



Oregon

Tina Kotek, Governor

Department of Administrative Services
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MEMORANDUM

To: Troy Croff, Facilities and Construction Project Manager, Oregon Department of Veterans' Affairs (ODVA)
From: Bill Foster, Chair, Capital Planning Advisory Board (CPAB/Board)
Date: July 1, 2024
Subject: ODVA's 2025-27 Agency Facilities Plan Acceptance

Troy,

The Capital Projects Advisory Board (CPAB/Board) has reviewed ODVA's 2025-27 facilities plan in accordance with ORS 276.227. Following your Board presentation on June 14th, the Board has **accepted** your plan with the following comments:

- *CPAB appreciates your thorough presentation and encourages ODVA to explore the solar potential of your future Roseburg facility.*

Sincerely,

Bill Foster, Chair

Capital Projects Advisory Board (CPAB)



Oregon

Tina Kotek, Governor

Oregon Department of Veterans' Affairs

700 Summer Street NE

Salem, Oregon 97301

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www.oregon.gov/odva

2024 CPAB Cover Memo: Oregon Department of Veterans' Affairs

May 31, 2024

Attn: Dan Christensen
Department of Administrative Services
Capital Finance and Facilities Planning

On behalf of the Oregon Department of Veterans' Affairs, thank you for the opportunity to submit our Capital Projects Advisory Board report and presentation for the 2025-27 biennium.

Accomplishments in 2023-25:

At our downtown Salem office building, we have been able to make great headway in catching up on some deferred maintenance over the past 2 years. Below are a few examples of smaller projects:

- Replaced the main concrete entry steps on both the South and West entrances to our building to eliminate potential trip hazards as well as chipping and deteriorating concrete.
- Replaced the front door systems on both South and West entrances. This eliminated continuous repairs on these older systems and provides an improved experience for our staff and constituents, as well as enhanced ADA access.
- Added access control for our elevators to improve security for our staff and tenants.
- Solidified contracts for regular building maintenance such as pressure washing of the building, roof cleaning, exterior window cleaning, pest control, etc.
- Several repairs and enhancements for our memorials, both on our grounds and on the Capitol grounds (including a contract for pressure washing of the WWII Memorial at strategic times throughout the year).
- Replaced our old fire panel and several devices throughout the building to improve safety for our staff, tenants, and the public.
- Hired staff with excellent experience and expertise to maintain our facilities well.

We are currently about 80% complete with our HVAC equipment replacement project. This includes our chiller, cooling tower, cooling coils, boilers, piping and valves, and related pumps and ancillary equipment. We project this project being complete by the end of 2024.

Our 2nd Floor Refresh project is about to begin, with an estimated completion date of 6/30/25. This project was carried forward to the 2023-25 biennium and will complete the overall building refresh that began over 5 years ago.

Oregon Department of Veterans' Affairs mission is 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.



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At our two Veterans' Homes, we have accomplished quite a few repairs and upgrades as well. Examples of these range from fire panel replacements to HVAC repairs and upgrades, organizing and stocking of the new storage building in Lebanon, additional furnishings in the new Delta Wing Activities Room finished in 2022, and ongoing maintenance to make these facilities a safe and enjoyable place for our residents to live.

In The Dalles, we recently completed the ITB solicitation and are issuing a contract for the HVAC Replacement project. This will replace several main Air Handler Units (AHU's), boilers, pumps, controls, etc. This project will be staged for a fall and spring install when the temperatures in The Dalles are milder. We expect to complete the project by 6/30/25.

Changes experienced in 2023-25:

While maintaining the new hybrid working culture, we have seen a slight increase in staff coming back into the office. Though many still work remotely for at least a portion of the time, our Facilities staff have done an excellent job of keeping the facility running well for our staff and tenants. We continue to lease space to both the Department of Early Learning and Care (DELC) and Oregon Housing and Community Services (OHCS). We strive to maintain a very good working relationship with these partner agencies and provide an excellent space to work.

We have also gone through a change in leadership in the last year as our previous Director, Kelly Fitzpatrick, retired, and our then Deputy Director, Dr. Nakeia Council Daniels, became our new Director.

Accomplishments planned for 2025-27:

During the 2025-27 biennium, we plan to continue improving the condition of all our facilities in order to not only steward them well and extend their life as much as possible but support our agency as we strive to make veterans and their families thrive in Oregon. Providing facilities that are in excellent condition allows our staff to accomplish their work efficiently, thus serving veterans to the best of our ability, and provides a very comfortable place for veterans to live while a resident in one of our Veterans' Homes.

