



ROSEBURG OREGON VETERANS' HOME UPDATE

Interim House Emergency Management and General Government and Veterans Committee
May 29th, 2024



PRESENTED BY
Dr Nakeia Daniels, Director



ROSEBURG VETERANS' HOME OVERVIEW

ROSEBURG LOCATON ESTABLISHED IN LAW

- **2011:** ORS 408.385 designated Roseburg as the location for a third Veteran's home

ODVA ACTIONS THROUGH 2011-2024

- **2012:** Submitted initial grant application for USDVA State Veterans Home Construction Grant
- **2021:** Hired owner's representative to lead planning efforts
- **2021-2024:** Partnered with USDVA to identify 13+ acres of land on the campus of the Roseburg VA Medical Center to cite the Roseburg Oregon Veterans' Home
 - Began drafting an MOU to commit the transfer of federal land to the State of Oregon
 - Conducted and completed a feasibility study on an alternative historic cite located on the Roseburg VAMC Campus.



ROSEBURG VETERANS' HOME



ROSEBURG CAMPUS: PRELIMINARY CONCEPT



Gov. Kotek visits with a resident of the Oregon Veterans Home in Lebanon, during her visit to Linn County in October 2023.

GOVERNOR SUPPORTS STATE FUNDING FOR ROSEBURG VETERANS' HOME

February 2024, Governor Kotek submitted a letter to the Legislature in support of committing the \$35M required to gain federal Priority 1 status.

LEGISLATURE APPROPRIATES STATE FUNDING

The Legislature appropriated \$35M of General Funds to be allocated to ODVA for the state's matching funds portion for construction of a Veterans' Home in Roseburg.



USDVA Construction Grant

Priority 1 List:

Priority 1 projects have committed 35% state/local matching funds, required documentation and studies completed.

Once a project is on the Priority 1 List, projects are then further ranked sub-priority 1-7 to prioritize funding based on the type of project and the assessed need based on safety and state's need for beds.

As of Q4-2023:

- 73 Priority 1 projects awaiting funding
- \$167 million in federal construction grants was awarded of the \$1 billion on the Priority 1 list in the last funding cycle.

FEDERAL FUNDING PRIORITIZATION

- April 2024: ODVA submitted updated funding documentation to USDVA to be moved to the Priority 1 list
 - ODVA CFO certification of committed funds
 - Governor designation an official point of contact for the USDVA State Home Grant Program
- USDVA is expected to publish the updated Priority 1 list in Q3 of FY2025 (~April 2025)
- Award of federal grant funding is dependent on the federal timeline and impacted by factors such as budget appropriation for the USDVA State Veterans' Home Construction Grant.

CURRENT COST ESTIMATES

- Total project cost range is estimated at \$100M-\$135M (escalated through 2028)

VARIABLES THAT CAN IMPACT COST ESTIMATES

- Construction costs are increasing on average by 8.5% annually
- Build America Buy America Act (BABA) may increase hard costs by 20-25%.



FEASIBILITY STUDY ON HISTORIC BUILDING 1 ON ROSEBURG VA MEDICAL CENTER CAMPUS

- June 2023, USDVA offered ODVA the existing Building #1 on the Roseburg campus
- Feasibility study was concluded in April 2024

RESULTS OF FEASIBILITY STUDY

- Results of the study have determined that Building #1 is not a viable alternative due to:
 - Higher cost projections
 - Substantial seismic and fire risks that would require substantial updates
 - Does not align with the care goals of the small-house model

	Greenfield Small Home Model	Historic Building 1 Reuse
Estimated Costs	✓	
Overall Project Schedule	✓	
Quality of Care: Small House vs. Urban	✓	
Campus Location: Remote vs Central	✓	
Partnership Opportunities with USDVA	✓	
Opportunities for Celebrating Historic Legacies		✓
Risk Consideration	✓	

A visual summary of comparison findings, outlining the most beneficial model based on specific categories.

Feasibility Study was conducted by our Owner’s Representative, Architect, and ODVA Construction Project Manager, with input from mechanical, electrical, plumbing, and structural engineering specialists



ONGOING COLLABORATION WITH ROSEBURG VA HCS

ODVA and Roseburg is actively working toward the execution of a MOU that will formalize the agreement to transfer federal land to the state for the intention of building the states third Veterans' Home.

- The United States Department of Veterans Affairs, Roseburg VA Medical Center currently owns the land.
- The MOU draft is currently with the USDVA and we continue to discuss development details needed to finalize the agreement for the transfer of land.
 - May 2024, ODVA project team met with Roseburg VAMC
- Working with Roseburg Healthcare System on items related to the land:
 - Environmental Impact
 - Surveys such as archeological, tribal, historic, etc.



NEXT STEPS FOR ROSEBURG PROJECT

- Finalize MOU with USDVA Roseburg VA Medical Center
- Continue to partner with Roseburg VA Medical Center on land transfer
- Provide Legislative updates on impacts to project costs

QUESTIONS



OREGON DEPARTMENT
of **VETERANS' AFFAIRS**