing levels from current facility operations personnel.

## 8. Parcels

### General Criteria

Finding the right location and type of site are key to the success of the project. Several factors guide the search for a site of the proposed project, they include:

- Distance to the existing site - The intent is for a nearly all of the staff from the existing facility to be retained for similar positions at the new facility. Close proximity of the new skilled nursing facility to the existing one at the Washington Soldiers Home and Colony will allow comparable commute times. Staying in the area will also allow for existing resident's families and friends that are used to visiting to be able to continue doing so. Maintaining ties to the current colony adds meaning and honors the connection to the rich history and military tradition of its residents and staff. There is also the potential for shared operations between the two sites - such as the transportation program, chapel events, and select maintenance facilities.
- Parcel Size - Suitable sites need the capacity to house the full program of the facility in single story buildings while maintaining the key elements of community living centers. Those characteristics include individual separated 'homes', residentially scaled and arranged buildings, close proximity parking for each home, walking paths, gardens, and site accessories. Landscaping buffer zones will be needed to screen neighbors visually and to block noise. It is also necessary to have space to accommodate code required setbacks, easements, parking/loading, and other local requirements. It was determined that a site in the range of 12-20 acres would be suitable, however larger sites should be considered to allow for future expansion or to accommodate site features (topography, wetlands, etc). Sites without sewer access would require a septic system and therefore need to be approximately 2 acres larger, for a minimum of 14 acres.
- Safety - One of the primary reasons for constructing the new facility and locating it outside the current Washington Soldier's Home & Colony is to avoid threats from Mt. Rainier Lahars. Other considerations are avoiding flood zones and mudslide areas, as well as maintaining similar or improved proximity to hospitals and other emergency services. Providing separated paths and buffer space between pedestrian and vehicular traffic also reduces risks for residents, staff, and visitors. Keeping people safe is a top priority.
- Topography - A primarily level site allows for more efficient operations and greater mobility and independence for residents. Many residents use wheelchairs and/or walkers and would be restricted or burdened by significant grade changes on site.
- Utilities - The nature and operations of a nursing home facility (especially one of this size) requires connection to municipal electricity and water services. The existing presence or ability to connect to those utilities is essential. A municipal sewer connection would be desirable, however an on site septic system could potentially serve the facility. Additional required connectivity such as land-based and mobile telephone service, cable television, and high-speed Internet connection are widely available and can be presumed accessible on any developable site with primary utilities in this region.

The original charter that founded the Washington Soldier's Home & Colony required that it be located within the Orting school zone. At the time, Orting was one of few places considered highly accessible (due to its railroad lines/station), Lahars were not a recognized threat, and there was minimal surrounding development in the region. The requirement to be within the school district boundary does not apply to this skilled nursing facility and although proximity is desirable, nearly all of the city of Orting and much of the Orting school district lies within the Lahar zone and is therefore unsuitable for the new facility.

## Parcel Identification Challenges

Suitable available sites for the project are rare. Factors that limit the number of parcels that fulfill the necessary criteria for the project include:

- **Required size** – A majority of parcels in the search area are too small to accommodate the project. Sites intended for, or already containing, single family houses are typically smaller than what will be required for this facility. Assembling a collection of adjacent parcels to be combined may be possible, but poses additional cost, risk, and complication. Each recommended site noted in this report would be a single property (although one contains multiple parcels owned by the same party that could be combined).
- **Utility availability** – Electricity and water are available in most areas; however, sewer service is less commonly available. Many portions of the search area rely on septic systems. It would be possible to serve the facility with a septic system, however, there would be additional costs for its construction and maintenance. In addition, approximately 1.5 to 2 acres of land would need to be designated for a septic system. The soil quality and type on each site would also impact the feasibility of installing an on-site septic system. One of the recommended sites (Parcel B) is immediately adjacent to an existing sewer line.
- **Zoning** – The jurisdictions within the search area generally permit (or conditionally permit) nursing home uses in certain zones. Those zones tend to be less common, assigned to previously developed parcels, or used in areas where parcel sizes are too small to accommodate the type of facility planned. Few suitable parcels were currently listed for sale that had zoning permitting nursing home uses; therefore, a re-zone process will be required for one of the identified parcels and would be likely for other parcels that may become available in the future. Re-zoning is a lengthy process, but given the time-line of the project, it would be reasonable to accomplish.
- **Current real estate market** – Of properties currently listed for sale in the search area, only approximately 2-3% exceeds 10 acres in size. A large majority of the properties for sale are single family homes. Vacant land has been deemed desirable for this project to avoid the costs of demolition and additional acquisition cost for properties already containing improvements/structures. Approximately 10-20% of properties for sale in the area are vacant plots of land. While developed properties were considered in the search, the recommended properties are either undeveloped or minimally developed (few small/older structures on primarily clear land).
- **Natural features** – The region contains large swaths of flood-prone land, lahar endangered land, and wetlands. Sites with any portion of land within a lahar boundary or a substantial



portion within a designated flood zone have been deemed unsuitable. Wetland review is likely unavoidable for this project, since most sites found within the search area contain some portion of potential wetland area. The recommended parcels in this report have minimal portions of wetland potential and it is expected that those portions of the site can be determined not to be wetlands, remain undeveloped, or be made usable with minimal mitigation effort.

- Moratoriums and resource zones – Some of the land in the region is subject to development moratoriums or specifically designated as natural resource land (typically due to logging operations). Those sites may change status in the future, but have been excluded from consideration at present.
- Acquisition time-line – During the course of the site selection process, several of the identified viable properties that were listed for sale were sold and then deemed unlikely to be suitable as new owners intend to maintain ownership or develop the parcels themselves. Because of the duration of the process required to secure funds and be granted approval for use of those funds to acquire a piece of land for the project, ‘for sale’ or otherwise ‘available’ parcels are likely to change status before a purchase could be completed.

Due to these challenges, the search area increased from original assumptions during the search process, however, the farthest of the three recommended sites is approximately 10.3 miles / 19 minutes (by car) from the Washington State Veteran’s Home & Colony at Orting. In general, ideal properties are not abundant or readily available, so some compromises should be expected. Additional steps in the development process are likely and should be anticipated for rezoning and wetland evaluation.

Parcel Comparison Table - Table 8.1

<b>Parcel Name/Reference</b>	<b>A (Central Graham)</b>	<b>B (South Hill)</b>	<b>C (Elk Plain)</b>
<b>Address</b>	10422 224TH ST E (combination of parcels)	15705 110TH AV E	23101 Mountain Highway East
<b>City</b>	Graham	Puyallup	Elk Plain/Spanaway
<b>Zip Code</b>	98338	98374	98387
<b>Parcel #</b>	#0418152019, #0418152054, #0418152059, #0418152051, #0418152021	#0419224001	#0318142001
<b>Jurisdiction</b>	Unincorporated Pierce County	Unincorporated Pierce County	Unincorporated Pierce County
<b>Community Plan</b>	Graham Community Plan	South Hill Community Plan	Graham Community Plan
<b>Current Zoning</b>	RAC - Rural Activity Center	EC - Employment Center	MUD - Mixed Use Development

Continued on next page →

Parcel Comparison Table - Table 8.1 (continued)

<b>Nursing Home Use Permitted</b>	Yes, unconditional	No, Community Plan currently under re-evaluation	Yes, unconditional
<b>Proposed Re-Zoning</b>	N/A	MHR - Moderate High Density Residential	N/A
<b>Size (Acres)</b>	17.1 Acres	60 Acres (Dividable)	63.1 Acres (Dividable)
<b>Water</b>	Yes	Yes	Yes
<b>Sewer</b>	Septic System Required	Expected nearby(across the street)	Sewer is located approximately 2 miles away/Septic System Required and is feasible
<b>Electric</b>	Yes	Yes	Yes
<b>Current Status (i.e. for sale)</b>	Potentially for sale, not currently listed.	Potentially for sale, not currently listed.	Currently listed for sale. Owned by Pierce County
<b>Price</b>	TBD	TBD	\$8.8 M for full 63 acres
<b>Assessed Value (2015)</b>	\$2.1M	\$5.95M	\$10M
<b>Estimated Price (20 acre portion)</b>	\$4.45M	\$3.0M	\$2.9M
<b>Land Condition</b>	Partially developed with multiple homes	Vacant - Undeveloped	Vacant - Undeveloped
<b>Distance/Time to existing site</b>	5.6 Miles / 10 Minutes	7.7 Miles / 14 Minutes	10.3 Miles / 19 Minutes
<b>Outside Lahar Zone</b>	Yes	Yes	Yes
<b>Wetland</b>	None known	Yes, but not in the area that would potentially be developed	Wetland Potential noted for a small portion at NE corner of the site.
<b>Pros</b>	Walkable to retail/services, doesn't require re-zone, relatively close proximity to existing facility.	Primarily Flat; Close proximity to existing site.	Located across street from neighborhood shopping center anchored by Fred Meyer Grocery.
<b>Cons</b>		Near Thun Field Airport Re-zone required	
<b>Notes</b>	Additional 9.7 acres under same ownership but not zoned could potentially be rezoned for use. Given the lead time for the project, re-zoning for use appears practical.		

## Parcel 'A'

Parcel 'A', in Graham, WA is approximately a six mile drive from the existing Orting site. Its zoning jurisdiction is unincorporated Pierce County. The proposed site is made up of four adjacent parcels under the same ownership. The site is oriented North-South with potential entry points from both the North and West. The general "L" shaped parcel is approximately 17.1 acres with the longest edge to the East, measuring approximately 1,290 feet and defined by Highway 161 (Meridian Avenue East). The site is zoned as RAC (Rural Activity Center) and allows unconditional nursing home use, no re-zoning would be required. An additional 9.7 acres under the same ownership could potentially be re-zoned to add to the site.



To the northeast across the intersection of 224th St. E. and Meridian Ave. E. is a shopping center with a grocery store, drug-stores and restaurants. Graham Emmanuel Baptist Church is directly across the road from the north side of the property. To the east there is a small grouping of homes and a moderately vegetated parcel. To the south off of Meridian Ave. E. is a small hair studio on a large moderately vegetated site. To the West across Meridian Ave. E. is a farmhouse and nearby fields. Four of the five parcels have rural residential or small businesses with pasture land, and there is approximately 6 acres of trees over 3 lots in the southeast corner of the site. The area slopes gently to the northwest with site drainage collecting in ditches either along adjacent roadways or in a depression designated as wetland area that runs diagonal through the site to the northwest.

The property currently has access to public water and electricity but would require a septic system. The site is moderately vegetated and partially developed with multiple small, older homes. The site is in a low density area nestled within a moderately vegetated block with close access to a nearby shopping center. The neighborhood is relatively quiet and within reach of nearby amenities.

Within close proximity are services including grocery stores, shopping centers, post office, religious centers, and a medical campus. This would provide residents and guests alike, destination points to visit if desired. Close proximity to nearby schools will allow for



student volunteer opportunities at the homes and an increased integration into the existing community.

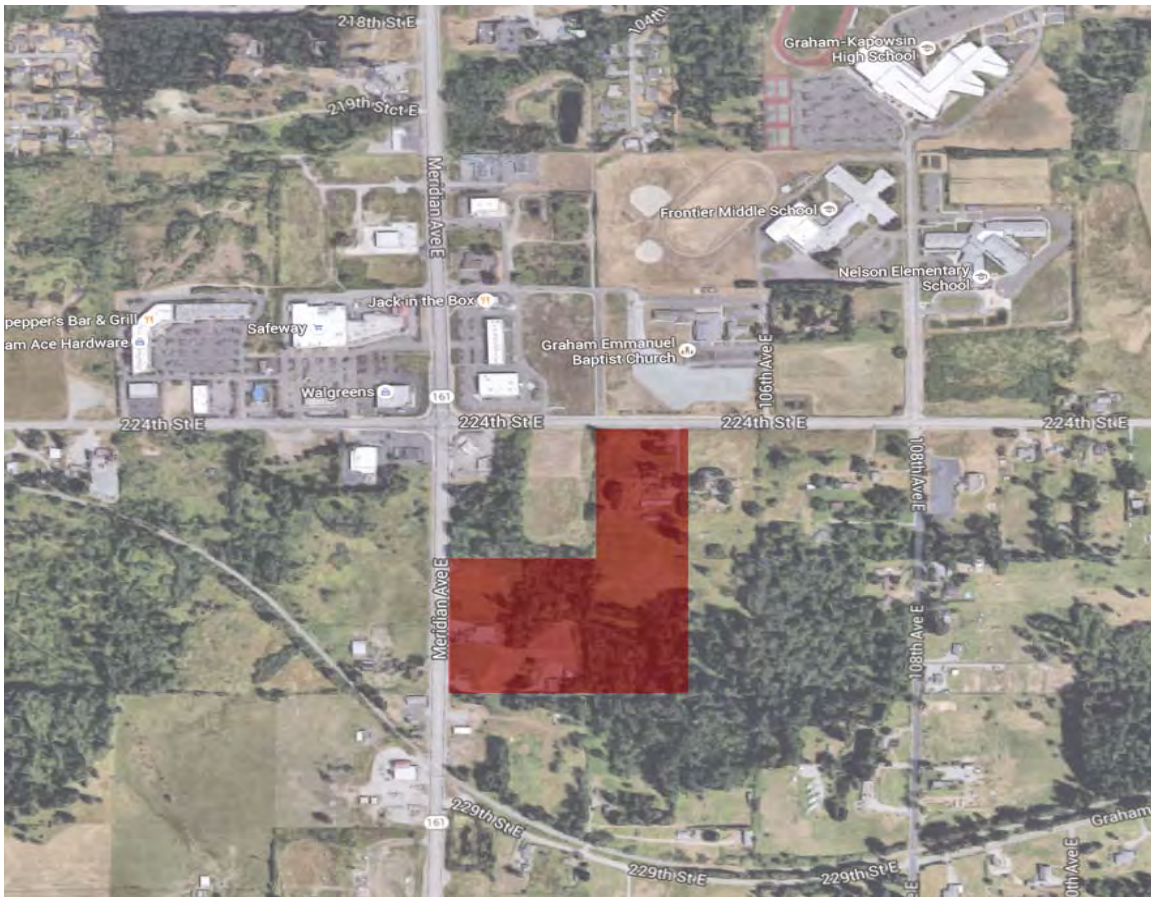
Overall, this site is limited by the wetland areas dividing the parcels fronting highway 161. The wetlands and associated buffers would limit continuity of the site, pushing most, if not all of the facilities to the parcel off 224th Street E.

#### Stormwater

Permanent best management practices for site stormwater could be through bioretention areas adjacent to the parking areas. Drainage would eventually discharge to roadside ditches along 224th Street East. If areas tributary to the wetlands are modified or any drainage is required to discharge to these areas, depending on the wetland function and classification, there will be additional requirements to match the quality and flow rates.

#### Utilities

Utility services would be from either Highway 161 or 224th Street East. Water service to the site would be provided by Southwood Water System, a public water supply. Onsite septic systems would be required as no public sanitary sewer is available.







Parcel 'A' - View of Parcel from 224th St E.



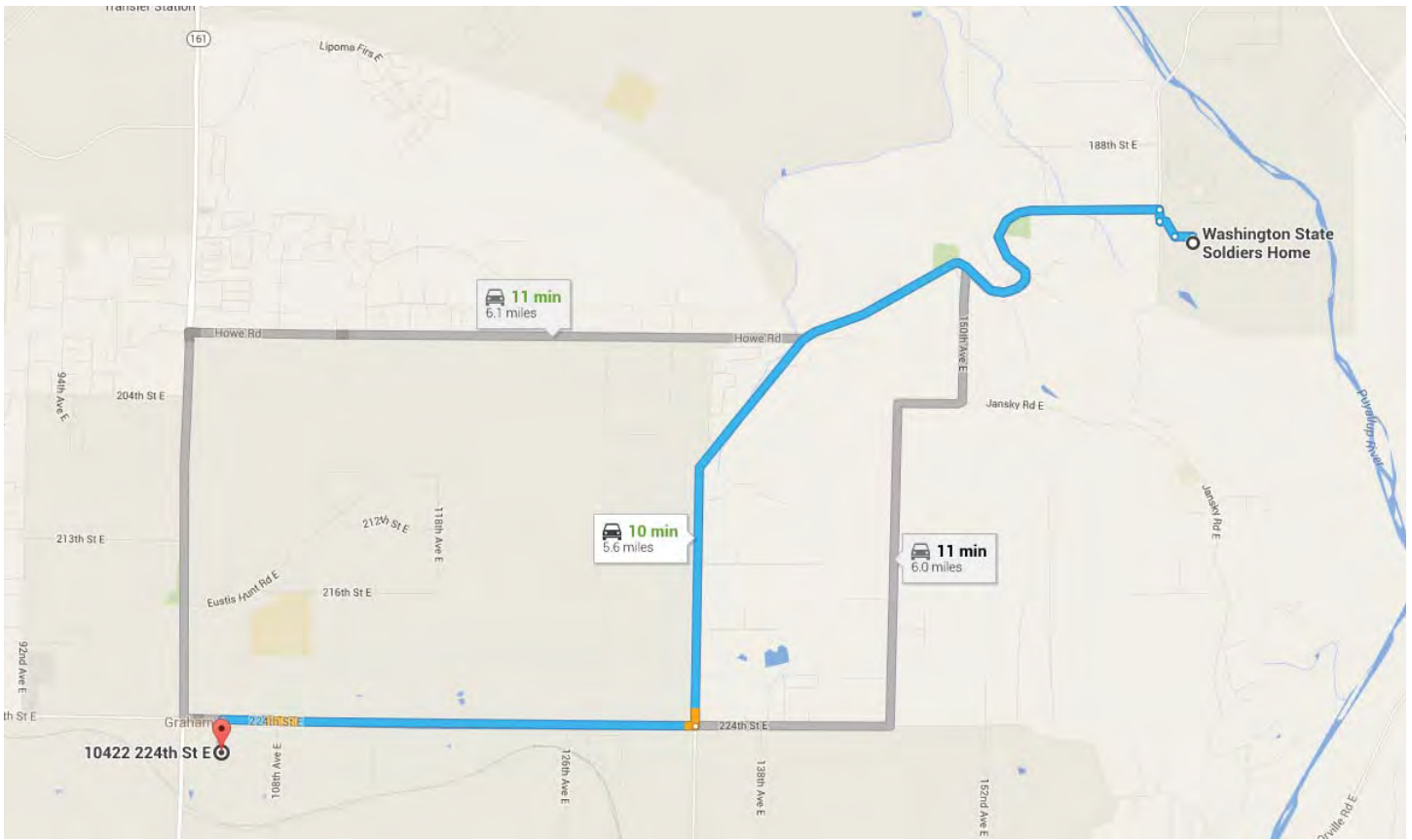
Parcel 'A' - View of Parcel from 224th St E.



Parcel 'A' - View from Meridian Ave E.



Parcel 'A' - East View of Parcel from Meridian Ave E.



Parcel 'A' - Relationship to Existing Facility in Orting, WA



## Parcel 'B'

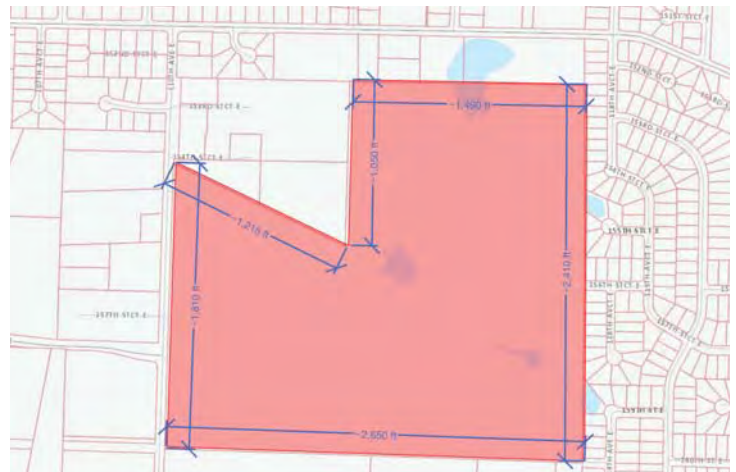
Parcel 'B' is located in Puyallup, WA; approximately an 8 mile drive from the existing Orting site. The jurisdictional authority is Unincorporated Pierce County. The property is vacant/undeveloped, relatively flat, and roughly 60 acres. A 20 acre portion of the site in the southwest corner would be acquired for this project. The site does contain some wetland area and will require wetland review, however those areas are limited and not expected to impact the area that would be developed. The current zoning for the site is EC (Employment Center) and would need to be re-zoned MHR (Moderate-High Density Residential). The parcel is oriented East-West with potential entry points to the west near the preferred area of development.



The site is surrounded on the north, east and south sides by residential neighborhoods, yet is large enough that privacy and proximity are not issues. To the west is a large shopping center with Target, LA Fitness and other shops and restaurants however, it is well screened by trees along the road. Additional retail, entertainment, and dining destinations can be found to the north in the South Hill neighborhood. The site is served by public water, electricity, and sewer. It has been cleared of trees along 110th Ave E. but retains moderate vegetation near its center

The parcel is roughly square in shape with a wedge taken from the northwest corner. A 2000' long driveway to the southeast from 110th Avenue E. accesses a residential home with several outbuildings in the central east portion of the lot. Wetland areas cover the central and southeast areas of the site with a smaller wetland area at the northeast corner. Drainage from the site generally flows to the northeast, collecting in wetland areas which connect to each other through ditch conveyance systems.

Thun Field, a small community general aviation airport is located to the southwest. The site falls within the airport overlay, but the portion to be used for this project would be classified as Zone 6 (traffic pattern zone - the least restrictive of all zone). Maximum density standards of 150 people per acre and maximum 450 per any single acre apply; fortunately, the proposed density is well below those limits (in the range of 10-15 people per acre and maximum of approximately 300 people in a single acre). Air traffic volumes at this airport are fairly low and plane sizes are generally small, however



acoustical considerations should be taken into account in the final building design. The potential to design for viewing of aircraft landing and taking off may be a positive opportunity.

Within close proximity are services including grocery stores, shopping centers, and a medical campus. This would provide residents and guests alike destination points to visit. Close proximity to nearby schools will allow for student volunteer opportunities at the homes and an increased integration into the existing local community.

Overall, this site is mostly limited by the wetlands and flood hazard potential for the eastern half of the parcel. There is also some concern with the steep slopes and grade differentials on the western limits of the site. There has been recent permitting activity associated with the development of this parcel for a proposed "110th Ave Business Center." The status of permitting for this proposed development is not clear, but associated permits expire in September of 2016. This project includes plans for a new T-intersection at 160th Street E. which alludes to potential requirements for extension of 160th Street E. through the site along the south property line, connecting to the residential area at the southeast corner of the parcel.

#### Stormwater

Permanent best management practices for site stormwater would likely be through bioretention areas on the eastern and western extents of the developed area. These areas would be sited to intercept stormwater prior to discharge into the wetlands central to the site and towards roadside stormwater channels/ditches adjacent to 110th Ave. E. Bioretention would provide attenuation of peak flows through surface and subsurface storage as well as water quality treatment using an engineered soil media for filtration prior to infiltration or capture in perforated pipes.