Projects planned:

The following is a list of the major capital projects we plan to move forward with for during the 2025-27 biennium:

- Salem HVAC Controls upgrade to DDC: \$1.5M. This replaces all legacy pneumatic controls on our new HVAC system with upgraded functionality, allowing for better energy efficiency and consistent temperatures in our building.
- Salem Roof Replacement: \$1.2M. This will replace the existing 20+ year-old roof with a new single-ply membrane roofing system, including all insulation and flashing. This

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will not only extend the life of the facility but reduces the possibility of damage from leaks, and improves energy efficiency.

- Lebanon Capital Projects List – (specifically HVAC systems replacement): \$3.7M of projects on the list, of which \$1.8M is planned for HVAC systems. This project is for replacing potentially 22 Variable Refrigerant Flow (VRF) systems in our Veterans' Home that have experienced continual component failure over the past several years. We are currently investigating the cause of this premature failure and developing a plan for resolving the issues. This will likely result in a complete replacement of systems and would qualify for federal grant assistance when approved.
- New Roseburg Veterans' Home: \$100M (35% from state funds and 65% from federal grant funds). This project has been planned since as early as 2012, but we recently received the 35% state funding to allow us to move forward. We immediately submitted the appropriate documents to the federal State Home Construction Grant Program (SHCGP) with the USDVA and are awaiting award of federal funds. This Veterans' Home will increase our state's bed count by another 154, putting us closer to the maximum number recommended by the USDVA.

Respectfully,

Troy Croff

Facilities and Construction Project Manager

Troy.croff@odva.oregon.gov

971.388.8214



OREGON DEPARTMENT
of **VETERANS' AFFAIRS**

Oregon Department of Veterans' Affairs mission is 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.

Agency Name Oregon Department of Veterans Affairs

Current Maintenance Priority 5* for Owned Assets Over \$1M CRV

Plan Data (Incl Soft Costs)		Agency Input					
A	B	C	D	E	F	G	H
Campus	Building ID	Building Name	Construction Year	Gross Square Footage	Current Replacement Value* (Calculated)	Modernization Estimate	Notes/Description
DVA - Department of Veterans Affairs	1772	Oregon Veterans Building	1982	122,192	38,193,073	\$0	
DVA - Department of Veterans Affairs	1773	Oregon Veterans' Home Lebanon	2014	135,551	90,533,335	\$0	
DVA - Department of Veterans Affairs	1771	Oregon Veterans Home The Dalles	1996	98,787	51,870,582	\$0	
				Subtotal Over \$1M CRV	180,596,990	\$0	

* Roseburg Veterans' Home not listed yet as it is not currently built and in inventory.

Definitions

Priority Five: Modernization	1	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

Facility Plan - Facilities Planning Narrative 107BF02
2025-27 Biennium

Agency Name Oregon Department of Veterans' Affairs

<p>1. What are the key drivers for your agency's facility needs, and how do you measure space/facility demand? The Key drivers are that need for a higher number of VH beds to accommodate the number of veterans in the state of Oregon, and the need to replace equipment that is past it's useful life or failing. Adding a third Veterans' Home in Roseburg will get us closer to the goal of 907 beds available in Oregon per the USDVA's guidelines. Equipment such as HVAC systems, and other maintenance and repair items such as carpet, paint, parking lot repairs, etc. are critical to the operation of our facilities, and quality of life for our residents in our Veterans' Homes. We are currently in need of replacing several of these in order to maintain successful operation at both Veterans' Homes. We have been able to accomplish upgrading roofing in The Dalles, adding facilities in Lebanon, modernize two thirds of our Salem office building, and other upgrades and improvements over the past few years. We are currently replacing a major portion of the HVAC equipment in our Salem facility, and remodelling the 2nd floor to complete an overall building refresh. We will next need to upgrade our outdated pneumatic controls and replace with DDC, as well as replace the roof on our Salem building in the next biennium. This will increase energy efficiency, limit potential damage from roof leaks, and extend the life of the facility. Our Facilities and Construction Management section exists to support the agency as we strive to help Veterans and their familie thrive in Oregon.</p>	<p>2. What are the key facility-related challenges over the next 10-years? (Please answer in order of priority) Over the next 10 years, we will need Legislative support and funding to continue to reduce our DM backlog as well as continue to move forward with the building of the new Veterans' Home in Roseburg. This support will enable us to get closer to the goal of 907 beds, as well as support the operations of our agency in accomplishing its mission.</p>	<p>3. What do you need to meet these challenge? We will need Legislative support and funding to replace equipment and make necessary repairs and updates to our current facilities, as well as continue to move forward with the building of the new Veterans' Home in Roseburg. Legislature passed, in the February session, the necessary \$35M of state funding for the new Roseburg Veterans' Home, allowing us to finalize the federal grant application for the remaining 65% of the funding for this project. We will need legislative support to have that funidng remain available to use now and throughout the construction project.</p>
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Table A: Owned Assets Over \$1M CRV

