



ROSEBURG OREGON VETERANS' HOME UPDATE

Interim House Emergency Management and General Government and Veterans Committee
January 11, 2024



PRESENTED BY
Dr Nakeia Daniels, Interim Director



THE MISSION CONTINUES

SERVING AND HONORING VETERANS IN OREGON SINCE 1945



MISSION

To honor and serve all Oregon veterans and their families by aligning and delivering earned benefits and services that enhance and improve their lives in recognition of their service to our nation.



VISION

All veterans and their families thrive in Oregon.



VALUES

Stewardship
Excellence
Respect
Vision
Inclusivity
Commitment
Equity



AGENCY PROGRAMS **SUMMARY OF SERVICES**

HOME LOAN PROGRAM

- » **HOME LOAN PROGRAM**
Provides home loans to qualified veterans

STRATEGIC PARTNERSHIPS

- » **STRATEGIC PARTNERSHIPS**
Monitoring of post-secondary institutions through the State
Approving Agency function, partnerships with state agencies, tribal governments, counties, and national veterans' service organizations to assist veterans, and grant programs that direct funding to veterans and governmental and non-profit organizations

APPEALS AND SPECIAL ADVOCACY

- » **APPEALS AND SPECIAL ADVOCACY**
Claims and appeals assistance to all veterans, and focuses special advocacy assistance to historically underserved communities of veterans including women, LGBTQ+, and houseless veterans

AGING VETERAN SERVICES

- » **AGING VETERAN SERVICES**
Provides expertise and outreach in aging veterans' benefits and services, veteran volunteer program, and conservatorship and representative payee services

OREGON VETERANS' HOMES

- » **OREGON VETERANS' HOMES**
Provides oversight of the two Oregon Veterans' Homes (skilled-nursing and memory care facilities) in The Dalles and Lebanon



OREGON VETERANS' HOMES



Governor Kotek visited with veteran residents and toured the Oregon Veterans' Home located in Lebanon in Oct 2023.

OVERVIEW

- » Award-winning state Veterans' Homes located in The Dalles (1997) and Lebanon (2014)
- » Earned benefit providing skilled and long-term nursing care, endorsed memory care, and rehabilitative care to veterans, spouses and Gold Star Parents
- » Veterans rated 70% service-connected disabled maybe eligible to have the VA cover the cost of care.
- » On site claims representation and benefit assistance by service officers who focus on the needs of veterans who served during the Vietnam, Korean and WWII wars
- » Self-sustaining program offering lower cost skilled nursing care to veterans and their families



THIRD OREGON VETERANS' HOME

ESTABLISHED IN LAW (2011)

- ORS 408.385 states “The Director of Veterans’ Affairs shall establish a third Oregon Veterans’ Home in Roseburg, in addition to the two facilities authorized by law on July 17, 1995.”

USDVA CONSTRUCTION GRANT APPLICATION SUBMITTED (2012)

- ODVA submitted the application for the Roseburg Veterans’ Home project to the U.S. Department of Veterans Affairs (USDVA) in 2012.
- The application is currently on the Priority 2 list awaiting required state/local funding

STATE/LOCAL FUNDING NEEDED TO PROGRESS GRANT APPLICATION

- As part of the USDVA State Home Construction Grant Program, 35% of the total estimated construction cost is required from the state or local municipality to progress the project to the Priority 1 list for the matching 65% federal construction grant funding.
- 35% state/local match is required to be “cash in hand” to qualify for 65% USDVA funding.