A wetland assessment and subsequent report would be required to identify the limits of the wetland and the functional category. Buffer areas would likely range in the 50' -150' range depending on the category of wetland in combination with the proposed development type. The overall requirements of stormwater runoff contributing to the wetland will have two main requirements; 1) match the existing stormwater flow rates contributing to the wetland, 2) provide treatment for pollutant removal of any stormwater contributing to the wetland. The goal for these requirements is to preserve and maintain the existing function and habitat of the existing wetlands. These requirements may present challenges through balancing surface and groundwater flow contributions depending on the complexity of the hydrology of the site and function of the wetland. Some of the lesser quality wetlands may be altered to meet treatment and flow control criteria and would need to be studied.

#### Utilities

All site utilities are available from 110th Avenue E. including, water, sanitary, cable, telephone, electric and natural gas. Water service would be provided by Firgrove Mutual Water Company, a public water supply. There may be need for a water pump due to the grade differential from 110th Avenue E. to the proposed siting of the facilities. Although an existing residence is serviced by a septic system, a sanitary stub appears available at the intersection of 158th Street E. and 110th Avenue E. for future connection to the Pierce County system.





Parcel 'B' - View South from 152nd St. E.

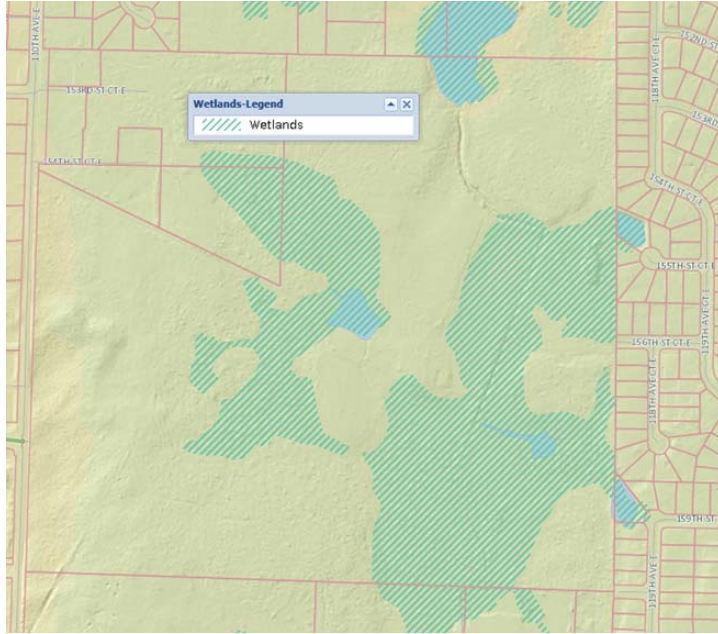


Parcel 'B' - View South East from 110 Ave. E.

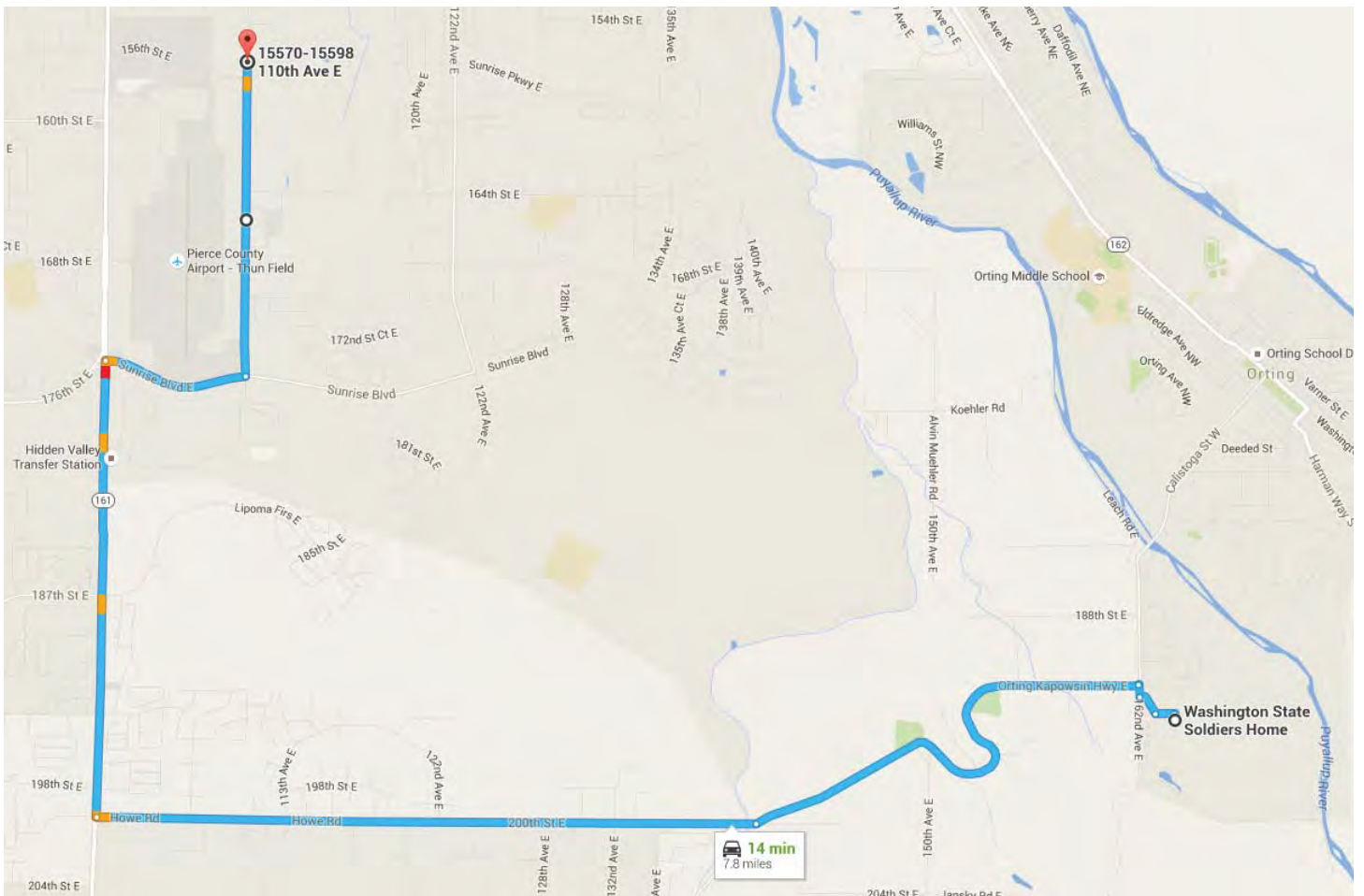


Parcel 'B' - View North East from Intersection of 160th St. E. and 110 Ave. E.



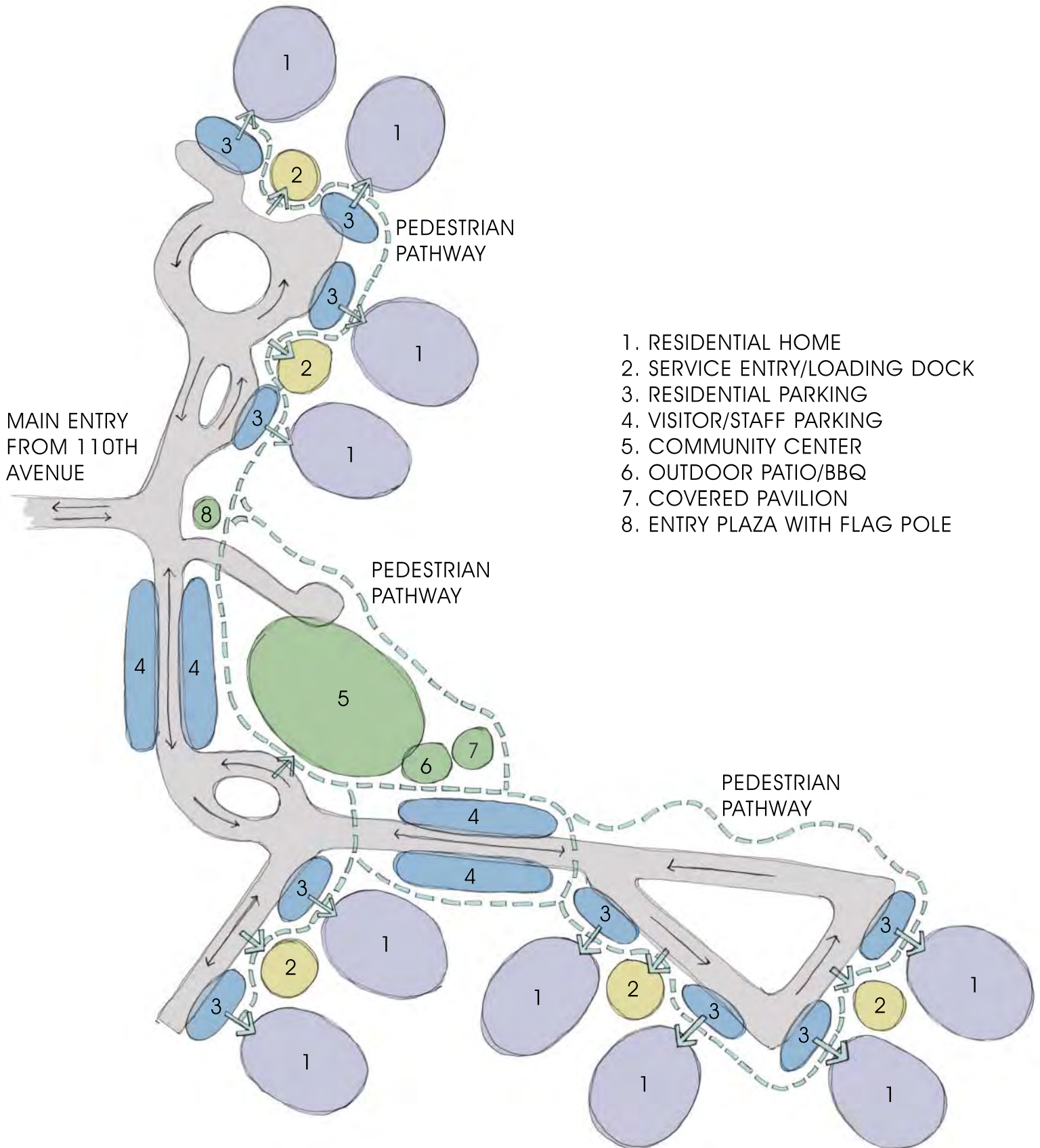


Parcel 'B' - Surface Water and Wetland



Parcel 'B' - Relationship to Existing Facility in Orting, WA

Parcel 'B' - Conceptual Site Plan - Diagram 8.2





## Parcel 'C'

Parcel 'C' is located in Elk Plain near Spanaway, WA approximately 11 miles from the existing Orting site. The parcel is vacant, undeveloped and located in Unincorporated Pierce County. The parcel is zoned MUD (Mixed Use Development). Nursing home use is permitted so re-zoning would not be required. The parcel is approximately 63.1 acres and is dividable. A 20-acre portion of the parcel along the north side would be used for this project.



To the north across 224th St. E. is a shopping center including a fitness center and restaurants anchored by Fred Meyer. Low density rural residential areas border the site to the east and south with the Bethel Station shopping complex to the north and forested areas to the west and southwest. To the west across Mountain Hwy E. is densely vegetated and undeveloped land.

The site is served by public water and electricity. The sewer is located approximately 2 miles away, necessitating an on-site septic system. The preferred building area is to the north of the site along 224th St. E. The site is bordered by dense vegetation for the majority of the perimeter providing privacy along 224th St. E. and Mountain Hwy. E. while the interior of the site is sparsely vegetated.

Amenities and services are fairly limited in this area, however Joint Base Lewis-McChord is only 8 miles away. There is also a golf course and several more shopping areas nearby. The site is also located near several schools which will allow for student volunteer opportunities.

The parcel is triangular in shape, defined by Highway 7 (Mountain Highway East) on the west, 232nd Street East at the southern tip, and 224th Street East on the north. The site is unimproved with tree buffers along the roadways on the west and north sides. The southern portions of the site have been used as a gravel pit borrow site with depressions and areas for sorting and storing materials including a few buildings associated with the gravel





operations. The northern half of the site is relatively flat and has large cleared areas with both paved and dirt perimeter roadways. The focus area for siting the new facility is on the northern half of the parcel, adjacent to 224th Street E and Mountain Highway E.

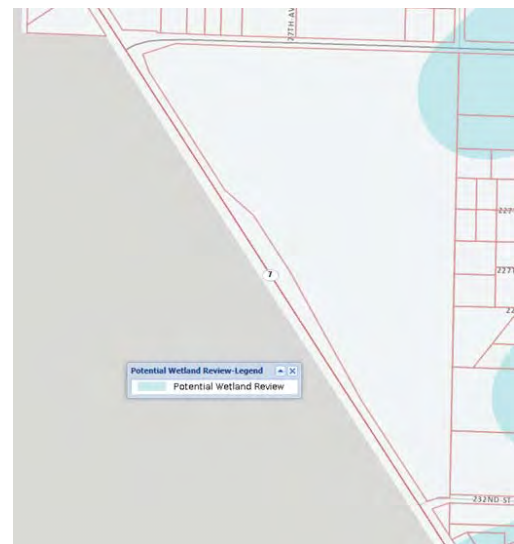
Overall, this site is primarily limited by the former borrow site operations for the southern half of the site. Use of this area would require a significant amount of fill due to its former use as a gravel pit. The southernmost limits of the site have the largest grade differences due to export from the pit with at least 20' of grade difference in certain locations.

#### Stormwater

Drainage from the site generally flows to the southeast, collecting in a closed depression at the central southeast area of the site which likely infiltrates all runoff within the depression. Permanent BMP's for site stormwater could be through stormwater infiltration ponds at the southern limits of the developed area and localized bioretention areas.

#### Utilities

Utility services would be from either Highway 7 or 224th Street East. Water service to the site would be provided by Southwood Water System, a public water supply. Onsite septic systems would be required as no public sanitary sewer is available.





Parcel 'C' - View South from 224th Ave. E.



Parcel 'C' - View South East from Intersection of 224th Ave E and Mountain Hwy E.



Parcel 'C' - View North East from Mountain Hwy E.





## 9. Sustainability



This project will be required to achieve a *LEED-Silver* rating (or Green Globes equivalent if approved by the Department of Veterans Affairs and the Department of Enterprise Service). Specific credits to be attempted can not yet be determined, however this section will outline the likelihood of potential credits and identify challenges to others, within the *Sustainable Site (SS)* and *Location and Transportation (LT)* categories. The latest required version of LEED during full project design/registration shall be used; likely that would be LEED-v4 BD+C.

The Prerequisite: *Construction Activity Pollution Prevention*, will be mandatory regardless of whether any other credits in the *Sustainable Sites* category are attempted. Since wetlands are very common throughout the region, *Site Assessment* will be difficult to achieve, given the current status of the sites that were evaluated (including additional sites outside of this report). *Site Development - Protect or Restore Habitat* is a viable credit. The overall site program layout and user/client requests tend to lend themselves to receiving this credit.

For the well-being of both residents and staff alike, the *Open Space* credit should be carefully evaluated. Due to the need for open walking paths, gardens, and places for gathering, the *Open Space* credit is something that can likely be complementary to the overall site design. Providing open spaces for all those on the site should accomplish the LEED credit while simultaneously meeting programmatic needs.

The use and achievement of credit, *Rainwater Management*, should be possible based on the sites researched in this study. Despite the fact that each of the 2 of the 3 sites identified in this report are currently undeveloped, each of the sites contain a large quantity of open land that can be used for natural drainage and rainwater runoff management. Potential use of pervious concrete and pavers could be a viable option as long as accessible paths are still being provided.

*Heat Island* and *Light Pollution Reduction* credits are both achievable and should be explored. Reducing the heat island effect through the use of vegetation or covered parking will not only help the environment, but it will also contribute to the "residential" feel of the site. The overall feeling of the complex should not be that of a commercial facility. Given the fact that there is a strong possibility and potential that the final site selected will abut other properties and residences, *Light Pollution Reduction* should be explored not only to achieve the credit requirements but also to be "good neighbors." While properly lit paths for site users will be an important programmatic requirement, limiting the quantity of light pollution will be essential.

While the Sustainable Sites category specifically addresses on-site ecosystem services, the Location and Transportation (LT) category deals with existing features of the surrounding community. LT calls attention to how those decisions impact the behavior and environmental performance of the occupants directly. The Location and Transportation category includes

*Sensitive Land Protection, High-Priority Site, Surrounding Density and Diverse Uses, Access to Quality Transit, Bicycle Facilities, Reduced Parking Footprint, and Green Vehicles.*

Given the desire of WDVA and its representatives to find and develop on a clear site, achieving the *Sensitive Land Protection* credit may prove to be difficult. Along with that, the current state of available sites have shown that much of the land in consideration includes areas of wetlands or wetland buffers. The opportunity to mitigate those situations through minor improvements, while being an option, could prove to be costly and/or not worthy of achieving the credit.

Locating the project to achieve the *High-Priority Site* credit and meeting the *Surrounding Density and Diverse Uses* credit requirements may be difficult to achieve. During the site feasibility study, research was done in an attempt to find available federal lands. During that search, no suitable surplus federal parcels were found. In the same respect, trying to find a site on an infill location within a historical district will also pose potential insurmountable problems and difficulties. The "typical" development pattern in the vicinity of Orting and the surrounding communities is low-density. The potential of locating the new facility within close proximity to other *diverse uses* will be unlikely (at least in terms of the quantity needed to meet LEED requirements).

*Bicycle facilities* will be a strong possibility for the project. Whether the bicycle storage/locking areas are located centrally or at each individual residence, this is a LEED credit that be achieved with relatively minimal cost to the owner. This is also the type of credit that can improve the health of residents.

Similar to the *Bicycle Facilities, Reduced Parking Footprint* and *Green Vehicles* credits should be relatively achievable. Through discussions with the owner and user groups, it should be decided how much parking can be reduced in comparison with base ratio. For *Green Vehicles*, allocating the correct quantity of parking spaces will be simple to achieve. Informing the civil engineer early on in the process will help them to locate the parking spaces correctly from the beginning of the parking design.

## 10. Budget and Schedule

The following cost estimate is preliminary in nature based primarily on square footage estimates. Specifics of the final design, materials, site, and building systems will impact final project cost. Management Fees (Department of Veterans Affairs and Department of Enterprise Services), Pre-design services, and contingencies have not been included. The assumed construction start date would be early 2020.

The final schedule will depend on time required to obtain the necessary approvals, such as funding, zoning variance, and permits. Current expectations for project milestones are as follows:

- Aug-2016: Submit state budget request for land acquisition and design.
- July-2017: Receive state funding and approval to purchase land.
- 2017-2019: Facility Pre-Design, Re-zoning procedures, and request for State and Federal construction funding
- July-2019: Receive design funding, submit for construction funding
- 2020-2021: Start of construction
- Late-2021: Construction completion/Occupancy

Preliminary Cost Estimate - Table 10.1

Item	SQFT	Number	Low Total	Mid Total	High Total
Home (Net)	5,596	10	55,960	55,960	55,960
Home Shared Support Areas (Net)	655	5	3,275	3,275	3,275
Community Center (Net)	9,484	1	9,484	9,484	9,484
Total Net			68,719	68,719	68,719
Net to Gross Factor (note 1)			1.35	1.45	1.55
Total Gross			92,771	99,643	106,514
\$ per SQFT (note 2)			\$228	\$259	\$289
Total Estimated Building Cost			\$21,151,708	\$25,807,420	\$30,782,676
Site preparation (clearing and grubbing)			\$56,000	\$192,000	\$544,000
Site preparation (grading)			\$390,000	\$577,000	\$784,000
Lumber Sales Proceeds (note 7)		Deduct	\$(7,770)	\$(4,000)	\$-
<u>Site utilities (on site):</u>					
8" water mains			\$210,000	\$350,000	\$440,000
6", 8" and 12" sanitary sewers			\$240,000	\$295,000	\$350,000
12" storm system			\$105,000	\$135,000	\$160,000
Storm water detention			\$150,000	\$225,000	\$300,000
Utility extensions to site			\$-	\$250,000	\$500,000
<u>Site landscaping/restoration:</u>					
Planting beds/gardens, including irrigation			\$480,000	\$585,000	\$695,000
Open lawn areas/trees, including irrigation			\$415,000	\$480,000	\$545,000
Field grass seeding, no irrigation			\$24,000	\$27,000	\$30,000

Continued on next page →



Preliminary Cost Estimate - Table 10.1 Cont'd

Site amenities (BBQ and Pavilion)		\$45,000	\$55,000	\$65,000
Site Parking/Driveways		\$400,000	\$425,000	\$450,000
Generator		\$25,000	\$28,000	\$30,000
<b>Total Site Work + Building Construction Cost</b>		<b>\$23,683,938</b>	<b>\$29,427,420</b>	<b>\$35,675,676</b>
Contractor Fee	10% 12% 15%	\$2,368,394	\$3,531,290	\$5,351,351
A/E Design Fees (note 3)	7.06% 6.82% 6.60%	\$1,672,086	\$2,006,950	\$2,354,595
LEED Certification (note 4)	\$0.06 /sf +\$1,200 Reg.	\$6,302	\$6,680	\$7,058
Wetland/Environmental/Wildlife Review (note 10)		\$-	\$2,100	\$5,600
Pre-development Conference (note 9)		\$1,150	\$2,500	\$2,500
Permitting: Re-zone (note 9)		\$-	\$4,200	\$4,200
Permitting: SEPA (note 9)		\$2,350	\$2,350	\$2,350
Permitting: Land Use/PDD (note 9)		\$7,700	\$8,500	\$8,500
Permitting: Construction (note 13)		\$146,400	\$155,700	\$165,000
School Impact Fee (note 11)		\$-	\$17,550	\$17,550
Traffic Impact Fee (note 12)		\$-	\$36,426	\$36,426
<b>Total Project Cost (Including Design and Permitting)</b>		<b>\$27,888,320</b>	<b>\$35,201,667</b>	<b>\$43,630,806</b>
State Sales Tax (note 5)	8.80%	\$2,454,172	\$3,097,747	\$3,839,511
Escalation/Inflation (note 6)	8.24% 12.55% 16.99%	\$2,297,998	\$4,417,809	\$7,412,874
Land Acquisition (note 8)		\$2,500,000	\$3,500,000	\$4,500,000
<b>Total Project Cost (Including Escalation + Tax + Land)</b>		<b>\$32,640,490</b>	<b>\$42,717,223</b>	<b>\$54,883,191</b>

Notes:

- (1) - Low = VA-SEPS Default Building Net-to-Gross Factor; per U.S. Dept. of Veteran Affairs - Office of Construction & Facilities Management; Mid = Average of High and Low; High = Departmental Net to Gross for Nursing Home / Residential Care Facilities per VA Space Planning Criteria (106) - March 2008 SEPS Version 1.6  
1.70 = Maximum Building Net-to-Gross Ratio for VA Nursing Home Facilities; per U.S. Dept. of Veteran Affairs - Office of Construction & Facilities Management.
- (2) - Low = Cost per RSMMeans 2015 Square Foot Costs (North America) for Brick/CMU exterior w/ Steel Joist for 10,000sf buildings; Mid = average of high & low; High = State Home Cost Guide New Construction \$/GSF for Olympia, WA - per U.S. Dept. of Veteran Affairs Office of Construction & Facilities Management (updated Oct 2015).
- (3) - Per Washington State Office of Financial Management MACC A/E Fee Schedule (Exhibit A) - 'Sch B' building type.
- (4) - Current rate for combined Design and Construction Review 50,000-500,000sf Bldg Standard Review- Org. Level Members.
- (5) - Current rate for Pierce County Unincorporated areas per Washington State Dept. of Revenue.
- (6) - Low = 2% per year; Mid = 3% per year; High = 4% per year - all assume 4 years to mid-point of construction and include compounding.
- (7) - Low = General estimate based on 14 acres @ 3,000 bd ft./acre @ \$185/1,000 bd ft.
- (8) - Based on \$/sf prices of recommended parcel and similar properties currently listed for sale. Actual property prices vary substantially based on market conditions and unique features of each site.
- (9) - Per Pierce County Planning and Land Services and Assessor-treasurer Development Review, Inspection and Application/Processing Fees - Tables 2.05.040-1 to 2.05.040-16 (revised Feb 1st, 2016) - May be credited toward other permit fees.
- (10) - \$140 per acre (County Biologist) Mitigation Plan.
- (11) - Per Pierce County Code - 4A.30.030 Table 4A-1. Fees based on 'dwelling units' - estimate uses each of 10 'homes' as a dwelling unit for this calculation. Due to nature of the project, no school impact should be expected - therefore, negotiation with county may result in reduced fee or exemption (no explicit exception is noted in current code).
- (12) - Per Pierce County Traffic Impact Fee Program - Fee Schedule. Based on: Nursing Home Use, # of Beds = 100, Transportation Zone 4 (TSA-4) per Pierce County Traffic Impact Fee Service Areas.
- (13) - Rough estimate based on square-footage, construction type, and use from Pierce County Planning & Land Services Online Support.