		FY 2024 DATA	
Total Number of Facilities Over \$1M	1	3	
Current Replacement Value \$ (CRV)	2	\$180,596,990	
Total Gross Square Feet (GSF)	3	356,530	
Office/Administrative Usable Square Feet (USF)			
Occupants Position Count (PC)			

Source	4	FCA	Risk or FCA
Estimate/Actual	5	N/A	% USF/GSF
Office/Admin USF/PC	6	305	
or Agency Measure	7	695	

Agency USF Measures are the number of beds, in accordance with

Table B: Owned facilities under \$1M CRV

Number of Facilities Under \$1M CRV	1	0
Total Gross Square Feet (GSF)		

Table C: Leased Facilities

Total Rented SF	8	0
Total 2021-23 Biennial Lease Cost	9	
Additional 2021-23 Costs for Lease Properties (O&M)		
Office/Administrative Usable Square Feet (USF)	2	
Occupants Position Count (PC)	3	

Estimate/Actual	5		% USF/GSF
Office/Admin USF/PC	6		

Definitions

CRV	1	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from iPlan Facility Conditions Assessment (FCA)
USF	2	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where persons furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code operations of a building. If not known, estimate the percentage.
Occupant Position Count (PC)	3	Total Legislatively Approved Budget (LAB) Position Count within the buildings or leases as applicable.
Source	4	Enter Source of CRV as "Risk" or "FCA"
Estimate/Actual	5	Use actual USF % of USF to GSF, if available. If not known, estimate the percentage.
Office/Administrative USF/PC	6	Divide your USF by your position count. If office/admin space is a less than 10% of your space use, fill in N/A and fill in # Measure".
Agency Measure	7	If not using USF/PC, insert Agency Measure as defined in 107BF02 question #1.
RSF	8	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common area building.
O&M	9	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial

Agency Name

Oregon Department of Veterans' Affairs

Salem Location

*** ADDING VH LOCATIONS ***

Facilities Operations and Maintenance (O&M) Budget excluding Capital Improvements and Deferred Maintenance

Personal Services (PS) Operations and Maintenance
Services and Supplies (S&S) Operations and Maintenance
Utilities not included in PS and S&S above
Total O&M
O&M \$/SF

1	2021-23 Actual	2023-25 LAB	2025-27 Budgeted	2027-29 Budgeted
\$	740,864	\$ 831,450	\$ 866,371	\$ 902,759
\$	1,055,219	\$ 1,052,044	\$ 1,096,230	\$ 1,142,272
\$	225,960	\$ 235,636	\$ 245,429	\$ 255,737
\$	2,022,043	\$ 2,119,030	\$ 2,208,030	\$ 2,300,767
	16.55	17.34	18.07	18.83

Maintenance
GSF

Total O&M SF

122.192 Include only the SF for which your agency provides O&M funding.
This row represents Salem ODVA site only, to match with budget information

O&M Estimated Fund Split Percentage %

General Fund	Lottery Fund	Other Funds	Federal Funds
			100%

Deferred Maintenance Funding In Current Budget Model

Total Short and Long Term Deferred Maintenance Plan for Facilities

Priorities 1-3 - Currently, Potentially and Not Yet Critical
Priority 4 - Seismic & Natural Hazard
Priority 5 - Modernization
Total Priority Need
Facility Condition Index (Priority 1-3 Needs/CRV)

2025-27 Biennium	Ten Year Projection	Ongoing Budgeted (non POP)	Ongoing Budgeted (non POP)
Current Costs 2024		2025-27 Budgeted SB 1067 (2% CRV min.)	2027-29 Projected SB 1067 (2% CRV min.)
4,5,6	\$12,773,760	\$22,898,729	\$3,611,940
7	\$0	\$0	\$3,611,940
8	\$0	\$0	
9	\$12,773,760	\$22,898,729	
	7.073%	12.679%	5.073%
			10.679%

SB 1067 Guidance Below
If your allocation is <= 2%, replace with your value
(minus DM funding in current budget model)

Assets CRV

\$180,596,990 Current Replacement Value Reported to Risk or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

Process/Software for routine maintenance (O&M)
Process/Software for deferred maintenance/renewal
Process for funding facilities maintenance

Provide narrative
Provide narrative
Provide narrative

From iPlan FCA

Definitions

Facilities Operations and Maintenance Budget O&M Estimated Fund Split Percentage %	1	The Facilities Operations and Maintenance budget includes costs to operate and maintain facilities and keep them in repair including utilities, janitorial and maintenance costs. Maintenance costs are categorized as external building (roof, siding, windows, etc.); interior systems (electrical, mechanical, interior walls, doors, etc.); roads and ground (groundskeeper, parking lots, sidewalks, etc.) and centrally operated systems (electrical, mechanical, etc.). Agencies with significant facilities may include support staff if directly associated with facilities maintenance activities. Do not include other overhead costs such as accounting, central government charges, etc.
Total Short and Long Term Maintenance and Deferred Maintenance Plan for Facilities Value Over \$1M	2	Show the fund split by percentage of fund source allocated to facility O&M for your agency
Priority One: Currently Critical	3	All Maintenance excluding routine O&M costs. 23-25 and 25-27 auto-populates with 2% of the sum of your agency portfolio's CRV. Written to deliver on SB 1067: SECTION 9. (1) Each biennium, the Governor shall propose as part of the Governor's recommended budget an amount for deferred maintenance and capital improvements on existing state-owned buildings and infrastructure that is equivalent to at least two percent of the current replacement value of the state-owned buildings and infrastructure.
Priority Two: Potentially Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.