USDVA CONSTRUCTION GRANT PROCESS

VA State Home Construction Grants Priority List FY 2023

73	24-009	MD	Sykesville	New Construction: 128 Bed Facility	1.7	\$117,494,250.00	\$1,048,768,079.91
Total Priority Group 1 Applications							\$1,048,768,079.91
VA Priority List Groups 2-8 (No State Matching Funds)							
Rank	FAI No.	State	Locality	Description	Ranking	Estimated VA Share	Cumulative
74	36-056	NY	Stony Brook	Renovation: Bathroom exhaust upgrade	2D	\$2,042,857.00	\$2,042,857.00
75	12-027	FL	West Florida	New Construction: 112 Bed Facility	4	\$42,555,411.80	\$44,598,268.80
76	26-026	MI	Grand Rapids	Renovation: Nursing Unit	5B	\$1,673,050.00	\$46,271,318.80
77	26-033	MI	Detroit	Bed Replacement: 140 Bed Facility	5B	\$69,615,934.70	\$115,889,253.50
78	26-030	MI	Flint/Saganaw	Bed Replacement: 140 Bed Facility	5B	\$48,544,047.50	\$164,433,301.00
79	26-031	MI	84 Corridor	Bed Replacement: 140 Bed Facility	5B	\$52,272,626.25	\$216,705,927.25
80	26-032	MI	N. Lower Peninsula	Bed Replacement: 126 Bed Facility	5B	\$58,781,758.75	\$275,487,686.00
81	32-007	NV	Boulder City	Renovation: Facility Renode	5B	\$45,950,283.25	\$321,437,969.25
82	51-023	VA	Roanoke	Bed Replacement: 192 Bed facility	5B	\$96,753,686.90	\$418,191,656.15
83	40-074	OK	Clinton	Bed Replacement: 148 Bed Facility	5B	\$93,638,001.02	\$511,829,657.17
84	36-028	NY	Stony Brook	Renovation: Controlled Substance Management System	5D	\$695,552.00	\$512,525,209.17
85	25-083	MA	Holyoke	Renovation: Structural Upgrades, Exhaust System, Emergency Generator, Fire Escape	5D	\$2,462,846.75	\$514,988,055.92
86	45-011	SC	Walterboro	Renovation: Chiller Replacement	5D	\$329,750.00	\$515,317,805.92
87	47-024	TN	Humboldt	Renovation: Roof Replacement	5D	\$964,000.00	\$516,281,805.92
88	36-055	NY	Stony Brook	Renovation: Waste line replacement, moisture mitigation	5D	\$580,892.00	\$517,062,697.92
89	27-060	MN	Minneapolis	Renovation: Steam pipe and electrical upgrades	5D	\$664,253.70	\$517,726,951.62
90	53-049	WA	Port Orchard	Renovation: HVAC System Replacement	5D	\$9,999,600.00	\$527,726,551.62
91	54-009	WV	Clarksburg	Renovation: Nurse Call System	5D	\$321,100.00	\$528,047,651.62
92	36-031	NY	Stony Brook	Renovation: Facility and Clinical Support Upgrades	5E	\$11,208,956.40	\$539,256,608.02
93	36-063	NY	Stony Brook	Renovation: Dietary services upgrades	5E	\$3,169,256.43	\$542,425,864.45
94	29-044	MO	St. James	Renovation: Building Upgrades	5F	\$3,732,081.60	\$546,157,946.05
95	29-043	MO	Cape Girardeau	Renovation: Building Upgrades	5F	\$7,812,126.56	\$553,970,072.61
96	29-041	MO	St. James	Renovation: Chapel and Pavilion	5F	\$1,012,657.10	\$554,982,729.71
97	12-025	FL	Land O Lakes	Renovation: Dining, Dayrooms, Nursing Units, Restrooms	5F	\$2,740,101.00	\$557,722,830.71
98	29-045	MO	Cameron	Renovation: Facility Renovations	5F	\$9,036,472.27	\$566,759,302.98
99	36-039	NY	Stony Brook	Renovation: Window Replacement	5F	\$1,630,748.40	\$568,389,051.38
100	47-023	TN	Murphreeborough	Renovation: Office and Maintenance Facilities Expansion and Upgrade	5F	\$825,500.00	\$569,214,551.38
101	36-054	NY	Stony Brook	Renovation: Multipurpose room addition	5F	\$9,170,652.00	\$578,385,203.38
102	41-006	OR	Roseburg	New Construction: 154 Bed Facility	8	\$23,945,597.68	\$602,330,801.06
103	20-008	KS	Northeast	New Construction: 72 Bed Facility	8	\$18,500,000.00	\$620,830,801.06
104	54-008	WY	Rocky	New Construction: 120 Bed Facility	8	\$43,973,777.00	\$664,804,578.06
106	45-014	SC	Orangeburg County	New Construction: 104 Bed Facility	8	\$56,828,571.15	\$721,633,149.21
Total Priority Groups 2-8 Applications							\$722,622,149.02
VA Priority List FY 2022 Conditional Approvals*							
FAI No.	State	Locality	Description	VA Share			
1	25-087	MA	Holyoke	Bed Replacement: 234 Bed Facility	\$239,515,900.00		\$239,515,900.00
2	21-024	KY	Stametsville	Safety: Nurse Call System	\$4,833,667.80		\$244,349,567.80
3	42-051	PA	Hollydayburg	Bed Replacement: 200 Bed Facility	\$50,310,000.00		\$294,659,567.80
Total Conditional Awards							\$294,659,567.80