## 11. Project Team



WJA Design Collaborative provides architectural and structural design services with a focus on serving governmental and institutional clients. The firm's approach is based on collaboration between client groups, design professionals, and end-users. WJA's experience encompasses a wide range of project types including high performance buildings, large scale master planning, programming, new construction, renovations, and design-build. The company's success is based on breadth of experience and knowledge of working with government agencies, institutional clients, general contractors and private developers.

WJA led the design team for this skilled nursing facility replacement site selection and feasibility study; working in collaboration with the VA Department of Veteran Affairs (*the client*), KMA Architects (*healthcare/VA facility specialists*), and Tetra Tech (*civil engineers/landscape architects*).



KMA Architects is well versed in the field of Healthcare with nearly 40 years of experience supporting client healthcare and commercial initiatives. KMA has served as the lead Architect for projects ranging from acute and non-acute facilities, new replacement hospitals, and long term care facilities. Healthcare architecture offers complex and varied interdisciplinary projects that demand a great deal of expertise from the design professionals involved. KMA's history and status as a Service Disabled Veteran-Owned Small Business (SDVOSB) brings a deep commitment to serving veterans.



Tetra Tech provides multi-discipline site design services to both public and private clients from initial studies and assessments through construction support for a broad range of facility types. Our sustainable site design group of civil engineers, landscape architects, and site planners focus on developing cohesive, low-impact, and multi-functional site design solutions. We introduce creativity to site planning and grading, integrating functional and aesthetic green storm water infrastructure and pedestrian amenities into a site.



305 - Department of Veterans Affairs  
 Capital Project Request

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:08AM

Project Number: 40000096

Project Title: SE WA State Veterans Cemetery - Construction

**Description**

Starting Fiscal Year: 2026  
 Project Class: Grant  
 Agency Priority: 13

**Project Summary**

This request allows the Washington State Department of Veterans Affairs (WDVA) to complete a master plan and initiate construction of a new veteran’s cemetery in southeastern Washington. A feasibility study showed that the veteran population in this area of the state is not being adequately served when it comes to committal options.

**Project Description**

WDVA completed a feasibility study in 2017 to determine if the state veteran’s community would be served by a state veterans cemetery in the southeast central Washington. The feasibility study showed that the southeast central part of the state was an underserved area that will support a state-run veterans cemetery. Through the process of the feasibility study three sites were identified as potential locations with a recommendation of one that belonged to the City of Richland. At this time, the property has not transitioned owners and is still not developed. It is not currently on the market but will be used as a comparable for funding of property in the area.

The United States Department of Veterans Affairs (VA) completed an Asset and Infrastructure Review (AIR) Commission report in March 2022. Within that study they performed a market study for their different service regions, called Veteran Integrated Service Networks (VISN). For the Inland North market that includes southeastern Washington, though the veteran population is expected to stay stable, the aging of the veterans in this area is evident by the expected 61% increase in long-term care and other aging services through at least 2029 (the study did not predict changes beyond that year).

To have access to the federal grant funding for the new state veteran’s cemetery, WDVA must have ownership of the land that the cemetery will be built on. Once the land is procured then WDVA will be able to apply for 100% Federal VA Construction Grant funding with the state required 10% upfront match.

Following construction, the state will be responsible for the ongoing operational costs of the cemetery. A funding model will be developed to cover operations that may include some general tax revenue, proceeds from Armed Forces vehicle license plate sales, reimbursements related to spousal committals, and federal interment plot and burial allotments.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Grants

Grant Recipient Organization: Federal Veterans Administration

RCW that establishes grant: CFDA 64.203

**Application process used**

VA-NCA-VCGP-2023 CFDA 64.203 - NCA - Veterans Cemetery Grant Program

**Growth Management impacts**

Construction of new cemetery on land.

**Funding**

Expenditures

2023-25 Fiscal Period

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:08AM

Project Number: 40000096

Project Title: SE WA State Veterans Cemetery - Construction

<b>Funding</b>						
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
001-2	General Fund-Federal	10,400,000				
057-1	State Bldg Constr-State	1,040,000				
	<b>Total</b>	<b>11,440,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
001-2	General Fund-Federal	10,400,000				
057-1	State Bldg Constr-State	1,040,000				
	<b>Total</b>	<b>11,440,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

## Capital Project Request

2023-25 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000096	40000096
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids





Tri-Cities Washington Area Veteran's Cemetery  
*Feasibility Study*

*Prepared for:*

Washington Department of Veterans Affairs

**Prepared by:**

RGU Architecture and Planning

FLO Analytics

JGM Landscape Architects, Inc.

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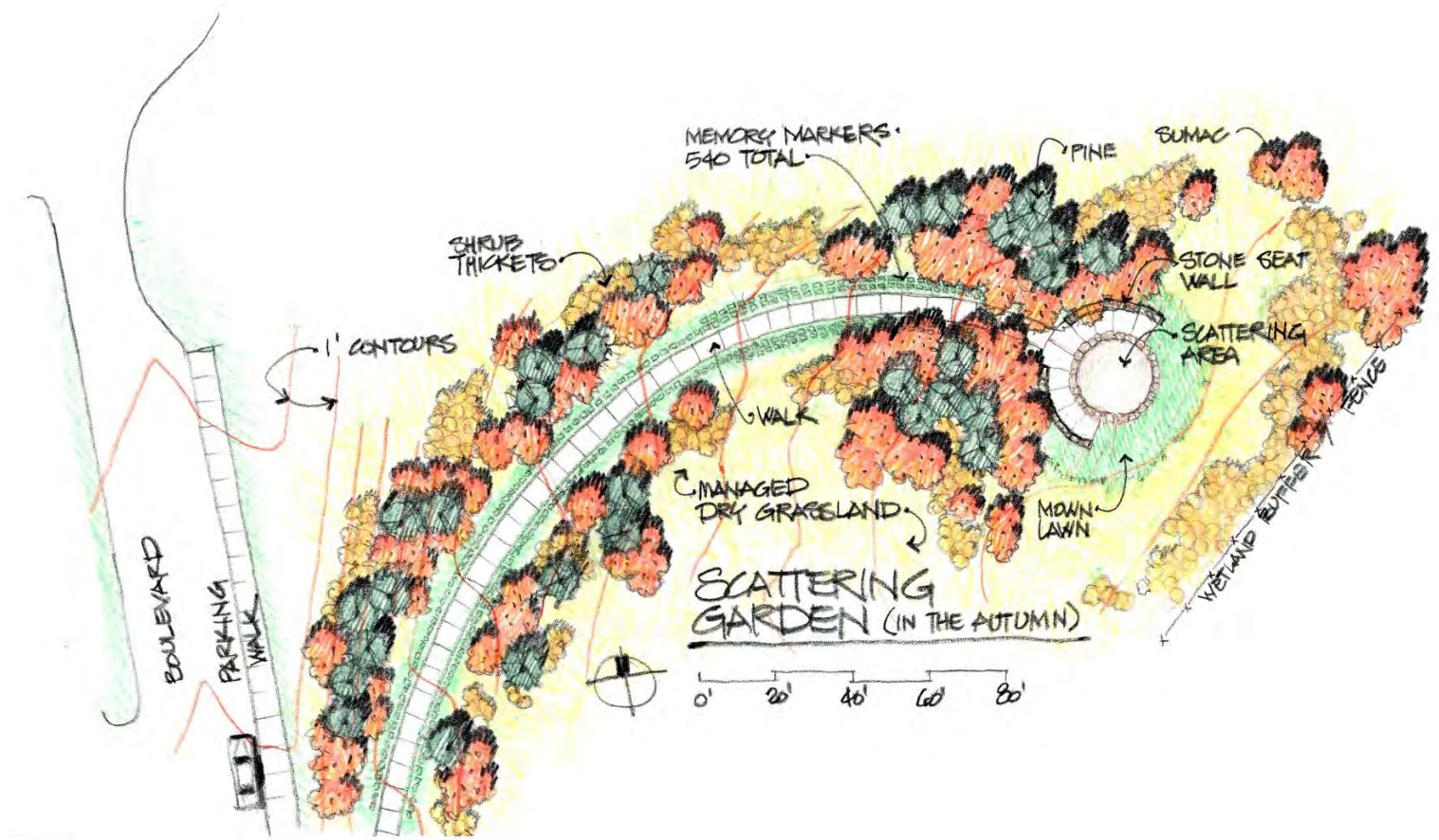
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## 1.0 INTRODUCTION

The two purposes of this document are to indicate the necessity of a State Veterans Cemetery in South Central Washington, and to show the feasibility of locating such a facility.

Demographic studies are included that determine the need, and projected size of the cemetery. To serve the veterans and their families a new state cemetery in this region is justified, which is confirmed by the data in this document. Outlined within the report are descriptions of the standard facilities and features required for a state veterans' cemetery. Sections are included that relate to site selection criteria, and the probable costs of construction and operations.

Following the demographic analysis and needs assessment, alternative potential sites are described. Each was initially considered suitable for cemetery development. The sites met the site evaluation guidelines created by the Veterans Administration. Three preferred available sites are designated, with an analysis of each.



## 2.0 EXECUTIVE SUMMARY

With service to veterans and their families in mind, the Veteran Administration's National Cemetery Administration (NCA) and the US Department of Veteran Affairs (VA) Veterans Cemetery Grants Program were created. The National Cemetery Administration oversees the Veterans Cemetery Grants Program. This grant program was established in 1978 to aid states, territories and federally recognized tribal governments in furnishing gravesites for veterans in areas where VA's national cemeteries cannot completely fulfill the burial needs of veterans.<sup>1</sup> The Veterans Cemetery Grant Program is designed to complement the VA's 135 national cemeteries across the country. The NCA and the Veterans Cemetery Grant Program assist veterans and their families with finding suitable final resting places that commemorate their sacrifice and service to our Nation.



This document indicates the need for a state veterans' cemetery in South Central Washington, and provides preferred suitable probable locations for the cemetery. As our veterans' population continues to age, the placement of national and state veterans' cemeteries becomes increasingly important.<sup>2</sup> To establish feasibility, existing services were analyzed. Data on veteran demographics within the area and burial projections were researched. Once feasibility was established, suitable sites for a Veteran's cemetery within a 75-mile radius of the Tri-Cities, Washington were investigated. Considerations regarding cemetery facilities and site selection were based on guidelines set forth by the State Cemetery Grants Program.<sup>3</sup>

Evidence suggests a gap in service for veterans in South Central Washington and North Central Oregon. The two closest National Cemeteries, Tahoma (King County, Washington), and Willamette (Multnomah County, Oregon) are each beyond 200 miles. Both cemeteries were in the top 20 busiest national cemeteries in 2016. As of September 30, 2016, Willamette National Cemetery contained more than 100,000 gravesites.<sup>4</sup> The state veteran's cemetery in Medical Lake (Spokane) is nearest to the Tri-Cities location, yet it is over a two-hour drive time.

Potential sites for the cemetery were investigated, the selection of which was determined from detailed Geographic Information Systems (GIS) data. Following the analysis of potential sites, three preferred "sites of interest" were chosen. The sites met established criteria, and were found to be available for purchase or to be acquired through some alternative means of transfer.

Support for the project is another significant aspect of the feasibility process. Input from agency representatives and veterans regarding support of the cemetery was requested. To encourage support in the community, interactions with local veterans' organizations and local government authorities were initiated. Information regarding contacted organizations, letters of support and other communications are included in Section 7.0 Appendix.

### 3.0 NEEDS ASSESSMENT

#### 3.1 Demographic Analysis Purpose and Approach

A demographic analysis examines, in detail, the need for a state veterans’ cemetery in the Tri-Cities region. Currently, the State of Washington has major veteran’s cemeteries in the western and northeastern parts of the state serving the Seattle and Spokane metropolitan areas (Figure 1). A Tri-Cities veterans’ cemetery would bridge the gap between these two areas, serving an area that is projected to consistently grow in population over the next twenty years. Using general population numbers, as well as veteran population forecasts and burial statistics, a thorough analysis was conducted to gauge the projected use of a veterans’ cemetery and to define a Tri-Cities service territory.



Figure 1. Regional Overview

### 3.2 Geographic Area Assessed

Demographic information was compiled from 13 counties in Oregon and Washington: Gilliam, Morrow, Sherman, and Umatilla Counties in Oregon and, Benton, Chelan, Douglas, Franklin, Grant, Kittitas, Klickitat, Walla Walla and Yakima Counties in Washington (Figures 2 and 3). The development of a trade area, consisting of a 75-mile radius and comparative 75-mile drive time analysis (i.e., Trade Area), determined the extent of the overall service territory while excluding areas that had market overlap with the existing Medical Lake veterans' cemetery (i.e., Adams County). The service territory includes areas east of the Cascade mountain range, as this gives significantly easier access to those in eastern and central Washington and north-central Oregon. Oregon counties were included as Washington State does not have a residency requirement for veterans utilizing the benefit.

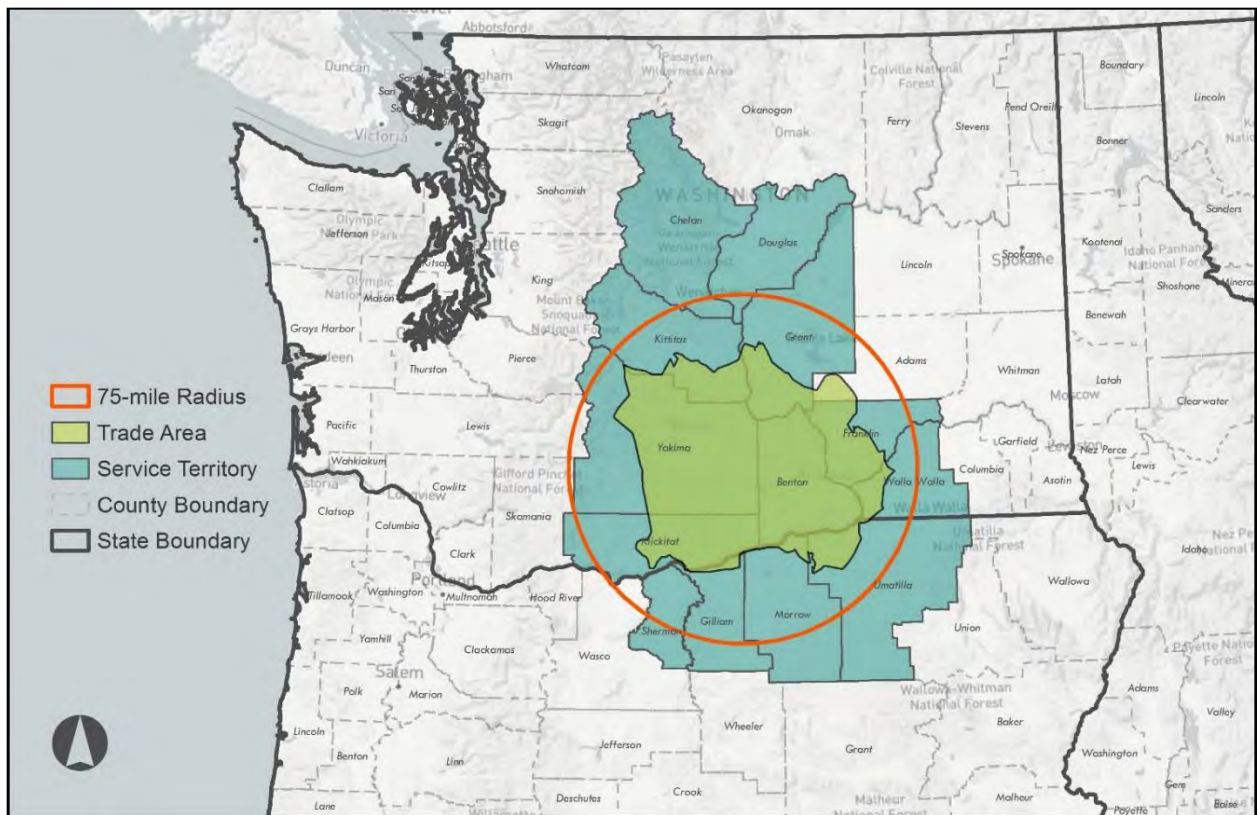


Figure 2. Demographic Assessment Service Territory



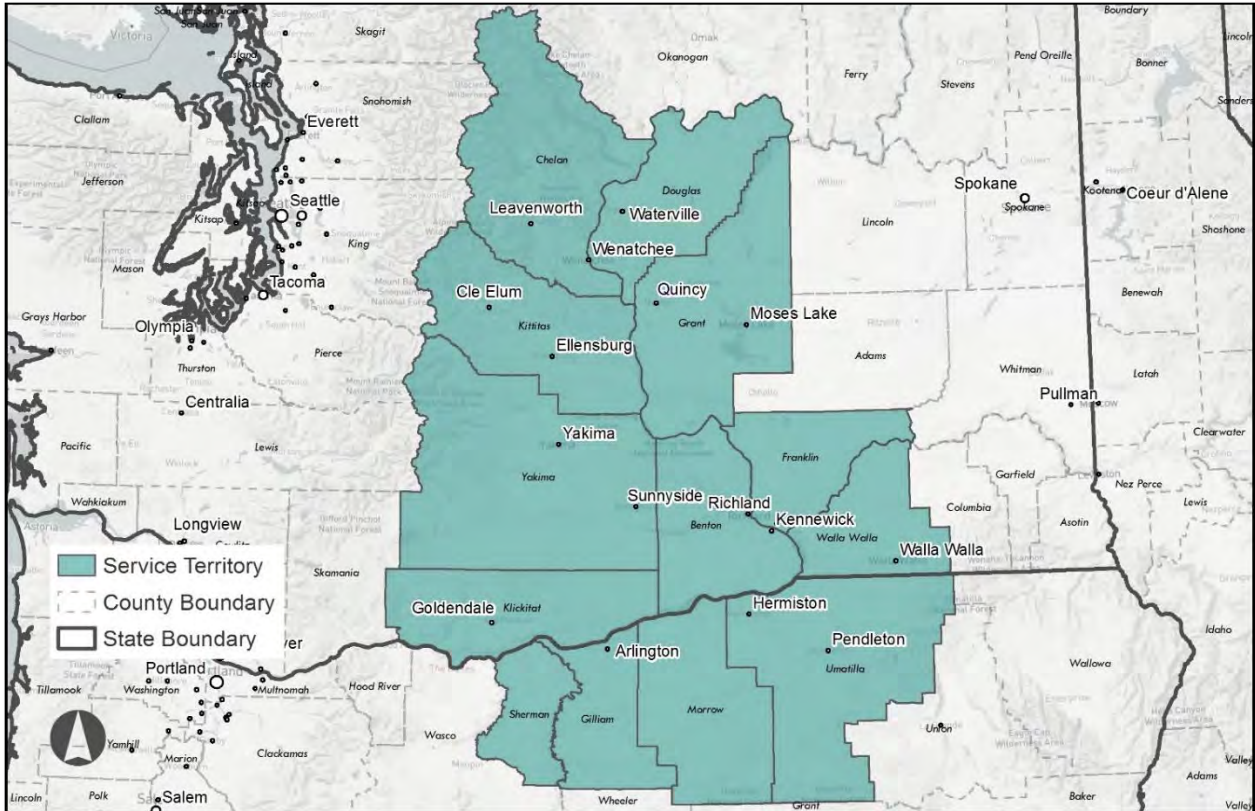


Figure 3. Demographic Assessment Service Territory Detail

### 3.3 County Population Characteristics

County wide analysis supports standardized analysis of demographic, mortality and veterans’ data in a consistent and comparable way. To understand future trends and projections, veterans’ data can be analyzed as a percentage of the total population within the Tri-Cities service territory. The following sections describe general population and veteran specific trends.

### 3.3.1 Population by County 2010-2015

Apart from Sherman County, Oregon, the general population is growing in the Tri-Cities service territory. Benton and Franklin Counties are experiencing the highest rates of growth. The growth rate of 1.13% across all Counties resulted in the service territory growing by roughly 50,000 people, or a 5.8% increase in population, between 2010 and 2015 (Table 1).

County	State	Total Population 2010	Total Population 2015	2010-2015 Growth Rate	2010-2015 Percent Change
Gilliam	OR	1,870	1,958	0.92%	4.73%
Morrow	OR	11,175	11,668	0.86%	4.42%
Sherman	OR	1,765	1,735	-0.34%	-1.68%
Umatilla	OR	76,000	78,887	0.75%	3.80%
Benton	WA	175,177	184,882	1.08%	5.54%
Chelan	WA	72,453	75,180	0.74%	3.76%
Douglas	WA	38,431	40,603	1.10%	5.65%
Franklin	WA	78,163	87,755	2.32%	12.27%
Grant	WA	89,120	95,822	1.45%	7.52%
Kittitas	WA	40,915	42,592	0.80%	4.10%
Klickitat	WA	20,318	20,606	0.28%	1.42%
Walla Walla	WA	58,781	60,015	0.42%	2.10%
Yakima	WA	243,231	256,341	1.05%	5.39%
Total		907,399	960,060	1.13%	5.80%

*Table 1. 2015 Population and Growth Rates<sup>5</sup>*

### 3.3.2 Population by County Projected to 2035

The Tri-Cities service territory population is projected to increase by about 250,000 people by 2035 (Table 2). Franklin County, WA has the highest projected growth rate in the next 20 years at 2.55%. Sherman County, OR has the lowest growth rate over the next 20 years at 0.03%.