<p>Priority Three: Necessary - Not yet Critical</p>	<p>6</p>	<p>From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.</p>
<p>Priority Four: Seismic and Natural Hazard Remediation</p>	<p>7</p>	<p>From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.</p>
<p>Priority Five: Modernization</p>	<p>8</p>	<p>From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.</p>
<p>Facility Condition Index</p>	<p>9</p>	<p>A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)</p>

**Facility Plan - Major Construction/ Acquisition Project Narrative 107BF11 - TEMPLATE
2025-27 Biennium**

Note: Complete a separate form for each project

Agency	Oregon Department of Veterans' Affairs		Schedule	
Project Name	None	Cost Estimate	Start Date	Est. Comp
Address /Location		GSF	Land Use/Zoning Satisfied	
		# Stories	Y	

Funding Source/s: Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Fee

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected

Project Scope and Alternates Considered

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS

- 1 Building Cost Estimate
- 2 Site Cost Estimate (20 Ft beyond building footprint)
- 3 **TOTAL DIRECT CONSTRUCTION COSTS**

	\$	% Project Cost	\$/(\$)
=			

INDIRECT CONSTRUCTION COSTS

- 4 Owner Equipment / Furnishings / Special Systems
- 5 Construction Related Permits & Fees
- 6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements
- 7 Architectural, Engineering Consultants
- 8 Other Design and PM Costs
- 9 Relocation/Swing Space Costs
- 10 **TOTAL SOFT COSTS**

11 OWNER'S PROJECT CONTINGENCY

TOTAL PROJECT COST

	\$	% Project Cost	\$/(\$)

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.)

Project Image/Illustration (optional)

Facility Plan - Major Construction/ Acquisition Project Narrative 107BF11
2025-27 Biennium

Note: Complete a separate form for each project

Agency	Oregon Department of Veterans' Affairs		Schedule		
Project Name	Salem HVAC Controls Replacement	Cost Estimate	Cost Est. Date	Start Date	Est. Completion
Address /Location	700 Summer St NE Salem, OR 97301	\$ 1,554,000	5/1/2024	3/1/2026	12/31/2026
		GSF	# Stories	Land Use/Zoning Satisfied	
		122,192	3	Y	

Funding Source/s: Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Federal
			100%	

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected

The majority of our HVAC equipment is currently be replaced, and this project is scheduled to be complete by 12/31/24. However, we were not able to add in replacement of our HVAC controls into this project. Therefore, Phase II will be replacing our pneumatic controls with Direct Digital Controls (DDC) as well as replacing the existing legacy software with a new system to monitor and control our HVAC systems.

Project Scope and Alternates Considered

Replacing all thermostats and pneumatic contorls components with new DDC, and replacing software to control our newly replaced HVAC systems. Parts and technicians for pneumatic systems are getting more and more difficult to find, let along more expensive. This will reduce the risk of a system failure, and thus provide a more consistent workplace for our staff and our tenant agency staff. The pneumatic controls consistently present issues that are difficult at times to solve.

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

	\$	% Project Cost	\$/GSF
DIRECT CONSTRUCTION COSTS			
1 Building Cost Estimate	\$ 1,300,000.00		
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	\$ 1,300,000.00		
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees	\$ 50,000.00		
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements			
7 Architectural, Engineering Consultants	\$ 100,000.00		
8 Other Design and PM Costs	\$ -		
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS	\$ 150,000.00		
11 OWNER'S PROJECT CONTINGENCY	\$ 104,000.00		
TOTAL PROJECT COST	\$ 1,554,000.00		

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.) Agency, A/E, Market Research

Project Image/Illustration (optional)

Facility Plan - Major Construction/ Acquisition Project Narrative 107BF11
2025-27 Biennium

Note: Complete a separate form for each project

Agency	Oregon Department of Veterans' Affairs		Schedule		
Project Name	Roof Replacement	Cost Estimate	Cost Est. Date	Start Date	Est. Completion
Address /Location	700 Summer St NE Salem, OR 97301	\$ 1,200,000	4/1/2024	7/1/2026	10/1/2026
		GSF	# Stories	Land Use/Zoning Satisfied	
		122,192	3	Y	

Funding Source/s: Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Federal
			100%	

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected

The existing roof of the ODVA building is at 20 years old, and has begun to produce leaks occasionally. Given the life-expectancy of this membrane roof is estimated at 15-20 years, we are planning to replace the roof with a new PVC single-ply membrane system prior to any further damage to the building. We will be assuring that the insulation is replaced and meets at least current code as part of the project. This may increase energy efficiency for our facility as well.