Approved

Shereef Elnahal, M.D., MBA
Under Secretary for Health
Office of the Under Secretary for Health
Department of Veterans Affairs

6-1/2023

Date

FUNDING PRIORITIZATION

Priority 1 List

- Projects that have the required 35% state/local funding, documentation and studies completed.
- Projects on the Priority 1 List are then further ranked sub-priority 1-7 for funding priority based on the type of project and assessed need in the state based on factors such as:
 - Safety
 - State bed availability needs

Priority 2 List

- All projects not yet meeting the Priority 1 requirements



ESTIMATED COSTS

INCREASING PROJECTED CONSTRUCTION COST OVER TIME

- Construction costs increasing by 8.5% annually
- 2021: Total cost projection was estimated at \$63-81 million
 - Required \$22-28 million state/local match

CURRENT COST ESTIMATES

- 2023: Total project cost range is estimated at \$100M-\$135M (escalated through 2028)
- Approximately \$35-47.25 million in state/local matching funds would be needed for the project to be placed on the Priority 1 list at USDVA

Yearly Escalation Rate	2%	4%	6%	8.5%	Mortenson Cost Index 6.2% (Last update @ 3.69%)	RLB -avg of 1% per qtr for NW Region 9.36% (Last update @ 4.00%)	Turner Building Cost Index 8.29% (Last update @ 4.33%)
2021 (2 Quarters only)	75,898,416	76,600,380	77,302,345	78,179,801	77,372,541	77,154,932	77,716,504
2022	77,316,384	79,464,396	81,640,486	84,400,084	81,859,639	83,908,634	83,744,702
2023	78,762,712	82,442,972	86,238,915	91,149,091	86,624,937	91,294,482	90,272,638
2024	80,237,966	85,540,690	91,113,250	98,471,763	91,685,683	99,371,646	97,341,740
2025	81,742,726	88,762,318	96,280,045	106,416,863	97,060,195	108,204,832	104,996,870
2026	83,277,580	92,112,811	101,756,847	115,037,297	102,767,927	117,864,804	113,286,610
2027	84,843,132	95,597,323	107,562,258	124,390,467	108,829,539	128,428,950	122,263,570
2028	86,439,994	99,221,216	113,715,994	134,538,657	115,266,970	139,981,899	131,984,720

*Construction cost estimates as of Feb. 2023 escalation projections based on 2012 Lebanon Construction Cost



ACTIONS WHILE AWAITING MATCHING FUNDS



Proposed design for the third Veterans' Home is based on the small home concept used for the Lebanon Home. This plan includes capacity for 154 beds.

HIRED OWNER'S REPRESENTATIVE

- Front-end budget development and management
- Liaison with VA and local community leaders
- Scope definition and master schedule refinement
- Development and management of the overall project schedule

USDVA Actions

- Currently in the process of holistic campus study needed for Roseburg VAHCS expansion (Includes Environmental Impact Study that accounts for potential state home)
- USDVA Roseburg/Other Stakeholder coordination
- Architect - solidified contract scope based on updated construction costs
- Continually updating construction cost forecast/cost modeling

PLANNING AND LOCAL/SITE COORDINATION

- Drafting Memorandum of Agreement to address System Development Charges and other permit fees in coordination with the City of Roseburg and Douglas County
- Planning for general contractor procurement
- Continuous updating of project model and costing



ROSEBURG: ALTERNATE BUILDING STUDY



ALTERNATIVE SITE LOCATION ON ROSEBURG VA MEDICAL CENTER CAMPUS

During a meeting in June 2023, US Department of Veteran Affairs offered ODVA the opportunity to study existing Roseburg campus Building #1 as an alternative option to the planned 14-acre green field new construction planning.

Currently evaluating historic Building #1 to see if this would fit the small homes model, state requirements and be both cost and time-effective.

An analysis is underway to be completed in Q2 2024.

QUESTIONS



OREGON DEPARTMENT
of **VETERANS' AFFAIRS**