County	State	2015 Total Population	2035 Projected Population	2015 – 2035 Growth Rate
Gilliam	OR	1,958	2,378	0.97%
Morrow	OR	11,668	14,373	1.04%
Sherman	OR	1,735	1,745	0.03%
Umatilla	OR	78,887	98,820	1.13%
Benton	WA	184,882	236,007	1.22%
Chelan	WA	75,180	87,168	0.74%
Douglas	WA	40,603	52,256	1.26%
Franklin	WA	87,755	146,103	2.55%
Grant	WA	95,822	129,779	1.52%
Kittitas	WA	42,592	53,032	1.10%
Klickitat	WA	20,606	21,492	0.21%
Walla Walla	WA	60,015	66,378	0.50%
Yakima	WA	256,341	306,636	0.90%
Total		958,044	1,216,167	

*Table 2. 2035 Projected Population and Growth Rates<sup>6</sup>*



### 3.3.3 Net Migration by County

Between 2010 and 2015, the service area experienced a net migration gain of roughly 11,000 people (Figure 4). Table 3 shows the net in- and out-migrations for individual counties in the service territory. The combination of in-migration and growth rates within the service territory (Section 3.3.1) will lead to an increase the population of the area over the next 20 years (Section 3.3.2).

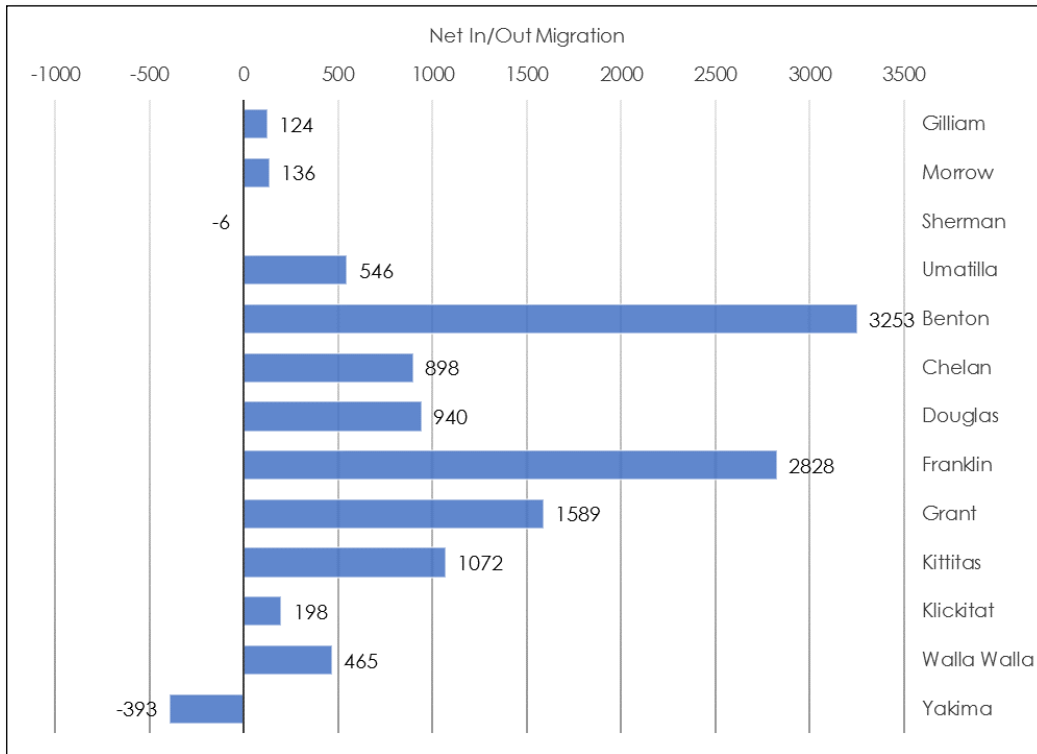


Figure 4. 2010- 2015 Net Migration<sup>7</sup>

County	State	Net In/Out Migration
Gilliam	OR	124
Morrow	OR	136
Sherman	OR	-6
Umatilla	OR	546
Benton	WA	3,253
Chelan	WA	898
Douglas	WA	940
Franklin	WA	2,828
Grant	WA	1,589
Kittitas	WA	1,072
Klickitat	WA	198
Walla Walla	WA	465
Yakima	WA	-393
Total		11,650

Table 3. 2010-2015 Net Migration<sup>8</sup>

Benton and Franklin counties (the Tri Cities area) clearly have the greatest in migration, followed by Grant county (Moses Lake). The current population of the Tri Cities region is over 260,000 people, and has been one of the fastest growing metropolitan areas in the country since 2010. There are several reasons for the population growth. The legacy of the Hanford Nuclear Reservation clean-up continues, and the project receives significant federal funds annually to continue the work. The combined contractors are the largest employers in the area, with over 9,000 employees. Many of the workers are recruited from other parts of the country.

Another engine of growth is Battelle/Pacific Northwest National Laboratory, with several thousand employees. The laboratory is also the recipient of significant federal funding. There are a large number of research scientists at the laboratory, and as with Hanford, many are recruited from other areas of the country. The agricultural base, especially the burgeoning wine and viticulture industry, provides another reason for a strong economy, including the tourism aspect. The area’s arid desert climate is found appealing to many, and there have been an increasing number of people from the west side of the state retiring in the area, primarily due to the dryer weather and a lower cost of living than the Seattle metro area. Figure 5 indicates regions where people come from who move to the Tri Cities. Primarily from the west side of the Cascade Mountains, but also from southern California, Nevada, and Arizona

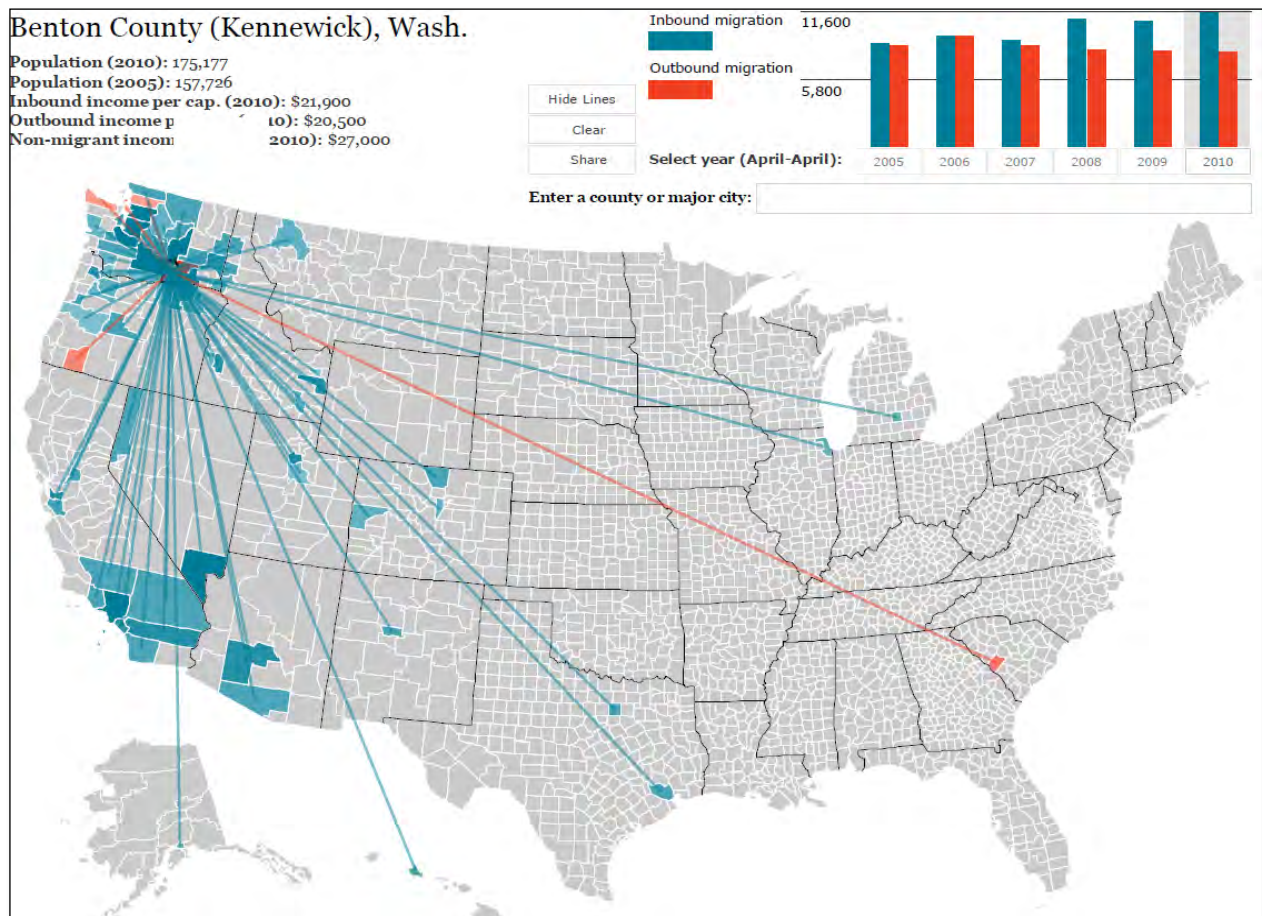


Figure 5. Benton County Migration Map

### 3.3.4 Racial Characteristics

The service territory’s racial distribution is predominately white, followed by a large Hispanic population, which, in general, is due to the areas large agricultural-based economy. Figure 6 illustrates the proportional population in terms of race, while Table 4 details the racial makeup across the Tri-Cities service territory.

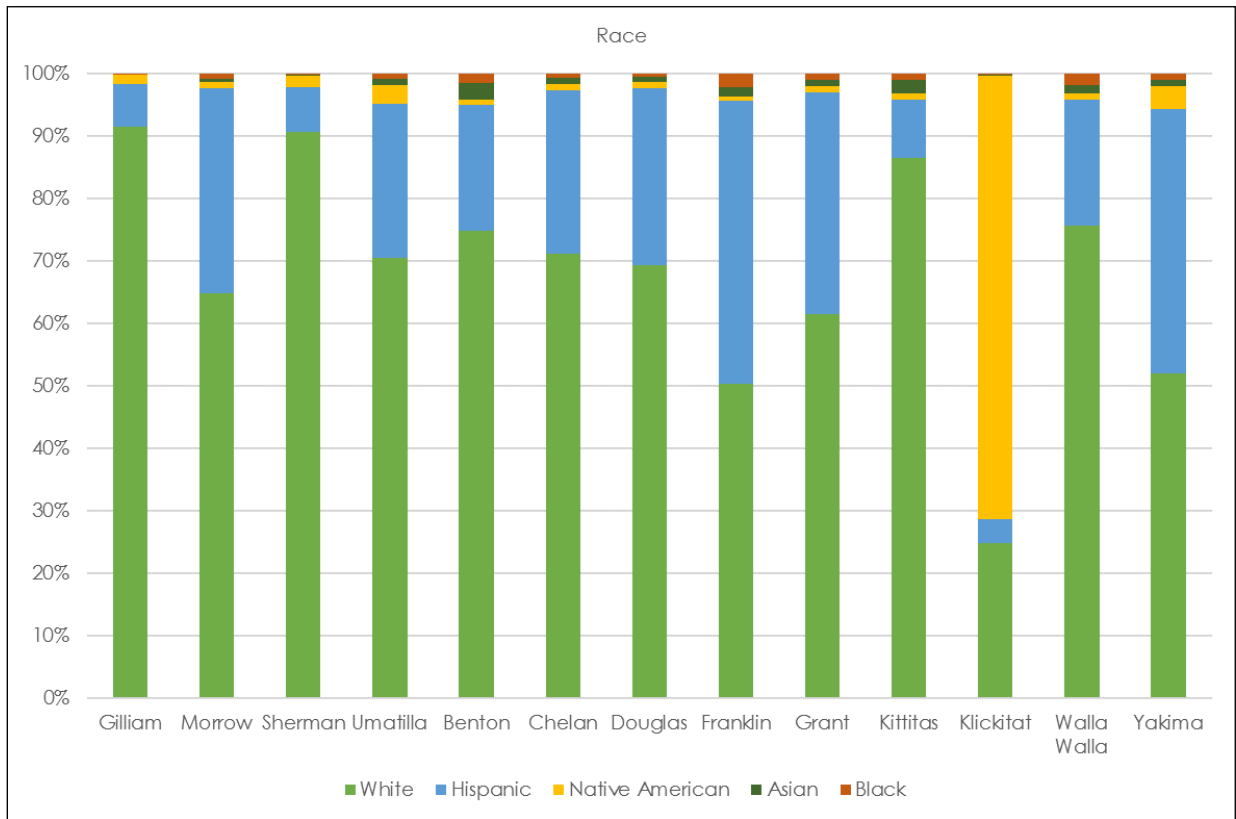


Figure 6. 2015 Graph of Proportion of Race<sup>9</sup>

County	State	White	Hispanic	Native American	Asian	Black
Gilliam	OR	1,809	137	31	3	3
Morrow	OR	8,811	4,453	154	63	108
Sherman	OR	1,594	125	34	3	4
Umatilla	OR	59,952	20,907	2,687	818	768
Benton	WA	154,316	41,686	1,844	5,624	2,978
Chelan	WA	58,008	21,493	797	849	578
Douglas	WA	31,440	12,817	470	398	243
Franklin	WA	52,334	47,206	646	1,761	2,159
Grant	WA	66,578	38,448	1,250	972	1,137
Kittitas	WA	37,962	4,097	498	926	472
Klickitat	WA	17,948	2,783	515	170	104
Walla Walla	WA	50,714	13,593	652	957	1,213
Yakima	WA	151,580	123,052	10,877	3,039	2,754
Total		693,046	330,797	20,455	15,583	12,521

**Table 4. 2015 Numerical Proportion of Race<sup>10</sup>**

### 3.3.5 Historical Deaths by County

Deaths increased from 6,000 to 7,200 from 2005 to 2015, respectively. Table 5 reflects the annual deaths in the general population per county.

County	State	2005 Deaths	2010 Deaths	2015 Deaths
Gilliam	OR	22	18	21
Morrow	OR	67	63	97
Sherman	OR	14	16	22
Umatilla	OR	580	661	653
Benton	WA	1,131	1,408	1680
Chelan	WA	718	785	917
Douglas	WA	165	201	201
Franklin	WA	187	219	236
Grant	WA	460	523	548
Kittitas	WA	207	235	254
Klickitat	WA	138	242	107
Walla Walla	WA	584	571	601
Yakima	WA	1,824	1,748	1884
Total		6,097	6,690	7,221

*Table 5. 2015 Historical Deaths*<sup>11</sup>

### 3.3.6 Deaths by County Projected to 2035

Between the period of 2015 and 2035, death rates are projected to steadily increase throughout the service area. Table 6 shows projected deaths for the general population within the service territory increasing by nearly 20,000 by 2035.

County	State	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2015-2035 Death Rate (per 1,000 individuals per year)
Gilliam & Sherman	OR	213	216	226	240	263	242
Morrow	OR	428	473	523	580	657	173
Umatilla	OR	3,137	3,245	3,456	3,747	4,155	165
Benton	WA	6,251	7,283	8,219	9,276	10,493	169
Chelan	WA	3,357	3,600	3,802	4,190	4,677	201
Douglas	WA	1,558	1,786	1,980	2,267	2,574	187
Franklin	WA	1,863	2,245	2,600	3,070	3,656	103
Grant	WA	3,090	3,581	3,988	4,511	5,110	154
Kittitas	WA	1,509	1,686	1,868	2,109	2,358	169
Klickitat	WA	969	1,177	1,363	1,554	1,723	276
Walla Walla	WA	2,727	2,916	3,007	3,159	3,379	197
Yakima	WA	8,506	9,273	9,718	10,690	11,806	148
Total		35,525	39,403	42,678	47,325	52,785	202

**Table 6. 2035 Projected Deaths by County**<sup>12</sup>



### 3.4 Veterans Population Characteristics

Evaluating veterans’ data in relation to the general population allows for a comparative analysis to assess the need for a veterans’ specific cemetery in the Tri-Cities area. There are currently over 67,000 veterans in the Tri-Cities service territory (Section 3.4.4). By 2035, that number is expected to decrease by 22%.

#### 3.4.1 Active Duty Population

Active duty statistics could be a predictor of future veteran trends. There is a substantial population of active duty personnel in Washington State primarily due to major military installations in the Seattle/Tacoma/Bremerton area, Spokane, and Yakima. Oregon has far fewer active duty personnel, due to the lack of a major military installation in the state. (Table 7).

State	Army	Navy	Marines	Air Force	Coast Guard	Total
Oregon	114	162	107	124	995	1,502
Washington	25,789	10,148	637	5,812	2,011	44,397

**Table 7. Active Duty Population, Washington and Oregon** <sup>13</sup>

#### 3.4.2 Veterans Population by Period of Service

Vietnam era veterans make up the largest population within the service area, followed by Gulf War and Post 9/11 veterans respectively. (Table 8).

State	WWII	Korea	Vietnam	Gulf War	Post 9/11
Oregon	21,689	31,459	125,255	83,308	26,769
Washington	29,382	47,499	212,419	199,508	67,903
Total	51,071	78,958	337,674	282,816	94,672

**Table 8. Veterans Population by Period of Service** <sup>14</sup>

#### 3.4.3 Veterans Population by Age Group

Veteran ages in Oregon and Washington span from less than 20 to over 85 years old. The age range of 65-69 accounts for the largest populations in both states (Table 9, Figure 7).

State	< 20	20-24	25-29	30-34	35-39	40-44	45-49	50-54
Oregon	58	3,151	9,071	13,181	13,958	17,355	21,660	25,534
Washington	183	6,909	21,304	31,069	32,010	37,337	45,903	52,552

State	55-59	60-64	65-69	70-74	75-79	80-84	85+
Oregon	28,868	34,266	54,133	36,951	26,589	21,557	25,300
Washington	58,075	61,533	87,167	58,829	42,318	34,350	34,084

**Table 9. Veterans Population by Age Group** <sup>15</sup>

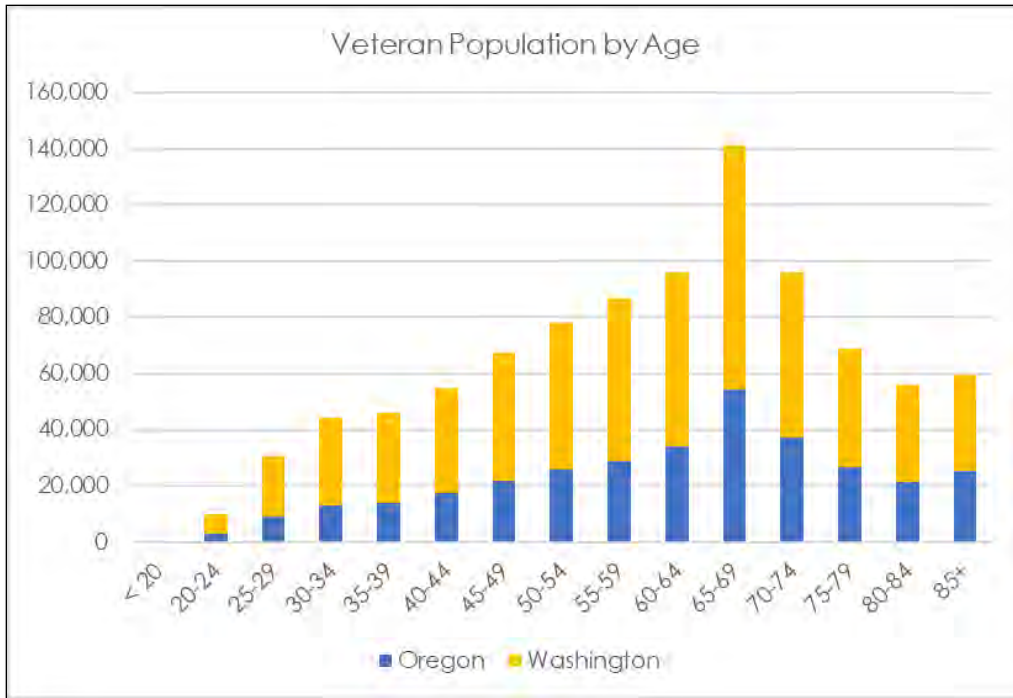


Figure 7. Veterans Population by Age

### 3.4.4 Veterans Population by County Projected to 2035

In all but two of the counties studied, veterans’ populations are expected to drop through 2035 (Table 10). This appears to be consistent with major conflicts throughout time, and the aging veteran populations associated with those time periods. In 2015, the service territory veteran population represented 7% of the total population. In contrast, it is projected that the veteran population will only make up 4% of the total population by 2035. The veterans’ population in Franklin and Klickitat Counties, WA are expected to grow by 16% and 3% respectively. Sherman County, OR is expected to experience the largest decline in its veterans’ population, by over 46%. All other Counties will see veteran populations decline by double digits between 2015 and 2035.

County	State	2015	2020	2025	2030	2035
Gilliam	OR	237	232	225	217	206
Morrow	OR	1,070	1,041	1,012	972	923
Sherman	OR	282	256	224	189	151
Umatilla	OR	6,008	5,681	5,275	4,857	4,423
Benton	WA	15,444	15,044	14,388	13,537	12,549
Chelan	WA	5,880	5,331	4,728	4,101	3,477
Douglas	WA	3,242	3,125	3,003	2,841	2,662
Franklin	WA	4,048	4,223	4,428	4,589	4,705
Grant	WA	5,981	5,767	5,480	5,155	4,800
Kittitas	WA	3,125	2,903	2,666	2,415	2,149
Klickitat	WA	2,475	2,579	2,634	2,627	2,558
Walla Walla	WA	4,382	3,976	3,599	3,224	2,865
Yakima	WA	15,635	14,757	13,572	12,355	11,107
Total		67,807	64,916	61,233	57,078	52,575

**Table 10. Projected Veterans Population to 2035** <sup>16</sup>

### 3.4.5 Veterans Deaths by County Projected to 2035

As Veteran populations will generally fall over time within the service area, veteran deaths will slightly increase. By 2035, there will be an estimated 8,950 veteran deaths (Table 11). Benton and Yakima County will account for almost half of the veterans' deaths over the next 20 years.

County	State	2015	2020	2025	2030	2035
Gilliam & Sherman	OR	20	20	20	20	20
Morrow	OR	30	30	30	30	30
Umatilla	OR	140	140	140	140	150
Benton	WA	360	380	400	410	420
Chelan	WA	190	180	180	170	160
Douglas	WA	90	90	90	100	90
Franklin	WA	80	80	90	100	110
Grant	WA	160	150	160	160	160
Kittitas	WA	90	80	80	90	80
Klickitat	WA	50	60	80	90	90
Walla Walla	WA	140	130	120	120	110
Yakima	WA	420	410	400	400	390
Total		1,770	1,750	1,790	1,830	1,810

**Table 11. Projected Veterans Deaths through 2035** <sup>17</sup>

### 3.5 Cremation in Washington State and Oregon

The rate of cremation nationally, and in both Oregon and Washington, is increasing (Table 12). In 2015, both states have the highest cremation rates in the country (compared to the national rate of 48.6%), and have been exceeding the projected national rate of 54.3% for many years. This upward trend is expected to continue.