Project Scope and Alternates Considered

This will be an entire replacement of the single-ply membrane roof system, insulation, cover board, flashing, etc. The plan is to solicit bids for a new PVC membrane roofing system with all new components, thus extending the life of the facility and protecting the asset we are entrusted with. An alternative would be to consider TPO, but this is not as cost-effective in the long-run (longevity vs up-front cost). Also, we could defer the replacement into the 27_29 biennium, but this would not only cost more (projected escalation of materials and labor costs), but likely involve potential repairs and damage to the interior of the building.

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

	\$	% Project Cost	\$/GSF
DIRECT CONSTRUCTION COSTS			
1 Building Cost Estimate	\$ 1,100,000.00		
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	\$ 1,100,000.00		
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and			
6 other state requirements			
7 Architectural, Engineering Consultants	\$ 12,000.00		
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS	\$ 12,000.00		
11 OWNER'S PROJECT CONTINGENCY	\$ 88,000.00		
TOTAL PROJECT COST	\$ 1,200,000.00		

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.)

Project Image/Illustration (optional)

Facility Plan - Major Construction/ Acquisition Project Narrative 107BF11
2025-27 Biennium

Note: Complete a separate form for each project

Agency	Oregon Department of Veterans' Affairs		Schedule		
Project Name	Lebanon Capital Projects List	Cost Estimate	Cost Est. Date	Start Date	Est. Completion
Address /Location		\$ 3,697,000	5/1/2024	9/1/2025	6/30/2027
		GSF	# Stories	Land Use/Zoning Satisfied	
		135,551	1	Y	

Funding Source/s: Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Federal
			35%	65%

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected

Built in 2014, the Lebanon Veterans' Home is beginning to show signs of age, including a major HVAC system failure that we need to address. This list of capital projects also includes items such as carpet replacement, painting, parking lot seal-coating and crack sealing, landscaping repairs, etc. A major project within this list is the replacement of many Variable Refrigerant Flow (VRF) HVAC systems which have become issues for several years. As we continue to gather data on the cause and possible solutions, we are finding that entire systems in each building will need to be replaced in order to solve the issues. Depending on final results from investigation, this project could be in the \$4M+ range, of which we would apply for 65% federal funding, leaving costs to the state in the range of \$1.5M. This is planned for the 25_27 biennium

Project Scope and Alternates Considered

Specifically for the HVAC system replacements, we have considered continuing to replace compressors, control boards, branch selector boxes, interior heads, etc. as opposed to complete replacements of systems. But this does not present itself as a cost-effective, long-term solution. Evidence has shown that replacement parts are failing within a year or two, which is pointing toward contamination within the systems, and other factors. Continuing to spend money on constant replacement components does not appear to be the best solution for the state, or for our residents in the facility.

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

	\$	% Project Cost	\$/GSF
DIRECT CONSTRUCTION COSTS			
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS			
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS			
11 OWNER'S PROJECT CONTINGENCY			
TOTAL PROJECT COST		% Project Cost	\$/GSF

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.)

Project Image/Illustration (optional)

Facility Plan - Major Construction/ Acquisition Project Narrative 107BF11
2025-27 Biennium

Note: Complete a separate form for each project

Agency	Oregon Department of Veterans' Affairs		Schedule	
Project Name	Roseburg Veterans Home	Cost Estimate	Cost Est. Date	Start Date
Address /Location	Roseburg, OR	\$ 100,000,000	3/1/2022	4/1/2026
		GSF	# Stories	Land Use/Zoning Satisfied
		122000		Y
				N

Funding Source/s: Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Federal
			35%	65%

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected

The federal VA 38 CFR 59.40) estimates that the state of Oregon should have 907 Veterans' Home beds available to meet the demand of our state. We currently have 305 beds between Lebanon and The Dalles. Building a new Veterans Home in Roseburg will add an additional 154 beds to our inventory and get us closer to that goal. The complex will be patterned after our most recent Veterans' Home in Lebanon and will be funded partially state and federal funds: 35% coming from the state and 65% coming from the federal government. State funds have been approved by legislature in the 2024 short session, and all documents have been updated with the State Home Construction Grant Program (SHCGP) to qualify this project for the "Priority 1" grant list for 2025. This funding request (35% state matching funds) is for re-authorization of funds for the 25_27 biennium as they currently expire in December of 2024.

Project Scope and Alternates Considered

The Roseburg Veterans' Home will be based on the Lebanon Veterans' Home small house concept, and provide 154 new beds in the Southern Oregon area. The location is planned to be on a 13.4 acre parcel of land on the Roseburg VA Medical Center campus. This land is being donated to ODVA by the USDVA. Original estimates of approximately \$49M have escalated to the level of \$100M-\$135M for the 2027/29 biennium. 65% of this funding will come from Federal grants and 35% from the state of Oregon.

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

	\$	% Project Cost	\$/GSF
DIRECT CONSTRUCTION COSTS			
1 Building Cost Estimate	79,512,580	0.80	
2 Site Cost Estimate (20 Ft beyond building footprint)	0		
3 TOTAL DIRECT CONSTRUCTION COSTS	79,512,580.00		
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems	\$ 7,258,280		
5 Construction Related Permits & Fees	\$ 100,000		
Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements			
6			
7 Architectural, Engineering Consultants	\$ 9,500,000		
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS	\$ 16,858,280		
11 OWNER'S PROJECT CONTINGENCY	\$ 3,629,140		
TOTAL PROJECT COST	\$ 100,000,000.00		

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.) A/E

Project Image/Illustration (optional)





Facility Plan - 10 Year Space Needs Summary Report
2025-27 Biennium

Agency Name Oregon Department of Veterans' Affairs

Note: List each project/lease or disposal separately.
Proposed New Construction or Acquisition - Complete for 5 Biennia

Biennium	Agency Priority	Concept/Project Name	Description	GSF	Position Count ¹	General Fund	Other Funds	Lo Fu
2025-27								
2027-29		Roseburg Veterans' Home	New 154-bed Veterans' Home in Roseburg	122,000	TBD		\$ 35,000,000	
2029-31								
2031-33								
2033-35								

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Bier Ren
	None			A	B	C	

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Bier Ren
	None			A	B	C	

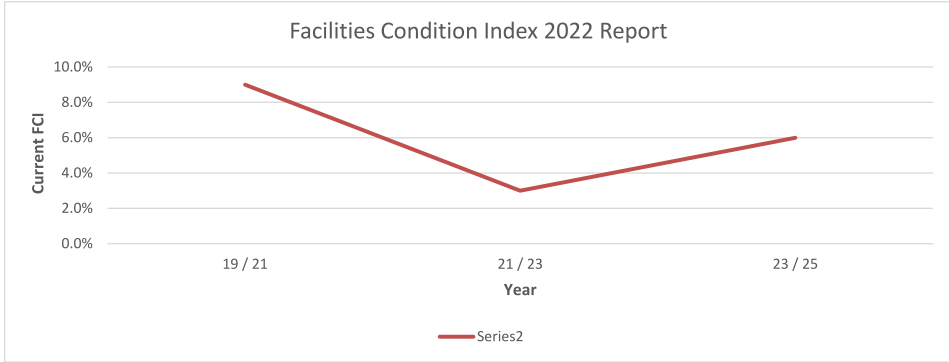
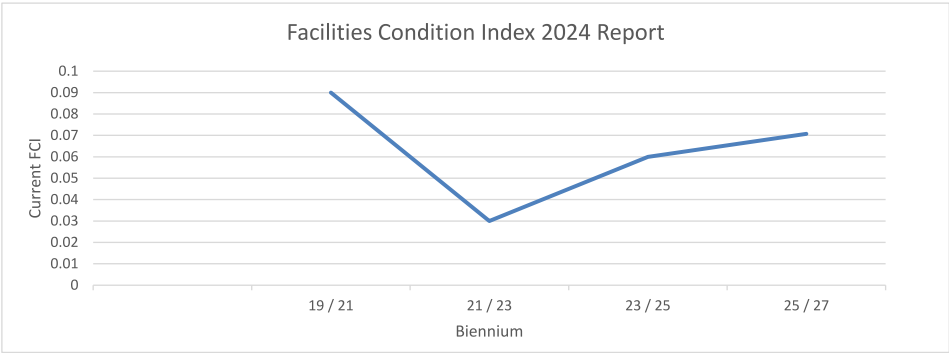
Planned Disposal of Owned Facility

Biennium	Facility Name	Description
	None	

Definitions

Occupant Position Count (PC)		
1	Estimated Position Count assigned to (home location) each building or lease as applicable	
RSF	2 Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.	
USF	3 Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are not required by code or for the operations of a building. If not known, estimate the percentage.	
O&M	4 Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial	

Year	FCI
19 / 21	9.0%
21 / 23	3.0%
23 / 25	6.0%
25 / 27	7.1%



Major Projects Summary

Column1	Column2	Column3	Column4	Column5	Column6
Project Name	Total Cost	DM/CR	Resilience	Modernization	Phase
Salem HVAC Controls	\$ 1,554,000	\$ 1,554,000			P
Salem Roof Replacement	\$ 1,200,000	\$ 1,200,000			C
Lebanon Capital Projects	\$ 3,697,000	\$ 3,697,000			C
Roseburg Veterans' Home	\$ 100,000,000			\$ 100,000,000	P