Year	WA Total Deaths	WA Total Cremations	% WA Cremations	OR Total Deaths	OR Total Cremations	% OR Cremations
2000	43,934	25,042	57%	29,541	16,543	56%
2005	46,273	29,615	64%	30,854	19,438	63%
2010	48,249	34,257	71%	31,899	22,010	69%
2015	54,640	42,073	77%	35,709	26,782	75%

*Table 12. Historical Cremation Rates by State* <sup>18</sup>

### 3.6 Demographics Summary

With a growing base population, as well as a large population of Vietnam and Gulf War era veterans that continue to age, a Tri-Cities area veteran’s cemetery could serve a steady veterans’ population to 2035 and beyond with close to 9,000 deaths over the next 20 years (Table 10) in the Tri-Cities service territory.

#### 3.6.1 Population of Area Served

In general, it is expected that the Tri-Cities Area State Veterans Cemetery would serve a territory consisting of nearly 1,218,202 civilians by 2035, of which 52,575 would be veterans (Table 9). Furthermore, the service territory is expected to experience at least 8,950 veteran deaths over the next 20 years.

#### 3.6.2 Minimum Area Required for Tri-Cities Area State Veterans Cemetery

Using veteran’s projected death data, in conjunction with projected burial and cremation rates, a minimum acreage requirement for the Tri-Cities VA Cemetery was established by applying industry-standard burial space acreage requirements to the projected veteran’s deaths. As a result of this analysis, a minimum of 18.6 acres will be required to sustain the facility for the next 50 years. The methodology and process are shown below (Figure 8).

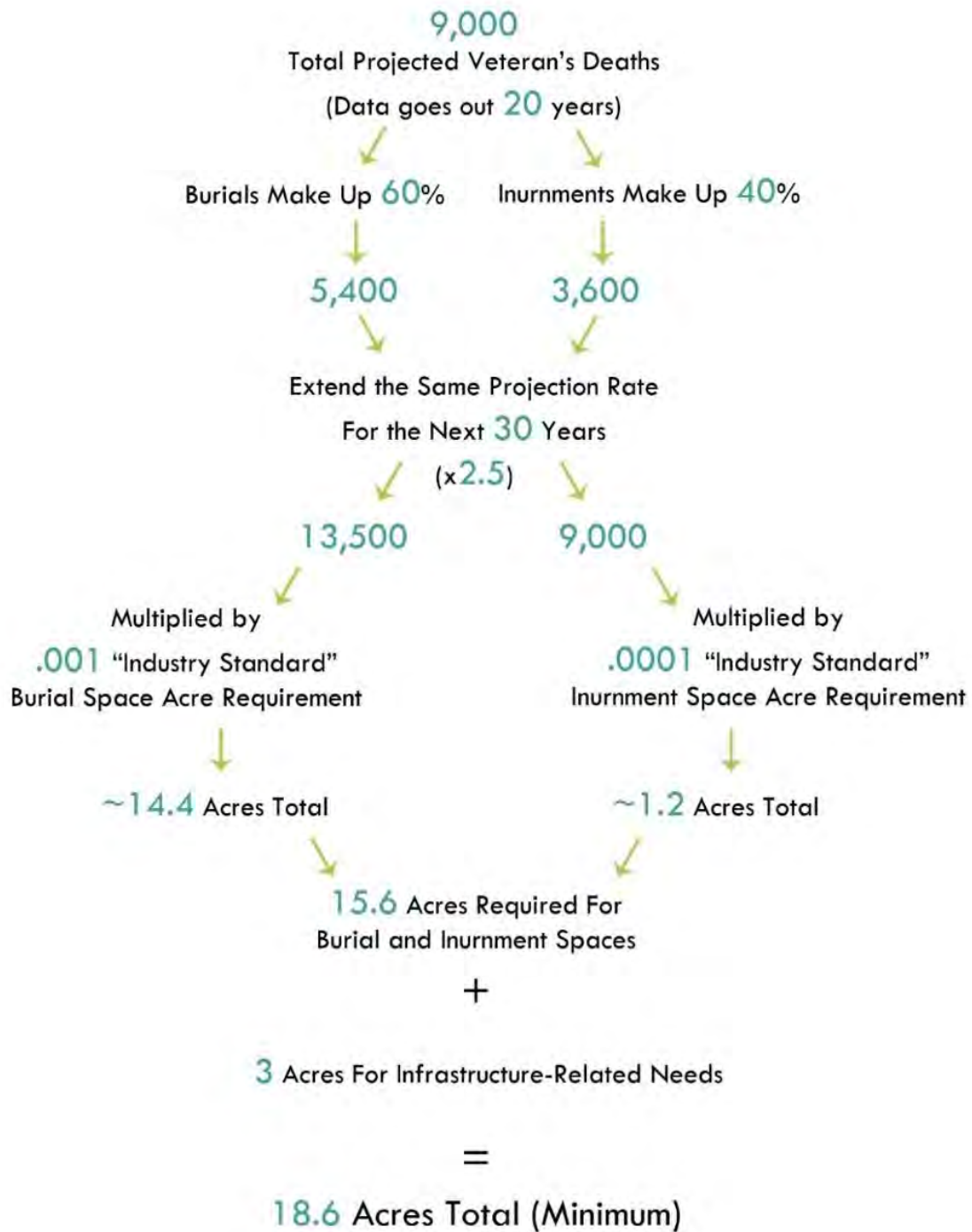


Figure 8. Tri-Cities Minimum Sizing Requirements Calculation <sup>19</sup>

### 3.7 Requirements for Veterans Cemeteries

The primary requirement for a state veterans Cemetery is that all cemeteries established under the grant program must conform to VA-prescribed standards and guidelines for site selection, planning and construction. Prior to site selection, some general parameters can be addressed concerning typical facilities found on State Veterans Cemeteries.

Other considerations are the items that may be added to the cemetery in subsequent phases. These must be intentional, and space allocated for them from the beginning of the design. This list includes a Carillon tower, additional committal service shelters and columbaria. An important item, that is not provided in Federal Funding, is the Avenue of Flags. The Avenue of Flags follows the curb line of the main entry road. Also known as the “Avenue of Remembrance” it consists of approximately 40 flagpoles, 10-12 feet high, which are usually donated to the cemetery.

#### 3.7.1 Components of the Cemetery<sup>20</sup>

##### Administration Building and Public Information Center

The required administration building facilities include a lobby reception area, separate office for the manager, conference room, several multi-work station areas, public restrooms, an employee lounge area, honor guard lockers, an office work area and a record storage area. Incorporated into the administration building is the Public Information Center, or PIC. The PIC also offers access to an automated visitors’ grave finder kiosk to locate interments. This kiosk forms part of the signage system that informs visitors of cemetery rules, directions, site locations and schedules.

The PIC may be a separate building from administration that would include the reception area, public restrooms and kiosk. The administration building is likely to be a minimum of 2,000 square feet.

##### Maintenance and Shop Area

The maintenance and shop area should be separated from the general cemetery grounds and surrounded by a tall fence, visual buffer plantings or earthen berms. Along with fencing, a security system should be integrated. There should be a separate maintenance entrance to the shop yard area to avoid truck and machinery delivery conflicts with interment ceremonies. The paved concrete yard area should allow for adequate employee parking, above ground fuel storage tanks, covered sheds for loose aggregate materials, memorial base and vault storage. Storage space for other items required for maintenance of the facility may also be located here. A waste and recycling area, or “spoils” area should be located at a remote area of the site, out of view.

This facility includes a three-bay garage plus one taller bay sized for a backhoe. A vehicle wash bay, and equipment wash room are included. A portion of the building should contain a locker and lunch area for the employees if not already provided within the administration building. An employee shower in this area is desirable; maintenance can involve working with various chemicals. The maintenance building is likely to be a minimum of 2,000 square feet, with the open yard area approximately 30,000 square feet.



## Committal Service Shelters

Committal service shelters are provided close to short term accessible parking for those attending the ceremony. The shelters offer protection from adverse weather and are generally 400 square feet in size with an additional separate casket storage area at the back. The shelters will likely have fixed seating benches and appropriate funeral equipment. Additional sheltered space for the honor guard members should also be considered. Alternative locations for future committal shelters should be considered during the initial cemetery design. Committal shelters should be oriented to views toward the main flag assembly area.

## Public Restrooms

Accessible public restrooms should be provided for those attending the ceremony and are most often associated with the Public Information Center or PIC. Access to the restrooms for the cortege assembly area is desirable.

## Entrances and Roadways

The internal roads should not be less than 24.0 feet in width for two-way traffic. One-way traffic lanes along the sections of main entry road can be separated by a planted island with curbs. The main entry road may be widened and needs to have some length to permit vehicle queuing prior to the procession or cortege to the committal shelter parking.

## Main Flag Assembly Area

Central to the design layout for the cemetery is the location for the main flag and the surrounding assembly area that is heavily used for ceremonial events such as Memorial Day and Veterans Day. The flag location is often at a high point and offers an axial vista of the cemetery. The flag must be visible from most parts of the cemetery. The internal roadway uses the flag circle area as a terminal or return point. The flag assembly area includes mounted bronze plaques for each branch of the armed services and accessible concrete paving for temporary event seating. The area must accommodate enough portable seating for 20 dignitaries.

The Assembly Area should accommodate approximately 200-250 persons.

## P.O.W./M.I.A. Flag Area

A smaller area with a shorter flag pole denotes the P.O.W./M.I.A. flag area. This area is also used during ceremonial events such as Memorial Day and Veterans Day. The flag location is often in line with an axial vista of the cemetery.

## Columbaria

Precast columbaria units with stone niche covers, designed to accept individual VA standard niche cover should be included in the cemetery design, along with locations for expansion of the columbarium structures during future phases of work. The numbers of veterans preferring cremation over burials has been increasing in the state and additional columbarium installations have occurred at both the state and national cemeteries. Columbarium structures require a mostly flat or gently sloping location and have a formalized stepped layout pattern for the units.

### Memorial Walk, Memorial Section, Memorial Walls

The Memorial Walk is a path to a dedicated section of the cemetery reserved for monuments to organizations, groups, campaigns, or other military events. The monuments are either on a wall, or consisting of granite or stone bases with bronze plaques.

The Memorial Section can also consist of headstones for those whose remains are unavailable for burial. This is also a possible location for the secondary flagpole for display of the P.O.W./M.I.A. flag.

### Scattering Garden Area

Scattering gardens should be in a separate area of the cemetery from other burials and be accessible along a memorial walk leading from roadside parking access. The more remote location allows for the scattering of cremains without conflicting with in-ground burials or graveside visitors.

### Cortege Assembly Area

The main entrance road may be widened to allow roadside queuing for vehicles prior to the procession up to the committal shelter area parking. A separate cortege assembly area adjacent to the entrance road may be added for sites without adequate entrance road length for vehicle queuing. The cortege assembly may have several lanes available for stacking of vehicles.

### Entry Signage, Gates, and Perimeter Fencing

Ornamental entry gates and an entry feature are the gateway to the facility, and should set the tone and provide a sense of arrival at the facility. They can be traditional, contemporary, or another design depending on the architecture of the rest of the facility. The gates are intended also to control access to the cemetery. Perimeter fencing is not mandatory, and is provided depending on the location and setting of the cemetery. The landscape design at the entry should also reinforce the sense of arrival.

Signage is an essential element of the entry, and should be compatible with the overall design of the facility. The seal of the WDVA will also be an identifying element at the entry.

## 3.8 Construction

The design should use construction practices that minimize adverse effects on the natural habitat.

Construction of the cemetery is anticipated to be completed in several phases. All major site work will occur during the initial phase including clearing, grading, utilities, entrance road, administration /PIC building, maintenance /shop building, committal service shelter, restrooms, flag assembly areas, limited areas of concrete burial crypt placement, columbarium and short term parking.

Additional expansion phases of work would be funded and scheduled as interment rates dictate. Expansion of burial crypt areas, columbaria, memorial walls, committal service shelters and the internal roadway system to allow access to these areas is anticipated in later phases of work. The irrigation system and planting areas will require adjustments to allow for construction of these future improvements. A careful initial site design for the cemetery anticipating the future expansion plans will help to avoid costly changes and major disruption of cemetery operations during future phases.

A probable cost of construction in 2017 dollars, is included on the following pages.

June 2017									
<b>Tri-cities State Veterans Cemetery</b>									
<b>Preliminary Opinion of Probable Construction Cost</b>									
<b>Summary - Feasibility Study for 30 Acre Site</b>									
<b>ITEM</b>			<b>UNIT</b>	<b>PRICE</b>	<b>QUANTITY</b>	<b>AMOUNT</b>			
<b>Basic Sitework Grading</b>									
Demolition/Haul/Disposal			L.S.			60,000.00			
Temporary Erosion Control			L.S.			80,000.00			
Stripping Organic Layer - Top 3"/Place Site			C.Y.	6.00	12000.0	72,000.00			
Topsoil Stripping/Screen/Stockpiling			C.Y.	15.00	24000.0	360,000.00			
Earthwork/Haul - Rough Grading			C.Y.	10.00	50000.0	500,000.00			
Rough Grading			AC	3,500.00	30.0	105,000.00			
						<b>SUBTOTAL</b>	<b>1,177,000.00</b>		
<b>Roads and Paving Sitework</b>									
Access Road Improvements			L.S.			48,000.00			
<b>Paving and Surfacing</b>									
Road Network			L.S.			574,440.00			
Small Traffic Circle			L.S.			42,600.00			
Flag Assembly Area - Paving			L.S.			111,300.00			
Asphalt Concrete Paving (3"/6")			L.S.			243,600.00			
Concrete Paving (6"/6")			L.S.			453,000.00			
Pavement Marking			L.S.			8,000.00			
						<b>SUBTOTAL</b>	<b>1,480,940.00</b>		
<b>Utilities</b>									
Domestic Water System			L.S.			210,000.00			
<b>Irrigation - Water Source</b>									
Pump Station			L.S.			175,000.00			
Pump Electrical/Comm			L.S.			12,000.00			
Water Transmission Line			L.F.	35.00	1950.0	68,250.00			
Irrigation System			L.S.			1,506,000.00			
Gas - 2" Service			L.S.			20,000.00			
Storm Drainage System			L.S.			566,000.00			
Septic Systems - Admin/PIC			L.S.			119,000.00			
Primary Electrical			L.S.			70,000.00			
Site Electrical Distribution			L.S.			65,000.00			
Site Telephone/Comm Costs			L.S.			45,000.00			
						<b>SUBTOTAL</b>	<b>2,856,250.00</b>		
<b>Site Improvements</b>									
<b>Fences</b>									
6' Steel Picket Fence			L.S.			300,000.00			
6' Ch Link Perimeter Fence			L.S.			120,000.00			
8' Ch Link Maint Yard Fence			L.S.			25,000.00			
<b>Gates</b>									
Steel Picket Entry Gates			S.F.F.	75.00	240.0	18,000.00			
Steel Picket Service Gates			Ea.	7,500.00	3.0	22,500.00			
Chain Link Cantiliver Gate			Ea.	8,000.00	2.0	16,000.00			

	Entry Wall Feature	L.S.			68,600.00		
	Bollards	L.S.			48,000.00		
	Flagpoles	L.S.			48,500.00		
	Site Furnishings	L.S.			151,650.00		
	Signage System	L.S.			48,000.00		
	Entry Sign	L.S.			13,000.00		
					<b>SUBTOTAL</b>	<b>879,250.00</b>	
<b>Landscaping</b>							
	Soil Prep., Topsoil, Finish Grading	L.S.			390,000.00		
	Seeding	L.S.			236,000.00		
	Plantings	L.S.			209,000.00		
					<b>SUBTOTAL</b>	<b>835,000.00</b>	
<b>Concrete Structures</b>							
	Columbarium	L.S.			3,300,000.00		
	Double Depth Precast Crypts	Ea.	725.00	6120.0	4,437,000.00		
	Memorial Walls	Ea.	95,000.00	4.0	380,000.00		
	Scattering Garden	L.S.			31,000.00		
					<b>SUBTOTAL</b>	<b>8,148,000.00</b>	
<b>Buildings</b>							
	Committal Shelter	Ea.	120,000.00	2.0	240,000.00		
	PIC/Admin. Building	L.S.			650,000.00		
	Vehicle Storage Building	L.S.			250,000.00		
	Maintenance Building	L.S.			400,000.00		
	Maint. Yard - Site Improvements	L.S.			90,000.00		
					<b>SUBTOTAL</b>	<b>1,630,000.00</b>	
					<b>TOTAL DIRECT COSTS</b>	<b>17,006,440.00</b>	
					10% Contingency	1,700,640.00	
					<b>SUBTOTAL</b>	<b>1,700,640.00</b>	
					10% Mobilization/General Conditions	170,060.00	
					<b>SUBTOTAL</b>	<b>1,870,700.00</b>	
					8.7% State Sales Tax*	162,750.00	
					Construction Contingency (5%)	850,320.00	
					Operating Equipment	515,000.00	
					Basic Design Fee	1,265,300.00	
					Additional Services / Reimbursables	110,000.00	
					Master Plan	250,000.00	
					<b>TOTAL ANTICIPATED 2017 CONSTRUCTION COST</b>	<b>22,030,510.00</b>	
NOTES: COST ESTIMATE DOES NOT INCLUDE UTILITY CHARGES, FEES,							
IMPROVEMENTS TO COUNTY ROADS.							
UNIT COSTS INCLUDE CONTRACTOR'S OVERHEAD AND PROFIT							
* SALES TAX FOR UNINCORPORATED COUNTY							

### 3.9 Operations

The main purpose of a state cemetery is to provide a dignified and peaceful final resting place for veterans from all branches of the military and their eligible family members. Provisions are made for actual in-ground burials in concrete crypts, burial of cremains in garden niches and the interment of cremated remains within the columbarium niches.

A state cemetery is responsible for gravesite preparation and the installation, and continued maintenance of a headstone or grave marker. The cemetery also maintains all buildings, roadways, pathways, systems and grounds.

At initial operation, in addition to the director, the cemetery will employ approximately six permanent employees, or FTE's. This will include an administrative assistant, an office assistant, a plant manager, and three groundskeepers. There will also be a need for two seasonal workers during certain times. Additional staff will be added as future burial areas are added or as the maintenance responsibilities of the cemetery change over time

Typical cemetery office hours are from 8:00 AM to 4:30 PM, Monday to Friday. Typical cemetery hours are from 8:00 AM to sunset, 7 days a week. Different hours may be in effect on holidays and during special events. Burials generally take place on non-holiday weekdays between the hours of 8:00 a.m. and 4:30 p.m. The cemetery is open to visitors year-round.

Local police assistance may be utilized to control traffic at the cemetery during certain peak-use periods such as Memorial Day and Veterans Day, or other times when special ceremonies are held. WDVA staff can control traffic at the cemetery, even for large funeral corteges. The average funeral cortege consists of about 10 vehicles, although the number may be substantially higher at times.

Probable costs of required initial operating equipment are indicated on figure 9.

Office Furniture	Allow \$70,000
Office Equipment (computers, printers, copiers, phones)	Allow \$50,000
Backhoe	Allow \$60,000
Dump Truck	Allow \$60,000
Large Mowers (2)	Allow \$40,000
Van or Car	Allow \$35,000
Weed Eaters, Small Tools	Allow \$30,000
Lowering Devices, Other Funeral Equipment, Planks, Plywood	Allow \$60,000
Herbicide, Pesticide Application Equipment and Supplies	Allow \$25,000
Employee Lockers	Allow \$25,000
Other Items to be determined (snow blower, sweeper)	Allow \$60,000
Total Operating Equipment	\$515,000

Figure 9. – Preliminary Operating Equipment Estimate



## 4.0 SITING ANALYSIS

### 4.1 Siting Analysis Purpose and Approach

Understanding both the need (based on veterans' populations and deaths) and the geographic service territory for which a veterans' cemetery will serve, provides the context for identifying specific locations for establishing a veterans' cemetery. Using the trade area developed in the demographic assessment (Figure 2), select Washington counties were identified for a siting analysis (see Figure 10 below). With over 250,000 properties within Benton, Franklin, Klickitat, Walla Walla, and Yakima Counties, a Geographic Information System (GIS) based siting analysis efficiently isolates properties that meet a set of specific criteria.

The Northern portion of Benton County and areas of Yakima County pertaining to the Hanford Nuclear Area and Yakima Reservation respectively were not included in the analysis, as not all siting analysis data was available within the areas.