\$ 6,451,000

For reports elsewhere (includes minor construction projects less than \$1M):

Column1	Column2	Column3	Column4	Column5	Column6
Project Name	Total Cost	DM/CR	Resilience	Modernization	Phase
Salem HVAC Controls	\$ 1,554,000				P
Salem Roof Replacement	\$ 1,200,000				C
Lebanon Capital Projects	\$ 3,697,000				P
The Dalles Capital Projects	\$ 935,000				C
Lebanon DM Budget	\$ 869,871				C
The Dalles DM Budget	\$ 188,854				P
Roseburg Veterans' Home	\$ 100,000,000				

P = Planning Phase
 C = Construction-ready

Facility Plan Summary

Column1	Column2	Column3	Column4	Column5	Column6	Column7
AGENCY PLAN SUMMARY	DM/LIFE SAFETY (PRIORITY 1)	CAPITAL RENEWAL (PRIORITY 2)	CAPITAL RENEWAL (PRIORITY 3)	SEISMIC/RISK (PRIORITY 4)	MODERNIZATION (PRIORITY 5)	TOTAL
DM / CR	\$ 1,800,000.00	\$ 4,651,000.00				\$ 6,451,000.00
RESILIENCE / RISK						\$ -
MODERNIZATION					\$ 100,000,000.00	\$ 100,000,000.00
TOTAL	\$ 1,800,000.00	\$ 4,651,000.00	\$ -	\$ -	\$ 100,000,000.00	\$ 106,451,000.00

Total Priority 1 & 2 \$ 6,451,000.00



Oregon Department of Veterans' Affairs

CPAB PRESENTATION – 2025/27



Vision

Veterans and their families thrive in Oregon

Mission

ODVA serves and honors veterans through our leadership, advocacy and strong partnerships.

Values

Respect, Integrity, Stewardship and Excellence



Agency Programs

- ❑ Home Loan Program
- ❑ Strategic Partnerships
- ❑ Appeals and Special Advocacy
- ❑ Aging Veteran Services
- ❑ Oregon Veterans' Homes



Funding Type

- "Other"
- Federal (Veterans' Homes)



Facilities

- ❑ GSF: 356,530
- ❑ CRV: \$180,596,990
- ❑ Major Facilities: 3
- ❑ Minor Facilities: 0



Salem Office Building: 122,192sf

Built 1982





The Dalles Veterans' Home: 98,787sf

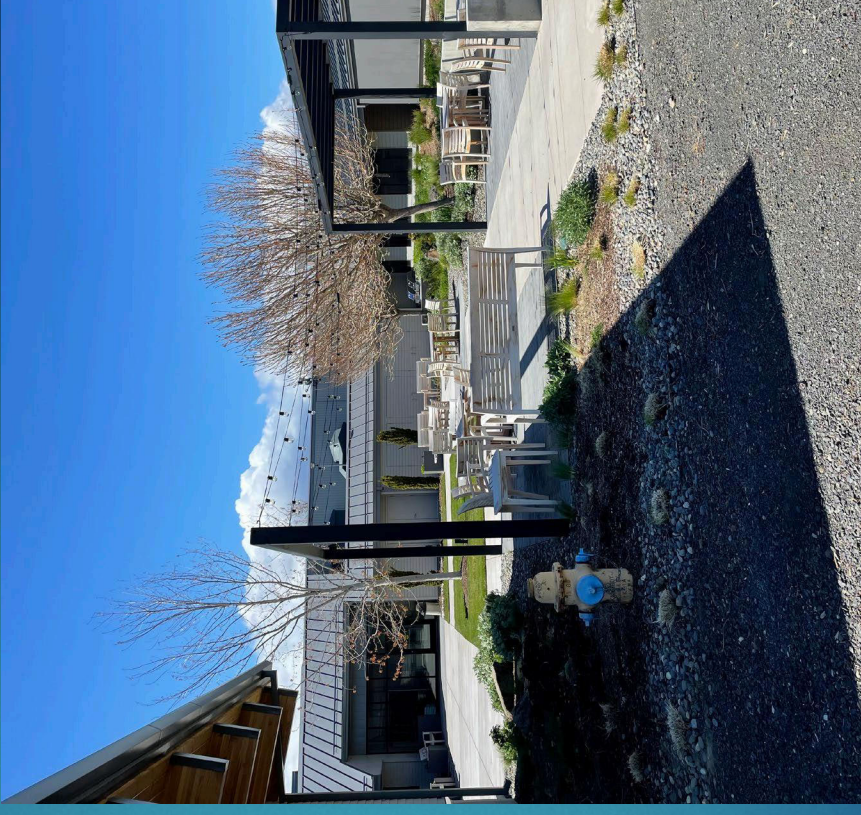
Built: 1996





The Dalles Veterans' Home: 98,787sf

Built: 1996





Lebanon Veterans' Home: 135,551 sq ft Built: 2014





Lebanon VH Storage Building and Nurse Training Center

Built: 2021





Facility Needs

- ❑ Ongoing and DM Funding – all 3 locations. (Ex. Lebanon HVAC systems, carpet, etc.)
- ❑ Salem: Roof replacement
- ❑ Salem: HVAC Controls Upgrade to DDC
- ❑ Roseburg: New Veterans' Home