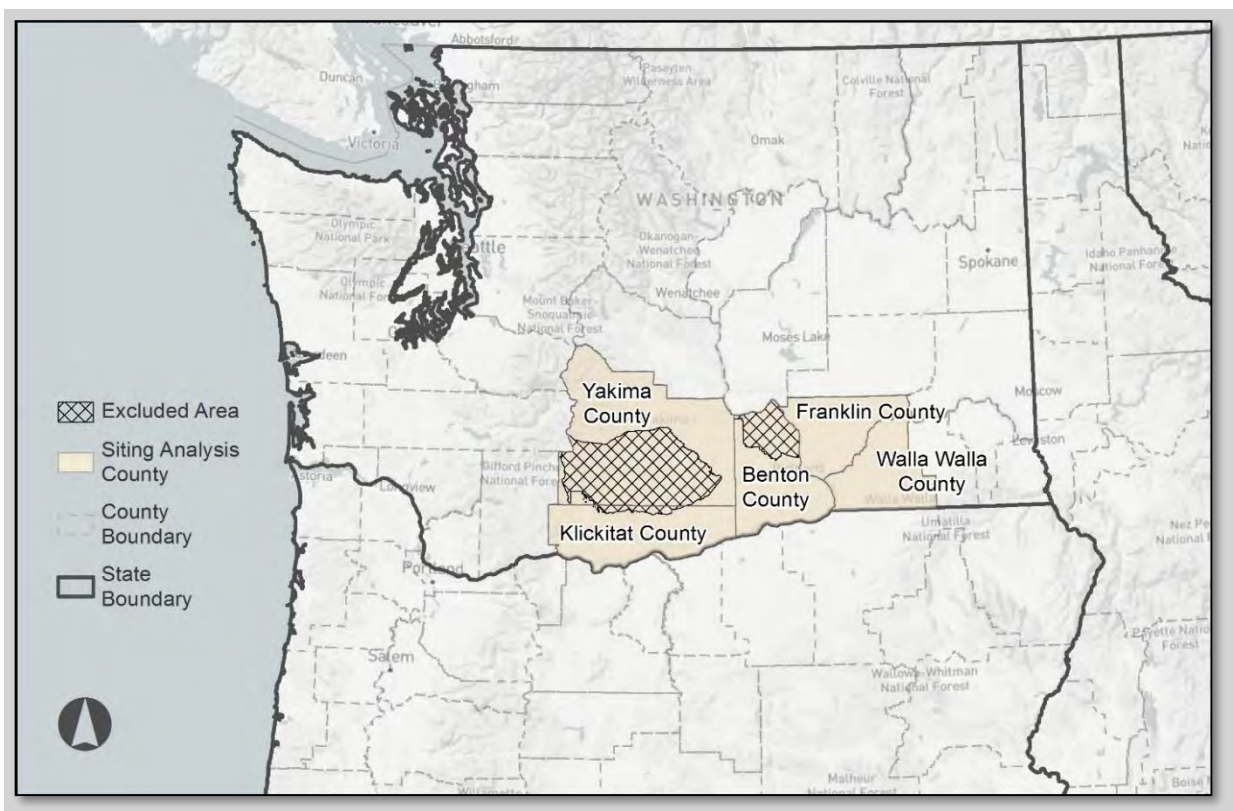


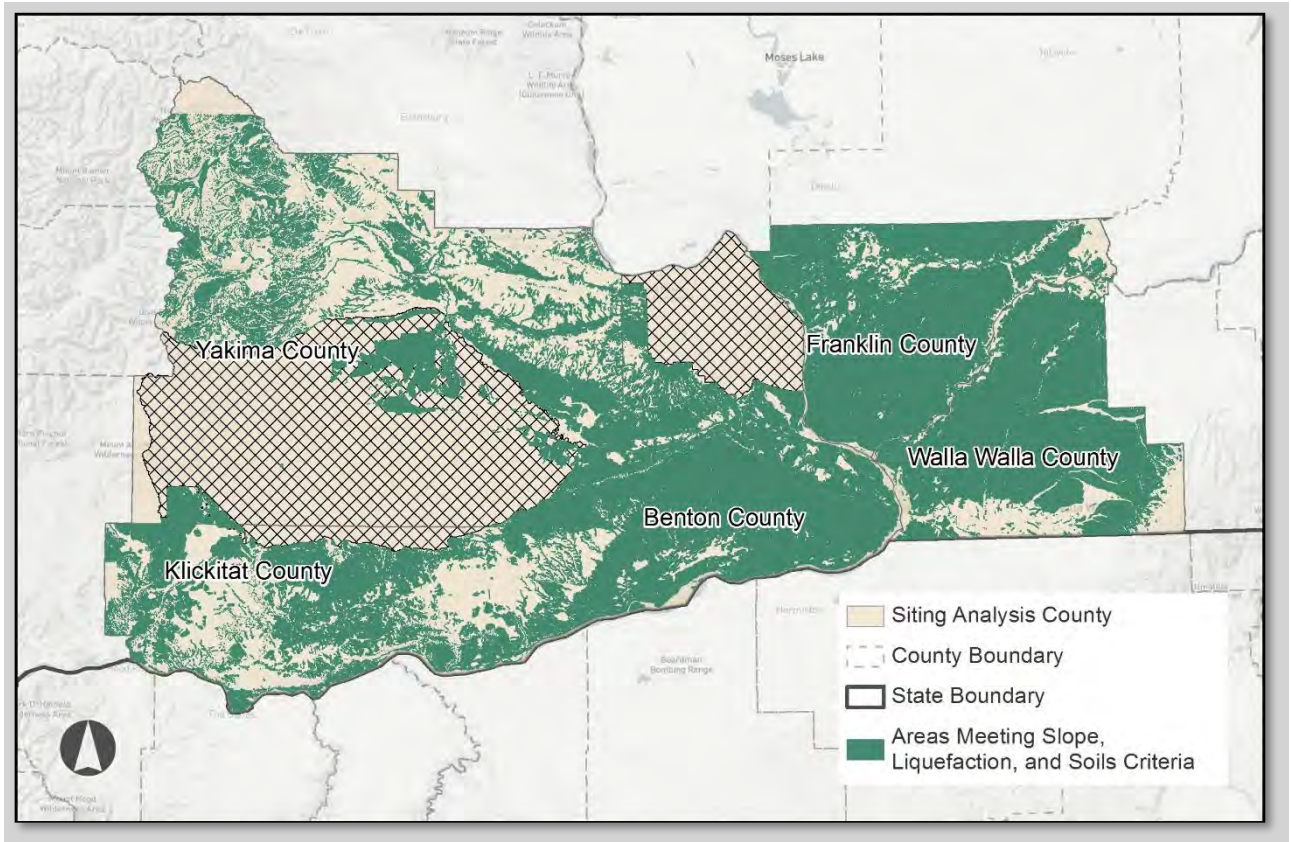
Figure 10. Siting Analysis Extent

The NCA has a policy goal to provide the service of a Veterans cemetery within 75 miles of 90 percent of the Veterans across the country. A 75-mile radius can generally define “service area” of a Veterans cemetery.<sup>21</sup>



## 4.2 Landscape Scale Criteria

As a first step, an analysis was performed to identify land areas meeting landscape based criteria focusing on soils, geology and topography. A large portion of Benton, Franklin and Walla Walla Counties have substantial areas meeting these criteria (Figure 11). Specific aspects of the landscape criteria are discussed below.



*Figure 11. Areas Meeting Landscape Scale Criteria*

### 4.2.1 Soils

Suitable soils include those with high or moderate infiltration rates that are excessively or well drained. These areas are defined in the Natural Resource Conservation Service <sup>22</sup> soils data as:

- Hydrologic Group Class A – High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.
- Hydrologic Group Class B – Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils that have moderately coarse textures.
- Drainage Class –Excessively drained and somewhat excessively drained soils. These are very porous and rapidly permeable. They have a low available water capacity.
- Drainage Class - Well Drained: Well drained and moderately well drained soils.

#### 4.2.2 Geology

The liquefaction susceptibility must be very low, very low to low, low, or low to moderate.<sup>23</sup> Areas of high, moderate to high, and moderate liquefaction susceptibility were excluded from consideration.

#### 4.2.3 Topography

Preferred slope profiles include areas with 1-10% slope<sup>24</sup>. As with other criteria, slopes were evaluated on a case by case basis to determine suitability.

### 4.3 Site Specific Criteria

Parcels within the areas identified during the landscape analysis were then analyzed for site specific criteria.

#### 4.3.1 Size

Properties must meet a minimum acreage of 18.6 useable acres, as determined by the results of the demographic analysis (Section 3.6.2). These useable acres must also meet all the site-specific criteria described below.

#### 4.3.2 Site Access

Site access includes several considerations. Properties should be close to populated areas<sup>25</sup> and be accessible within a 20-mile drive time from a major road (e.g., interstates, US highways, state routes<sup>26</sup>). The site should also be accessible from an airport<sup>27</sup>. Figure 12 illustrates accessibility factors. The Goldendale region in Klickitat County was eliminated from consideration due the lack of an airport within reasonable proximity.

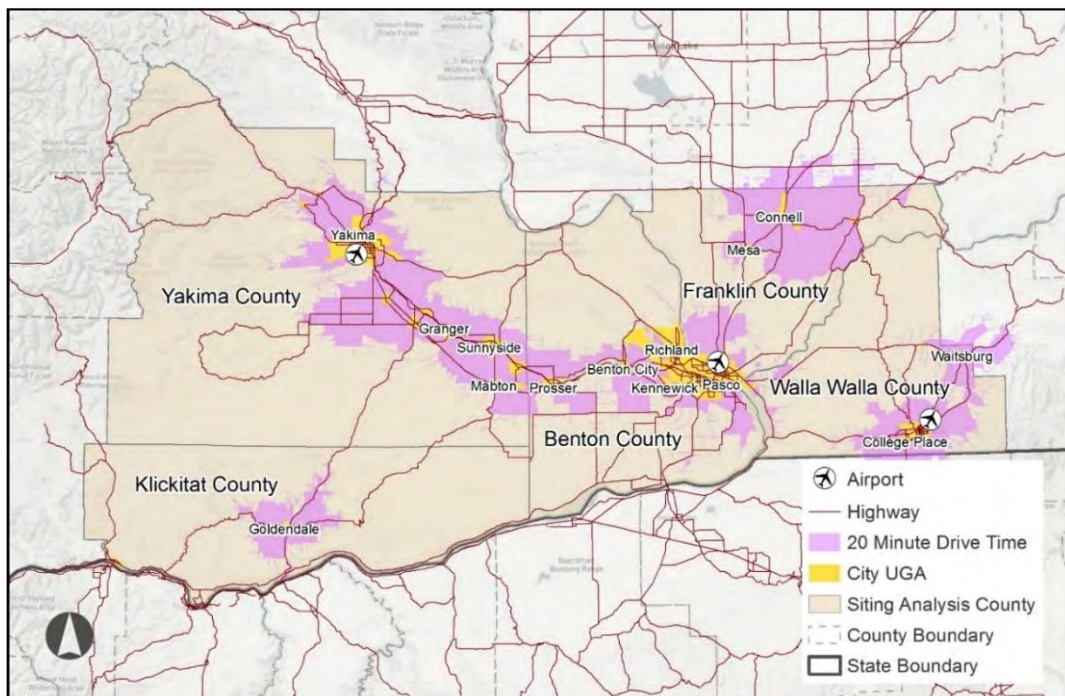


Figure 12. Site Accessibility Factors

#### 4.3.3 Land Use and Zoning

Zoning and land use regulation are essential elements required to be examined in any type of development. Properties with industrial or manufacturing land uses or zoning were excluded from consideration. Sites near freeways, rail lines, or other objectionable uses were removed from consideration.

#### 4.3.4 Ownership

Properties with ownership other than a government entity (Federal, state, county, city) were excluded from consideration<sup>28</sup>. This does not preclude the possibility that a private landowner could be considered in any future actions regarding property acquisition.

#### 4.3.5 Environmental Considerations

Areas within 100-feet of a perennial or intermittent waterway (streams, rivers, ditches/canals, lakes<sup>29</sup> or wetland areas<sup>30</sup> were excluded from consideration as useable land.

#### 4.3.6 Historic Considerations

Eligible historic properties listed on the Washington Heritage Register or National Register and heritage barns<sup>31</sup> were excluded from consideration.

#### 4.3.8 Critical Species

Properties with evidence of Critical Species habitats were excluded from consideration.

#### 4.3.9 Siting Analysis Outcomes

Based upon the siting criteria used above, 291 properties were initially identified as potential candidates for the Tri-Cities area cemetery. Further review of the proportion of useable land (minimum of 18 acres) to the overall property size, evaluation of the configuration of the useable acres across the property, and examination of the properties shape (i.e., undivided or irregular shaped sites are not ideal) further eliminated 125 properties. The remaining 174 properties (Figure 13) were then reviewed on a case by case basis to determine the on-site fitness using the criteria below.

- Soils suitability
- Access to utilities
  - Public utilities
    - Gas
    - Sewer or septic
    - Water
    - Powerlines
    - Communication Infrastructure
    - Irrigation for landscaping
- Surrounding Land Use
  - Noise, potential nuisances such as a major rail line
- Aesthetics
  - Favorable views and amenities



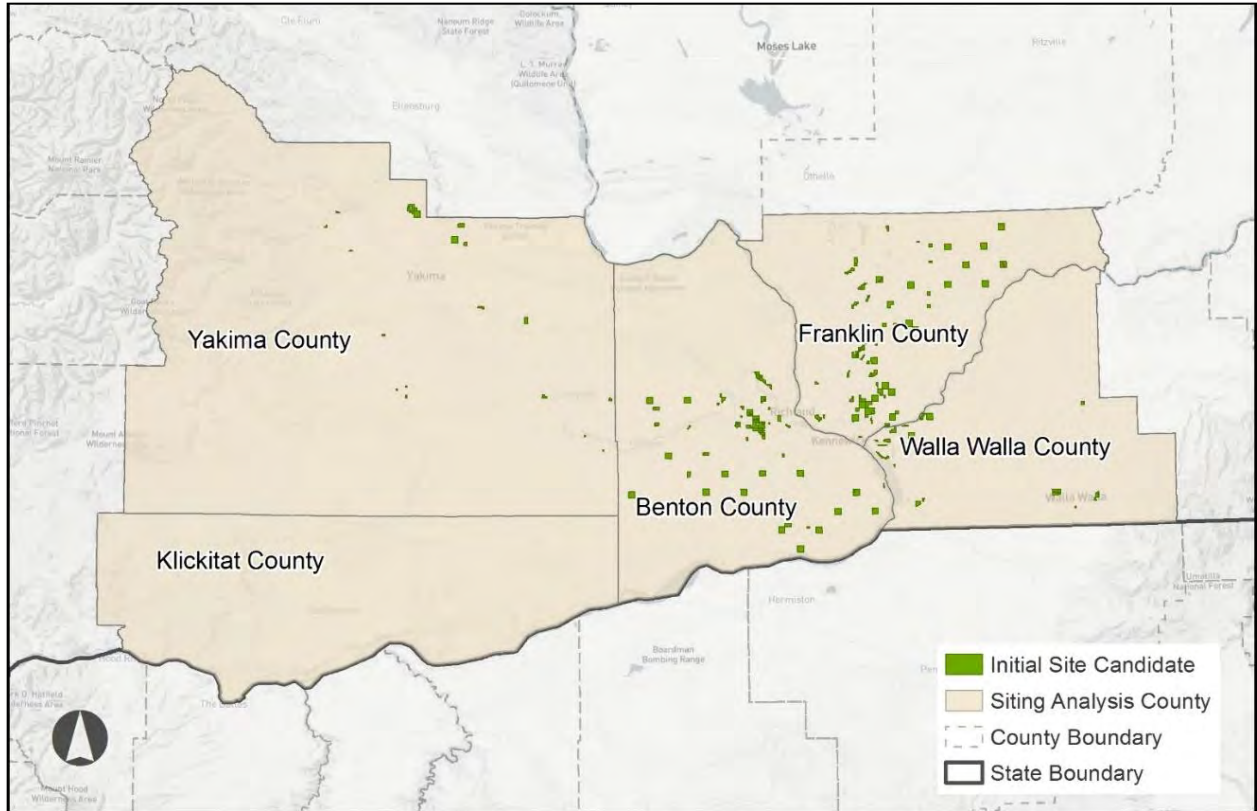


Figure 13. Initial Candidate Sites

## 5.0 SITES OF INTEREST

### 5.1 Approach to Site Selection

Using the criteria from 4.3.9, a portion of the initial 174 sites were removed from consideration in a first pass examination. Although GIS analysis suggested road access and transportation for the initial sites, many were hindered by unpaved roads, or access only through private rural roads.

Various sites were comprised of full land survey “sections”, or one square mile. These large tracts seen in south Benton County and Franklin County are leased long term for agriculture. Another considerable number of parcels were removed in Benton and Franklin County after research revealed they were also leased by government entities for viticulture. Over 50% of the 174 sites had leases for growing grapes for the booming local wine industry. Further sites were eliminated due to objectionable surrounding uses, proximity to rail, lack of available utilities, and lack of general appeal for the use of a veterans’ cemetery.

Following the process of elimination, a list of approximately 25 “Properties of Interest” was developed. It was determined that these areas were desirable, and warranted further investigation. The areas of concentration were in the regions of Benton City the Badger Canyon area west of Kennewick, Horn Rapids in Richland, and the lands neighboring the Snake River in both Walla Walla and Franklin counties.

Figures 14, 15, and 16 indicate the properties of interest with green boundaries. Properties eliminated have a purple hatch through them.

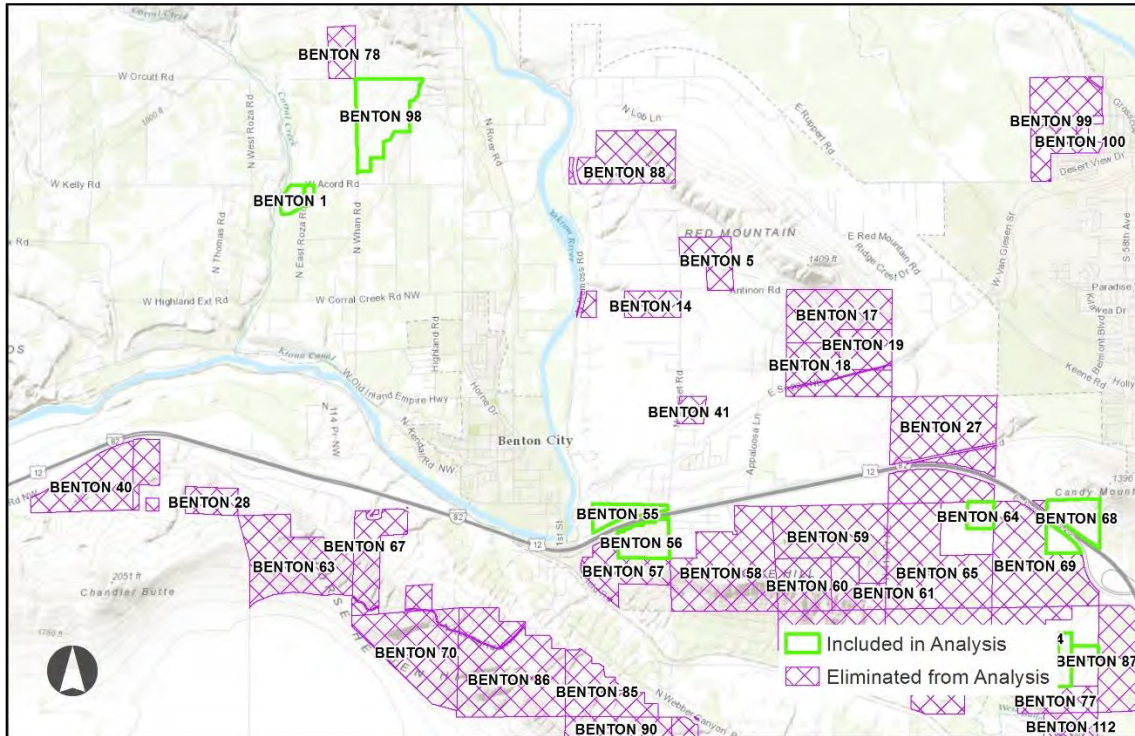


Figure 14. Benton City and Badger Canyon Sites

### 5.1.1 Benton City and Badger Canyon

The sites in the Benton City area provide some topography and views that are attractive. The large agricultural sites were eliminated, as most have long-term leasing rights. Some of the sites were eliminated for noise and proximity reasons, as they are very near Highway I-82.

The locations Benton 1, Benton 98 and Benton 78, are located on a hill overlooking the Yakima River. All three of these sites provide views and vistas that are desirable. Two of the three have irrigation in place already. Access is via paved roads, and water and electricity are all convenient to these sites.

Benton 112, 72, and 78 are in the Badger Canyon area. Several of these locations do not have access, and some are located near a BNSF main rail line. Neighboring homes are also a concern because of the adjacency to these properties. Most have irrigation rights, although a handful did not.

### 5.1.2 Snake River Confluence with Columbia

The region in proximity to the Snake River is another scenic location with views overlooking the river, across to the Blue Mountains, and back to the Tri Cities. This produced an attractive area to pursue a possible location. While much of Franklin County is flat agricultural land, the region near this river has positive views.

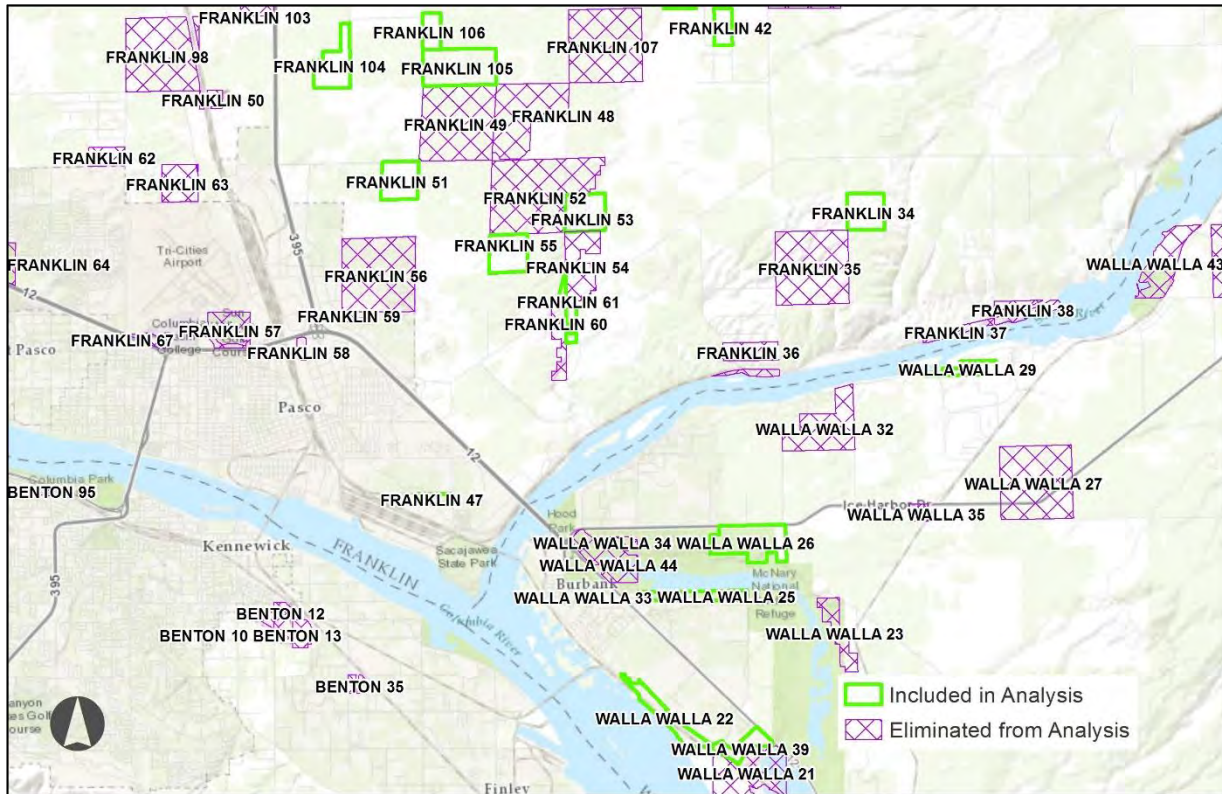


Figure 15. Franklin County and Walla Walla County Sites

The Snake River is the boundary line between Franklin County and Walla Walla County. The land surrounding the river has steep banks that drop to the flowing water below. Besides the view, these sites all have proximity to Pasco and the Tri Cities airport. Irrigation and utilities are convenient, which made these sites possibilities to consider.

Due to the proximity to the McNary Wildlife Preserve, and to McNary Dam, the government entities owning property near the Snake river were generally not in a position to discuss any form of an exchange or possible sale of the lands, at least for several years. The sites in Franklin County were either being leased for agriculture, or surrounded by agricultural uses and had no paved road access.



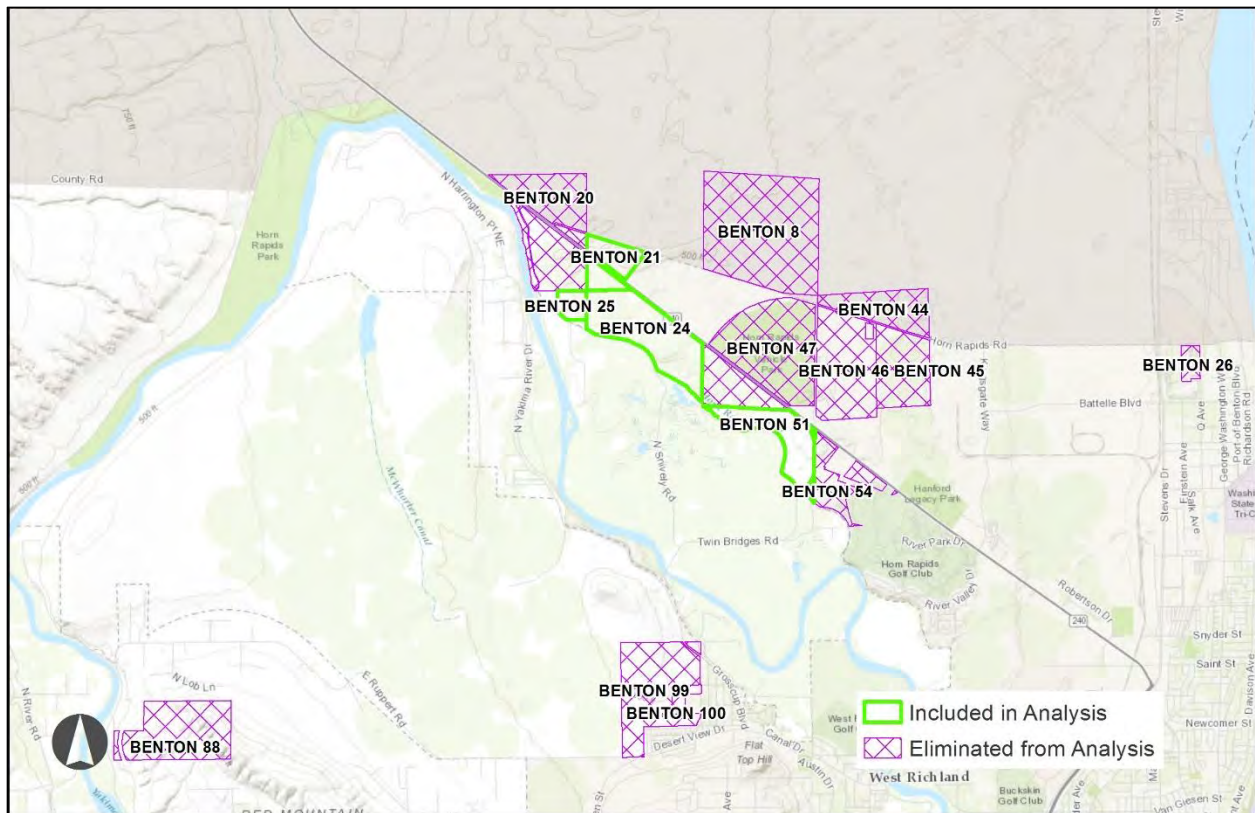


Figure 16. Horn Rapids Area Sites

### 5.1.3 Horn Rapids Area

Horn Rapids is along the Yakima River, in the north part of the City of Richland. The sites of consideration are all near the Yakima River. This location has potential views of the river, and nearby Rattlesnake Mountain. The sites are near the Tri-Cities, but also have easy access from the north via SR 240. The available properties in this area are all in the urban growth area, and are owned by the City of Richland, yet are rural in character.

### 5.1.4 Three Sites of Interest

Landowners were contacted to continue discussions of availability, and to discern further details not available from assessor’s maps, GIS, or other means.

Landowners contacted regarding the shortened list of properties of interest included:

- Bonneville Power Administration (BPA)
- Bureau of Land Management (BLM)
- Washington State Department of Natural Resources (DNR)
- The City of Richland
- United States Army Corps of Engineers (USACE)
- US Bureau of Reclamation (BOR)

Following several rounds of communication with the agencies, another series of eliminations ensued. In some cases, the properties were desired to be retained because of high potential value, and others were not designated by the agency to be in a category of “ability to transfer”. Others were held in long term leases.

Several properties were visited in person to perform a visual analysis of suitability.

Although there are still a handful of prospective properties that could be worthy of further research, the following three Sites of Interest were determined to be highest on the list, and had the greatest level of suitability for locating the State Veterans’ Cemetery. The three sites of interest are all located in Benton County and accessible from the Tri-Cities airport (Figure 17). Sites A and C are situated northwest of Benton City while Site B is within the north-west corner of the incorporated urban growth area of Richland.

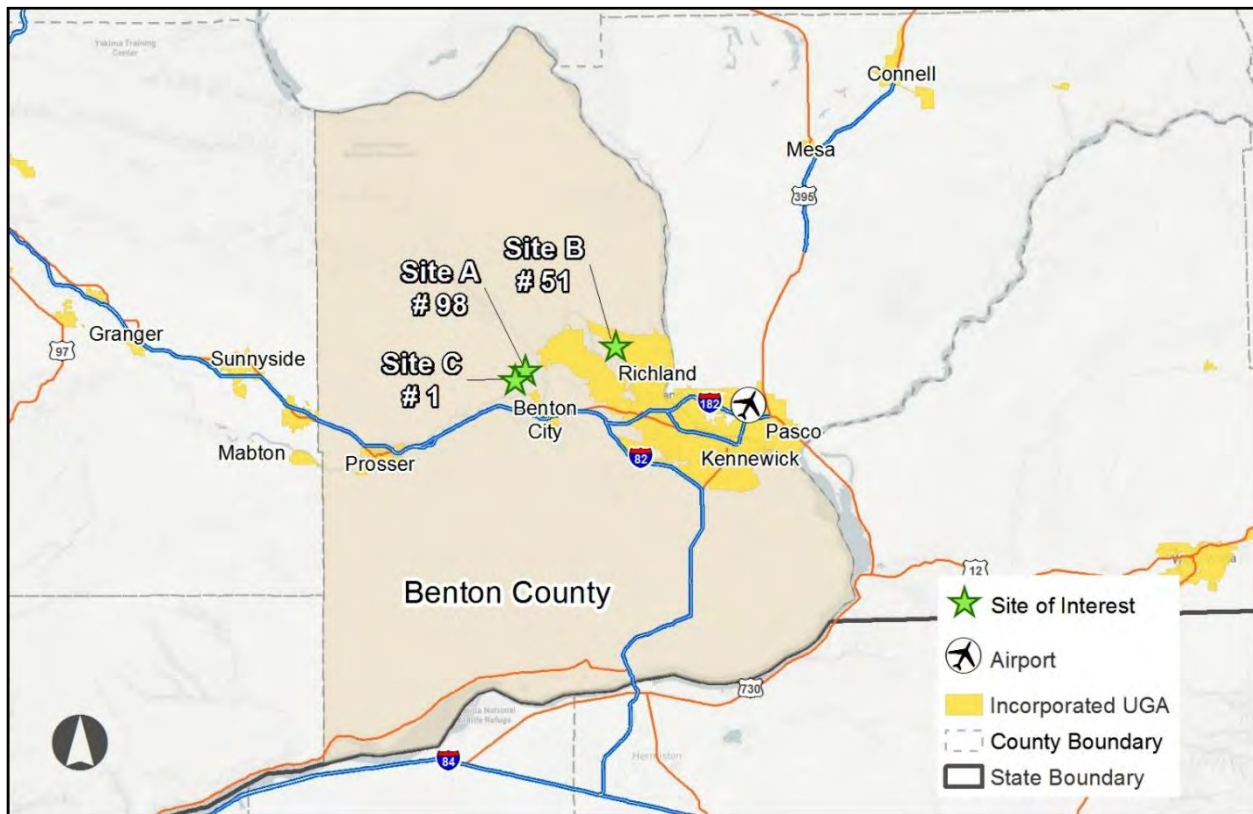
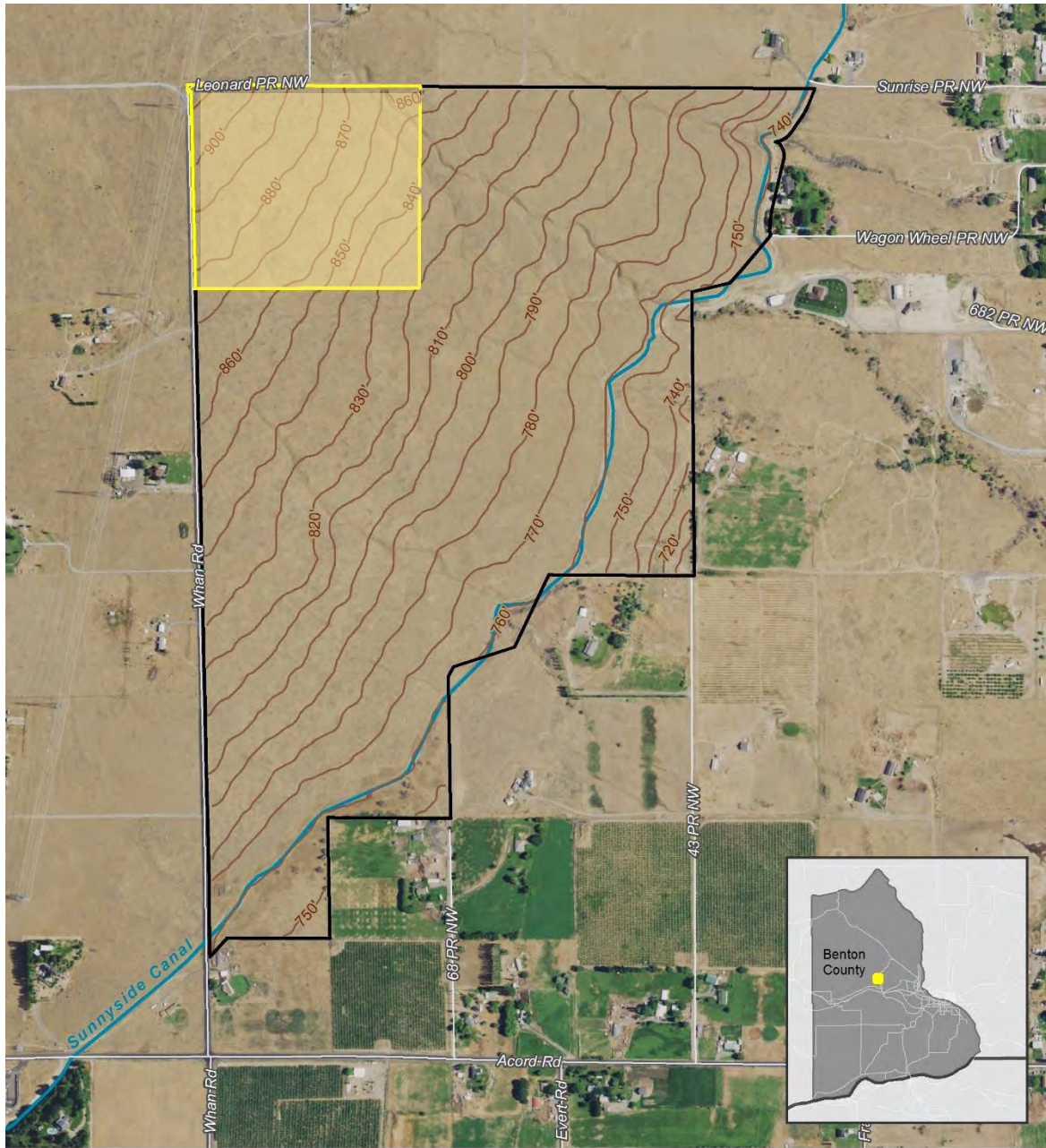


Figure 17. Sites of Interest



5.2 Site of Interest A – Benton County #98



**Site of Interest A - Benton County #98**

Size (acres): Parcel 229, Site 30  
 Location: S 36, T 10, R 26  
 Owner: Department of Natural Resources  
 Parcel ID: 13606200000000

- Parcel
- Site of Interest A
- 10-Foot Contours



Aerial Imagery (2015) provided by ESRI ArcGIS Online.

Figure 18. Site of Interest A, Benton County #98

### 5.2.1 Site Access

Site A is approximately 4 miles north of Benton City and 0.4 miles west of State Route 225. It is accessible via several roads including; W. Accord Road, N. Whan Road and W. Sunrise Private Road Northwest.

### 5.2.2 Geology, Liquefaction and Soils

The liquefaction susceptibility for Site A is low to moderate with a small portion of the north-west corner of the property classified as bedrock (bedrock is not liquefiable). The geology is Pleistocene outburst flood deposits, sand and silt, more specifically deposits of Glacial Lake Missoula. Pleistocene outburst flood deposits are a result of suspended materials from deltas, streams, and varved sediments. The Sunnyside Canal flows through the east side of Site A. The soils on the site are well drained. In the north-east corner, the soils are in the Kiona soil series and part of Hydrologic Group B. Soils in the Kiona series are very deep and well drained. They are formed in mixed colluvium from basalt and loess and are typically found on hillslopes and canyon side slopes. Soils in Hydrologic Group B have moderate infiltration rates, are deep to moderately deep, moderately well drained to well drained, and have moderately coarse textures. The remainder of the site is part of the Starbuck soil series. Soils in the Starbuck soil series are shallow, well drained and formed over basalt in loess, colluvium, residuum and alluvium. They are typically found on benches, hillsides, and ridgetops.

### 5.2.3 Topography

The elevation of Site A ranges from approximately 698 feet to 915 feet with a majority of the site containing slopes ranging from 0 to 10 percent. This site has an average elevation of 802 feet and an average slope of 6 percent. It slopes in the south-east direction toward the Sunnyside canal.

### 5.2.4 Zoning, Land Use, and Ownership

The zoning for Site A is Rural Lands 5 and the site is currently owned by the State of Washington Department of Natural Resources (DNR). Cemeteries are permitted in this zone; however, a Conditional Use Permit is required. The surrounding properties are primarily single-family residences zoned as Rural Lands 5.

### 5.2.5 Utilities, Surroundings, Aesthetics

The parent parcel is 229 acres in size, and DNR would consider apportioning and segregating approximately 30 acres in the northwest corner. The property is served by power from Benton PUD. There is currently no domestic water available, irrigation could be supplied from the Sunnyside Valley Irrigation Canal, located at the southwestern boundary of the property. The site is surrounded by single family homes on large lots and other vacant properties. It has been historically used for grazing. On the lower west slope of Rattlesnake Mountain, there are territorial views east to West Richland, west to Red Mountain (seen below), and southwest to Horse Heaven Hills.







**Site of Interest A - Benton County #98**

**Schematic Layout**

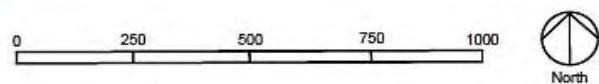
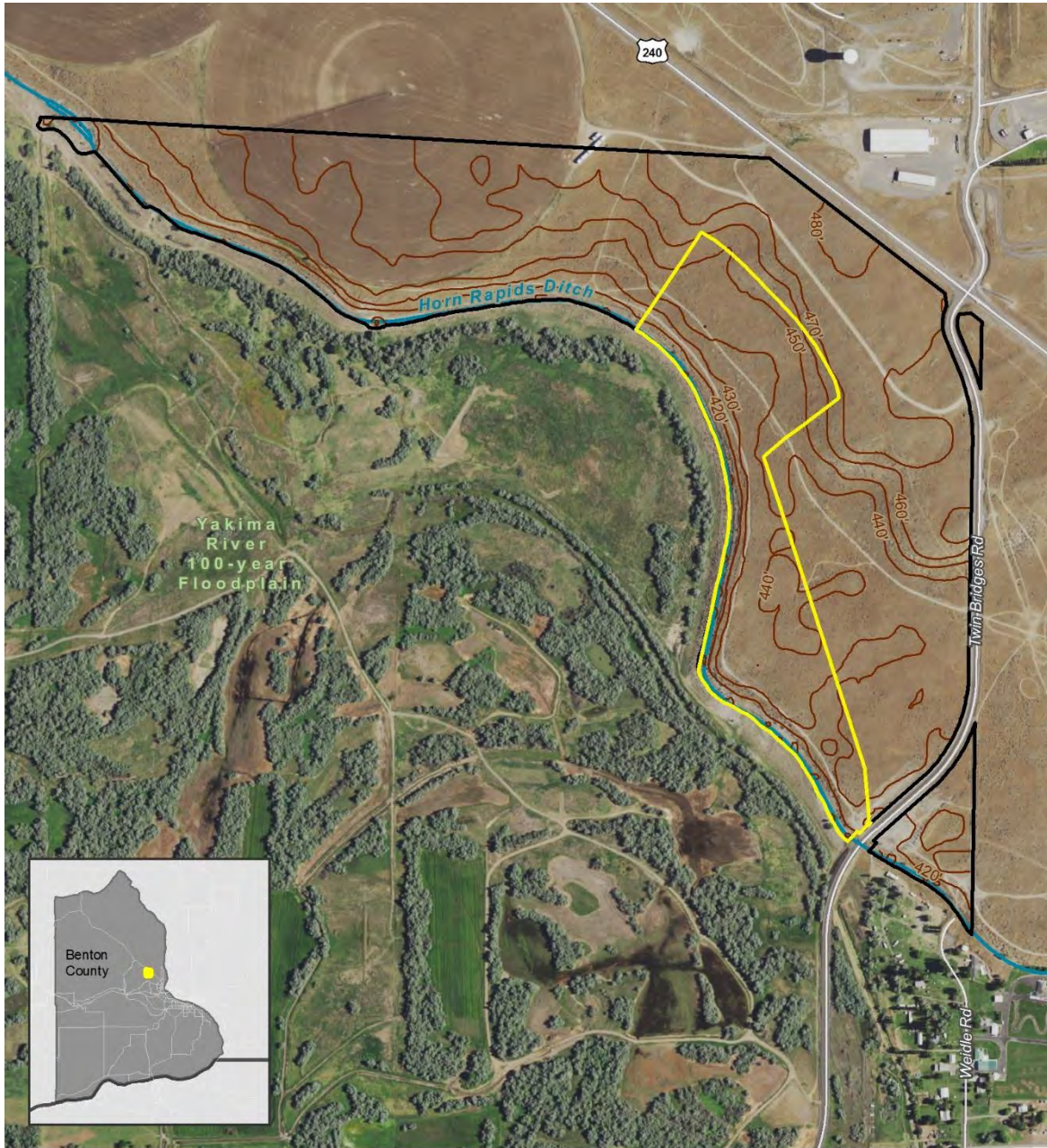


Figure 19. Schematic Layout of Site of Interest A, Benton County #98

Figure 19 illustrates one possible schematic concept of how a State Veterans cemetery could be laid out on this site, showing 33 acres of developed area.

### 5.3 Site of Interest B – Benton County #51



#### Site of Interest B - Benton County #51

Aerial Imagery (2015) provided by ESRI ArcGIS Online.

Size (acres): Parcel 189, Site 32  
 Location: S 19, T 10, R 28  
 Address: 3395 SR 240 Richland, WA 99352  
 Owner: City of Richland  
 Parcel ID: 119081000001004

- Site of Interest B
- Parcel
- 10-Foot Contours



Figure 20. Site of Interest B, Benton County #51



### 5.3.1 Site Access

Site B is approximately 4 miles north of West Richland and adjacent to State Route 240. It is accessible via Twin Bridges Road or SR 240.

### 5.3.2 Geology, Liquefaction and Soils

The liquefaction susceptibility for Site B is low to moderate. The geology is Holocene dune sand, stabilized dunes and Pleistocene outburst flood deposits, sand and silt, more specifically deposits of Glacial Lake Missoula (14). Dune sand is composed of feldspar, quartz, and pumice. Pleistocene outburst flood deposits are a result of suspended materials from deltas, streams, and varved sediments. Horn Rapids ditch and the 100-year floodplain of the Yakima River are adjacent to the site. The soils on the site are in the Quincy soil series, excessively drained, and part of Hydrologic Group A. Soils in the Quincy series are very deep and excessively drained. They are typically formed in sands on dunes and terraces. Soils in Hydrologic Group A have high infiltration rates, deep soils, and are well drained to excessively drained sands and gravels.

### 5.3.3 Topography

The elevation of Site B ranges from approximately 403 feet to 469 feet, with a majority of the site containing slopes ranging from 0 to 10 percent. The site has an average elevation of 435 feet and an average slope of 9%. The site slopes to the west towards the Horn Rapids Ditch, with the Yakima River beyond.

### 5.3.4 Zoning, Land Use, and Ownership

Site B is currently zoned by the City of Richland as Agricultural. Cemeteries are permitted outright in this zoning district. The site is located near the Horn Rapids Community neighborhood and golf course, and is owned by the City of Richland. The surrounding properties are zoned as Rural Lands 5, agriculture, and heavy manufacturing.

### 5.3.5 Utilities, Surroundings, Aesthetics

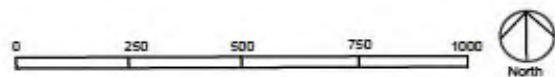
All utilities required are available to this site, including irrigation. It is surrounded by vacant land, with the north end of Horn Rapids Golf Course approximately ¼ mile to the south. Eventually the land to the east will become residential, according to the City. There are no objectionable uses nearby. There is a territorial view of Rattlesnake Mountain (seen right), of which the eastern slopes are within the Hanford Reach National Monument. Figure 21 illustrates one possible schematic plan for the layout of a state veterans' cemetery for this location. The irregular shape of the property line is a result of the boundary of the agricultural zoning.





**Site of Interest B - Benton County #51**

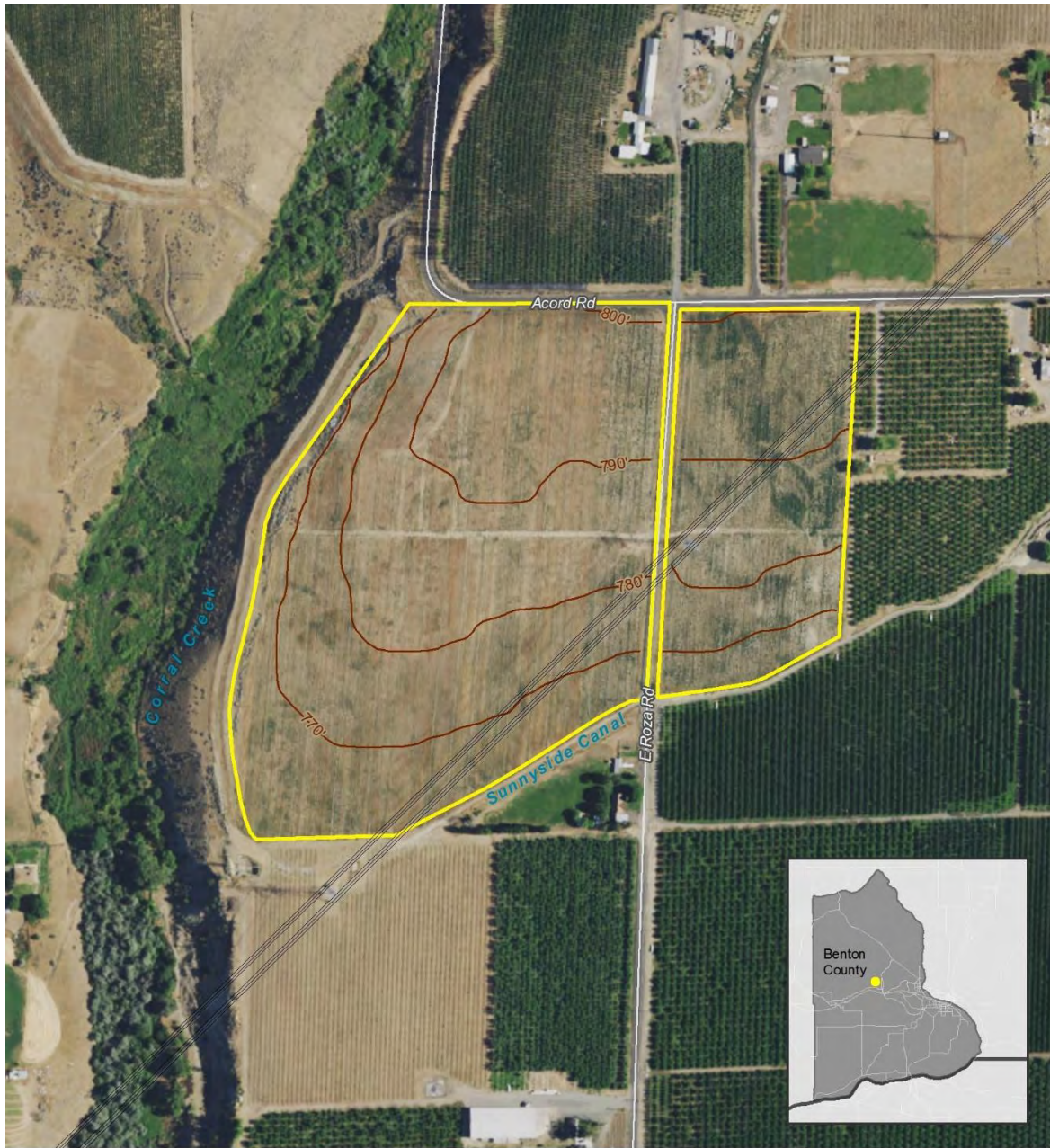
Schematic Layout



*Figure 21. Schematic Layout, Site of Interest B, Benton County #51*



5.4 Site of Interest C – Benton County #1



**Site of Interest C - Benton County #1**

Aerial Imagery (2015) provided by ESRI ArcGIS Online.

Size (acres): 46  
 Location: S 2, T 9, R 26  
 Owner: Government  
 Parcel ID: 102961000003000

- Site of Interest C
- ~ 10-Foot Contours
- ≡ High Voltage Power Line



Figure 22. Site of Interest C, Benton County #1

#### 5.4.1 Site Access

Site C is approximately 4 miles north of Benton City and 1.5 miles west of State Route 225. It is accessible via W. Acord Road and E. Roza Road.

#### 5.4.2 Geology, Liquefaction and Soils

The liquefaction susceptibility for Site C is low to moderate with a small section of the property classified as bedrock (bedrock is not liquefiable). The geology is Miocene Saddle Mountains Basalt, more specifically Elephant Mountain Member and Pleistocene outburst flood deposits, sand and silt, deposits of Glacial Lake Missoula (14). Basalt is volcanic bedrock and Pleistocene outburst flood deposits are a result of suspended materials from deltas, streams, and varved sediments. Corral Creek, a perennial stream, is adjacent to the western side of the site. The Sunnyside Canal follows the southern and western sides of the site and flows into Corral Creek. The soils on the site are in the Scootene soil series, well drained and part of Hydrologic Group B. Soils in the Scootene soil series are very deep and well drained. They are formed in alluvium and are found on alluvial fans and terraces. Soils in Hydrologic Group B have moderate infiltration rates, are deep to moderately deep, moderately well drained to well drained, and have moderately coarse textures.

#### 5.4.3 Topography

Site C gently slopes in the direction of Corral Creek. The elevation ranges from approximately 764 feet to 800 feet, with a majority of the site containing slopes ranging from 0 to 10 percent. The site has an average elevation of 781 feet and an average slope of 4 percent.

#### 5.4.4 Zoning, Land Use, and Ownership

Site C is zoned by Benton County as rural lands 5 and the site is currently owned by the Bonneville Power Administration. Cemeteries are permitted in this zone; however, a Conditional Use Permit is required. The surrounding properties are agricultural, and single-family residences zoned as growth management agricultural and rural lands 5.

#### 5.4.5 Utilities, Surroundings, Aesthetics

The site is currently served by Benton PUD for power, and has available water rights for irrigation. The surroundings are agricultural, with vineyards to the north and south, and miscellaneous agricultural to the east and west. There are 5 acre residential lots mixed in the vicinity. The site is bisected by Roza Road, with 70% of the 42 acres on the western portion. The views in the area are very similar to Site of Interest A, which is two miles away.

## 6.0 CONCLUSION

Utilizing demographics research and data obtained from the Veterans Administration, it has been determined that there will be approximately 1,700 to 1,800 veteran deaths in the south-central region of Washington State, annually until 2035. The nearest State veterans' cemetery is over two hours away, the two nearest National Cemeteries are over three hours away, which indicates a need to locate a veterans' cemetery in the region. Letters and emails of support from local veterans' service organizations echo the findings in the feasibility study.

Again, utilizing the demographics information, a minimum site size of 18.6 acres was determined. Potential sites have been identified for the location. Sites were selected based on NCA requirements, and several criteria that showed suitability for the cemetery. Government agencies owning the sites were contacted regarding availability, and to obtain further information regarding the properties.

The three most favored sites are presented, along with descriptions of the suitability factors. Schematic site layouts of two of the sites have been created, to indicate how the cemetery could potentially be designed.

## 7.0 APPENDIX

Tri Cities Area Veterans Service organizations and interested individuals contacted, who supplied information and support for this feasibility study:

- Columbia Basin Veterans Opportunity Center  
Joetta Ruppert: Executive Director, Thomas Mattis: Board Member
- Greater Tri Cities Veterans Coordination Group  
Eugene Paul Lamm Jr, Co-Chair.
- American Legion, Washington District 12  
Joe Winters, Commander (elect)

### Letters of Support

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**From:** FRANCIS WINTERS [mailto:joewinters8@msn.com]  
**Sent:** Sunday, June 18, 2017 10:24 PM  
**To:** rick@rguarchitecture.net  
**Cc:** Joetta Ruppert <joetta@veterancoaliton-cb.org>  
**Subject:** Fw: Reminder for letter of support for VA cemetery

It is my experience that Mrs. Ruppert's letter is accurate, in that the number of burials have increased over the years. This is mainly due to the population growth in the Tri-Cities as more people move into the area seeking better retirement housing. As an American Legion Post Commander, Honor Guard Captain and now 12th District Commander Elect, the requests for burial details to the American Legion alone has increased for the VFW and American Legion. It certainly would benefit the veterans families to have a designated veteran cemetery in our area. Just last month a long time resident of Pasco, WA and WWII veteran was taken to the Portland area for internment. The two closest being in Portland and Spokane, Wa. As my Vietnam era veterans are increasing in death rate, so will the internment transfer expenses for the families increase. It is only right that we look into a better option for these families.

Sincerely

Joe Winters, American Legion, Washington District 12, Commander (Elect)

Joe Winters  
Res: 509 582-6847  
Mobile: 509 948-2414



# COLUMBIA BASIN VETERANS OPPORTUNITY CENTER



***"Putting Veterans First"***

PO BOX 2606, Pasco, WA 99302  
1600 N. 20<sup>th</sup>, Pasco, WA 99301

509.545.6558 | Fax: 509.545.5722 | [www.veteransopportunitycenter.org](http://www.veteransopportunitycenter.org)

June 13, 2017

Washington Department of Veterans Affairs  
1102 Quince St S.E.  
Olympia WA 98504

To Those Involved:

On behalf of the board of directors of CBVOC, Inc., dba Columbia Veterans Opportunity Center, (CBVOC), we are proud and honored to submit this letter of support regarding the efforts of the Washington Department of Veterans Affairs (WDVA) to secure funding for a State Veterans Cemetery for veterans in the Mid- Columbia area. The addition of a new veteran cemetery is warranted on the increased volume of veterans relocating to the region.

CBVOC's mission is to assist veterans with identifying and accessing the benefits they've earned through their service to our country. We're a resource center that provides free services to advise and refer all veterans and their families with the services they or their surviving spouse may need. This can be from obtaining a copy of their DD214 to getting them in touch with a specially trained VA service officer for a service connected disability and to advise them of their death benefits when that time comes.

Through the combined efforts of the agencies and programs housed here at CBVOC, we were able to serve veterans through over 2,500 visits and appointments in 2016. We serve approximately 40+ vets every week. Each year since 2012, we've seen these numbers rise by about 18% each year and we expect the number of vets that need the services we provide will continue to rise annually.

We're very pleased to be able to provide these services and take pride in the number of local vets served. However, the primary concern we have at this time is the fact that the veteran population is aging rapidly and their families must travel outside the Tri-Cities area to be honored by a final resting place in a VA accredited cemetery. Mid-Columbia veteran families must bear the burden to travel at least 2-4 hours in either direction to

*CBVOC is a 501(c)3 Non-Profit Corporation*

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either bury a veteran in a VA cemetery or to visit their loved ones final resting place to pay their respects.

Washington State is home to approximately 600,000 veterans and we are seeing that number rise. Our office is seeing more veterans moving to Central Washington State from other states for several reasons; mainly the climate, cost and standard of living and access to jobs. Many homeless veterans are moving here because of the increased number of employment opportunities, climate and access to benefits.

Please consider the positive impact and ease of burden, that having a veteran cemetery available here in the Mid-Columbia will have on these veterans, their families, caretakers and those who wish to respect and honor these heroes personally.

Central Washington deserves to have a final resting place for those veterans who have earned the benefit to be laid to rest in an honorable VA recognized cemetery.

Respectfully,

A handwritten signature in cursive script that reads 'Thomas Mattis'.

Thomas Mattis  
Public Relations & Information Chair  
Board of Directors  
CBVC, Inc. dba Columbia Basin Veterans Opportunity Center

*CBVOC is a 501(c)3 Non-Profit Corporation*



## **Greater Tri-Cities Veterans Coordination Group**

June 13, 2017

Washington Department of Veterans Affairs  
1102 Quince St S.E.  
Olympia WA 98504

To Whom it May Concern:

It is our understanding that a feasibility study is underway to show the need, and investigate possible locations for a State Veterans Cemetery in the Tri Cities region.

As the co-chair of the Greater Tri Cities Veterans Coordination Group, I am in contact with many veterans' service organizations in the area. Everyone I have spoken to about this, is in full support of this endeavor, and in fact, many have stated that they have actually been discussing this idea for some time. The Tri Cities is growing steadily, and there is a significant veteran population in the area. Further, I know of several veterans who have relocated here, and I believe this trend will continue.

I also am a member of a veteran's motorcycle club, and have organized rides to honor fallen veterans to Medical Lake, and even as far as Tahoma, in King County. These are lengthy rides, and take an immense amount of time to organize. The families of deceased veterans should also be thought of. Many I know have selected interment in a local cemetery, partially because of the distance.

Our organization offers our full support for this undertaking, and can speak for many local veterans who believe this facility is needed.

We also offer to assist with this effort, in any way that we can.

Sincerely,

A handwritten signature in black ink that reads "Eugene Paul Lamm, Jr." The signature is written in a cursive style.

Eugene Paul Lamm, Jr  
Co-Chair  
Greater Tri Cities Veterans Coordination Group



To Whom it May Concern:

6-28-17

re: Veteran Cemetery - TriCities

I am a 100% disabled American Vietnam<sup>Over</sup> Veteran. I recently learned about the possibility of establishing a Military Veterans Cemetery in the TriCities.

I moved to Pasco<sup>with my wife</sup> when I was honorably discharged from the US Army and enjoy this area. There are thousands of Veterans in this area. I fully support a Veteran Cemetery in the Tricities that would be available for Central and Southeast Washington as well as eastern Oregon. As you may know, Veterans ~~remains~~ <sup>those of</sup> and their spouses who want to be buried in a Veteran Cemetery must be taken to Tacoma or Medical Lake (Spokane) which are the nearest Veteran Cemeteries.

Thank you for your efforts and moving a Veteran Cemetery in the Tri-Cities

Sincerely, Ruben Lemos

Ruben Lemos (509) 412-1776

8203 Bayberry Drive

Pasco, WA 99301

## 8.0 REFERENCES

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<sup>2</sup> *Honoring the Nations Veterans: Examining the Veterans Cemetery Grants Program*, Minnesota Legislature Cong., 44 (2012) (testimony of Chairman Jon Runyan).

<sup>3</sup>. Administration, N. C. (2006, May 31). National Cemetery Administration. Retrieved April 02, 2017, from <https://www.cem.va.gov/cem/grants/index.asp>

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<sup>5</sup> Forecasts of Oregon's County Populations and Components of Change, 2010 – 2050, Prepared by Office of Economic Analysis, Department of Administrative Services, State of Oregon. Available online at <https://www.oregon.gov/das/OEA/Pages/forecastdemographic.aspx>. Accessed January 2017.

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<sup>6</sup> Forecasts of Oregon's County Populations and Components of Change, 2010 – 2050, Prepared by Office of Economic Analysis, Department of Administrative Services, State of Oregon. Available online at <https://www.oregon.gov/das/OEA/Pages/forecastdemographic.aspx>. Accessed January 2017.

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<sup>8</sup> Forecasts of Oregon's County Populations and Components of Change, 2010 – 2050, Prepared by Office of Economic Analysis, Department of Administrative Services, State of Oregon. Available online at <https://www.oregon.gov/das/OEA/Pages/forecastdemographic.aspx>. Accessed January 2017.

County Growth Management Population Projections by Age and Sex: 2010-2040, Forecasting Division, August 2012 State of Washington Office of Financial Management. Available online at <http://www.ofm.wa.gov/pop/gma/projections12/projections12.asp>. Accessed January 2017

<sup>9</sup> 2016 Environmental Systems Research Institute Business Analyst.

<sup>10</sup> 2016 Environmental Systems Research Institute Business Analyst.

<sup>11</sup> Mortality Table A11. Place Where Death Occurred by County of Occurrence, 2015, Center for Health Statistics, Washington State Department of Health. Available online at <http://www.doh.wa.gov/DataandStatisticalReports/VitalStatisticsData/Death/DeathTablesbyTopic>. Accessed January 2017.

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<sup>12</sup> Forecasts of Oregon's County Populations and Components of Change, 2010 – 2050, Prepared by Office of Economic Analysis, Department of Administrative Services, State of Oregon. Available online at <https://www.oregon.gov/das/OEA/Pages/forecastdemographic.aspx>. Accessed January 2017.

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<sup>14</sup> VetPop2014 Living Veterans by State, Period of Service, Gender, 2013-2043 Department of Veterans Affairs. Available online at [https://www.va.gov/vetdata/veteran\\_population.asp](https://www.va.gov/vetdata/veteran_population.asp). Accessed January 2017.

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Table 9L: VetPop2014 County-Level Veteran Population by State, 2013-2043 Department of Veterans Affairs. Available online at [https://www.va.gov/vetdata/veteran\\_population.asp](https://www.va.gov/vetdata/veteran_population.asp). Accessed January 2017.

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## Glossary of Terms

**Cenotaph-** a tomb-like monument to someone buried elsewhere, especially one commemorating people who died in a war.

**Columbarium-** an arrangement of niches that may include an entire building, a room, a series of special indoor alcoves, a bank along a corridor or part of an outdoor garden setting. (Plural of columbarium, -- columbaria)

**Crypt-** a casket space in a mausoleum used for or intended to be used for the entombment of human remains.

**Funeral Cortege-** a ceremonial procession. b) a funeral procession.

**Garden** is a section of the Cemetery containing Interment Spaces that may be identified by a particular name or number and/or by the type of memorial authorized.

**Interment-** the burial or entombment of human remains or the inurnment of cremated human remains.

**Interment Space-** a grave, crypt, niche or plot.

**Inurnment-** to put into an urn, especially after cremation.

**Mausoleum-** a structure, aboveground, for interment of human remains; it may contain a combination of crypts, niches or columbaria.

**Niche-** a space in a mausoleum or columbarium used or intended to be used for the inurnment of cremated human remains.

**Memorialization** (Cremation) is the placement of cremated remains in an Interment Space or scattering in a Scattering Garden within the cemetery with a marker or cenotaph for nameplates.

## LIMITATIONS

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The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in data utilized from third parties for the analyses, or that result in modified conclusions drawn subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:12AM

Project Number: 40000084

Project Title: SVH - Skilled Nursing Building Replacement - Construction

**Description**

Starting Fiscal Year: 2028  
Project Class: Grant  
Agency Priority: 17

**Project Summary**

This project is for the new construction of a skilled nursing facility to replace the existing 100 bed skilled nursing facility.

**Project Description**

WDVA would like to replace the Spokane Veterans Home with a new facility. Based on the veteran population in Spokane and surrounding areas WDVA has preliminary information that a larger facility could be used to accommodate the veteran needs and population growth. Along with anticipated larger facility the current facility does not have land or building space to accommodate the growing care needs for veterans. As the Vietnam Veterans age the need for memory care space is a bigger priority. The current home does not have the interior space or, more importantly, the required exterior space to accommodate memory care residents.

As nursing care has modernized the Federal VA has moved away from the institutional double room occupancy skilled nursing facility to private or semi-private rooms like those at the Walla Walla Veterans Home and the Washington Veterans Home (our two newest facilities). Also, the need for outdoor space for therapy, resident care, and personnel wellbeing is imperative to a better quality of life.

The Spokane Veterans Home is a single 44,000 SF building on about 1.75 acres of land. Our second smallest campus is 17 acres with 80,000 SF of building for staff and residents. There is not enough space to reconfigure the building to meet future veterans need on this site.

This project will be eligible for the State Veterans Home Construction Grant Program once land is procured. This grant is a 65% federal, 35% state match opportunity.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

New Facilities/Additions (Major Projects)

Grant Recipient Organization: Federal Veterans Administration

RCW that establishes grant: CFDA 64.005

**Application process used**

VA-Grants-112508-002 CFDA 64.005 - Grants to States for Construction of State Veterans Homes Facilities

**Growth Management impacts**

This project would be for a new facility to be built on new land purchased by DVA. This would be able to house 100-140 plus veterans needing care in a skilled nursing facility.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	44,850,000				
057-1	State Bldg Constr-State	24,150,000				
<b>Total</b>		<b>69,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

\*

Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:12AM

Project Number: 40000084

Project Title: SVH - Skilled Nursing Building Replacement - Construction

**Funding**

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
001-2	General Fund-Federal		44,850,000		
057-1	State Bldg Constr-State		24,150,000		
	<b>Total</b>	<b>0</b>	<b>69,000,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
FTE	Full Time Employee	3.0	3.0	200.0	200.0	200.0
001-1	General Fund-State	450,000	450,000	1,039,180	1,059,964	1,081,163
001-2	General Fund-Federal			9,043,912	9,224,790	9,409,286
001-7	General Fund-Private/Local			5,546,698	5,637,652	5,770,785
	<b>Total</b>	<b>450,000</b>	<b>450,000</b>	<b>15,629,790</b>	<b>15,922,406</b>	<b>16,261,234</b>

**Narrative**

These are the anticipated costs of operation of the facility. They have escalated for inflation, etc.

**Capital Project Request**

**2023-25 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000084	40000084
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



305 - Department of Veterans Affairs  
Capital Project Request

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:17AM

Project Number: 40000098

Project Title: NW Washington Cemetery - Construction

**Description**

Starting Fiscal Year: 2030  
Project Class: Grant  
Agency Priority: 22

**Project Summary**

This project is for the construction of a nationally certified State Veterans Cemetery in northwest Washington.

**Project Description**

The northwest portion of Washington State is currently underserved for our Veteran population. Currently, Washington State has Tahoma National Cemetery in Kent, which is federal VA operated, as the only nationally certified veteran’s cemetery in western Washington. The Washington State Veterans Cemetery (WSVC), operated by Washington Department of Veterans Affairs (WDVA) in Medical Lake (near Spokane) is the other nationally certified veteran’s cemetery in our State.

Federal VA estimates the number of Veterans in seven Northwest Washington counties to be about 232,000, not counting spouses, in 2022. This includes Clallam, Jefferson, Island, King, Skagit, Snohomish, and Whatcom counties. This number is expected to decline by about 25% through 2040 as veterans age and are deceased. However, even with that decline veteran population will still be over 170,000 through 2040, with a continued need to have a veteran cemetery as an interment option. Comparing this number to the nine eastern Washington counties that are closest to the Medical Lake facility, there are only an estimated 61,000 veterans, or roughly 25% of the population in northwest Washington. Despite this, the WSVC in Medical Lake, which is a medium-sized cemetery by VA standards, is significantly surpassing its projected number of internments when it opened.

This provides a perspective of the need and support for a veteran’s cemetery in northwest Washington. Many veterans want to have the option of being interred at a national veteran’s cemetery with other service members, to eternally honor their service to our country. However, they do not want to be laid to rest in a location too far for loved ones to be able to visit. Therefore, Kent and Medical Lake locations are not options for them.

If WDVA is able to complete a feasibility study in the 2021-2023 biennium then it can be determined what the costs for construction is for a new cemetery in the NW Washington region of the state. The current estimate will be revised once the cemetery size and original construction plan can be clarified in the feasibility study.

This capital request is an estimate that will narrowed down through the feasibility process, but is in place as part of WDVA's 10 year plan.

Once WDVA has ownership of land then they will be able to apply for a Federal VA State Veterans Cemetery construction grant. This grant is 100% funded by the VA, but the state needs to have 10% of the project costs match for design and construction documents.

Funding will be requested from the 0-57 State Building Construction Account.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Grants

**305 - Department of Veterans Affairs  
Capital Project Request**

2023-25 Biennium

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Version: A2 DVA - Agency Submission v.2.0

Report Number: CBS002

Date Run: 9/21/2022 6:17AM

Project Number: 40000098

Project Title: NW Washington Cemetery - Construction

**Description**

Grant Recipient Organization: Federal Veterans Administration

RCW that establishes grant: CFDA 64.203

Application process used

VA-NCA-VCGP-2023 CFDA 64.203 - NCA - Veterans Cemetery Grant Program

**Growth Management impacts**

This project will be for the construction of a new state veterans cemetery.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Approps
001-2	General Fund-Federal	10,400,000				
057-1	State Bldg Constr-State	1,040,000				
	<b>Total</b>	<b>11,440,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
001-2	General Fund-Federal			10,400,000	
057-1	State Bldg Constr-State			1,040,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>11,440,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

Narrative

none

## Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	305	305
Version	A2-A	A2-A
Project Classification	*	All Project Classifications
Capital Project Number	40000098	40000098
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Project List for Each Grant & Loan  
Program that was not  
Submitted as a Subproject

*Department of Veterans Affairs*  
*2023 – 25 Capital Budget*

No  
Information