Salem Roof Replacement

- ❑ **Need:** Replace single-ply membrane roof with new
- ❑ **Design:** Meet at least min code requirements
- ❑ **Estimate:** \$1.2M
- ❑ **Timeline:** ASAP
- ❑ **Funding:** In process



Salem Roof Replacement





Salem HVAC Controls Upgrade to DDC:

- ❑ **Need:** Eliminate legacy controls, reduce maintenance issues and costs, maintain consistent temperatures, improved control of system
- ❑ **Design:** In process
- ❑ **Estimate:** \$1.5M
- ❑ **Timeline:** ASAP
- ❑ **Funding:** In process



Salem HVAC Controls Upgrade



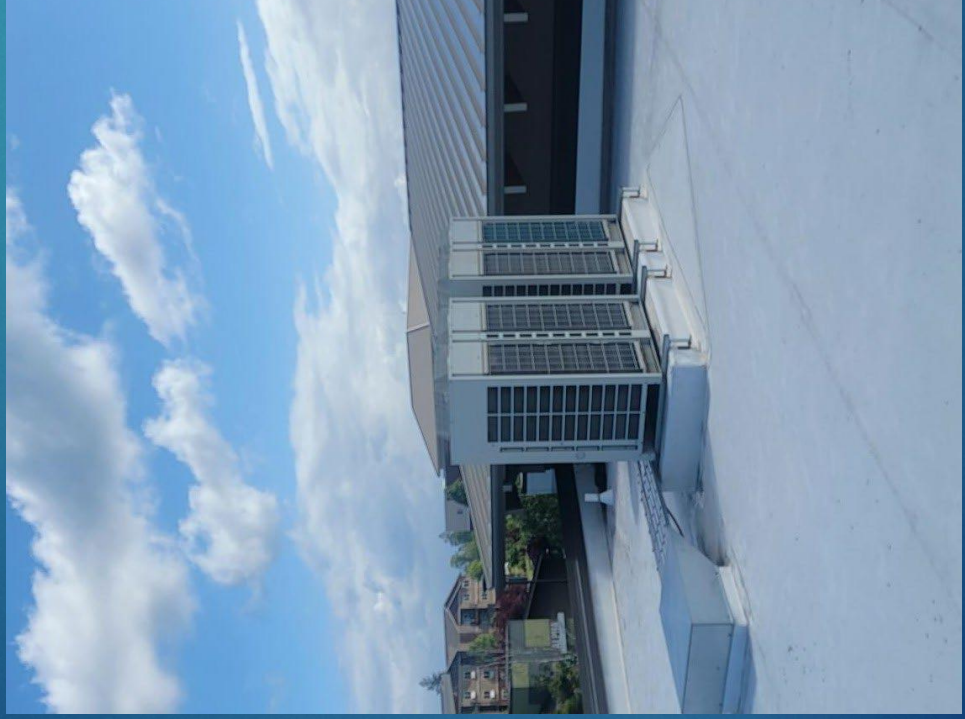


Lebanon Capital Project Examples

- ❑ **Need:** Replace HVAC systems, carpet, etc.
- ❑ **Design:** In process
- ❑ **Estimate:** \$3.7M
- ❑ **Timeline:** ASAP
- ❑ **Funding:** 65% federal grant for HVAC systems, remainder is “other” funds



Lebanon: HVAC Systems, Carpet, et





Roseburg: New Veterans' Home

- ❑ **Need:** Move us closer to the 907-bed maximum for Oregon per Title 38 CFR 59.40. Currently, we have 305.
- ❑ **Design:** Based on Lebanon "Small House" model
- ❑ **Estimate:** \$100M-\$135M
- ❑ **Beds:** 154
- ❑ **Timeline:** 2025 - 2028
- ❑ **Funding:** 65% federal grant, 35% state "other" funds (This is requesting reauthorization of \$35M in 25_27 biennium based on current funding mechanism)



Roseburg: New Veterans' Home



PRELIMINARY CONCEPT FOR:
ODVA ROSEBURG CAMPUS
ROSEBURG, OR



OREGON DEPARTMENT
OF VETERANS' AFFAIRS

CBTWO
ARCHITECTS

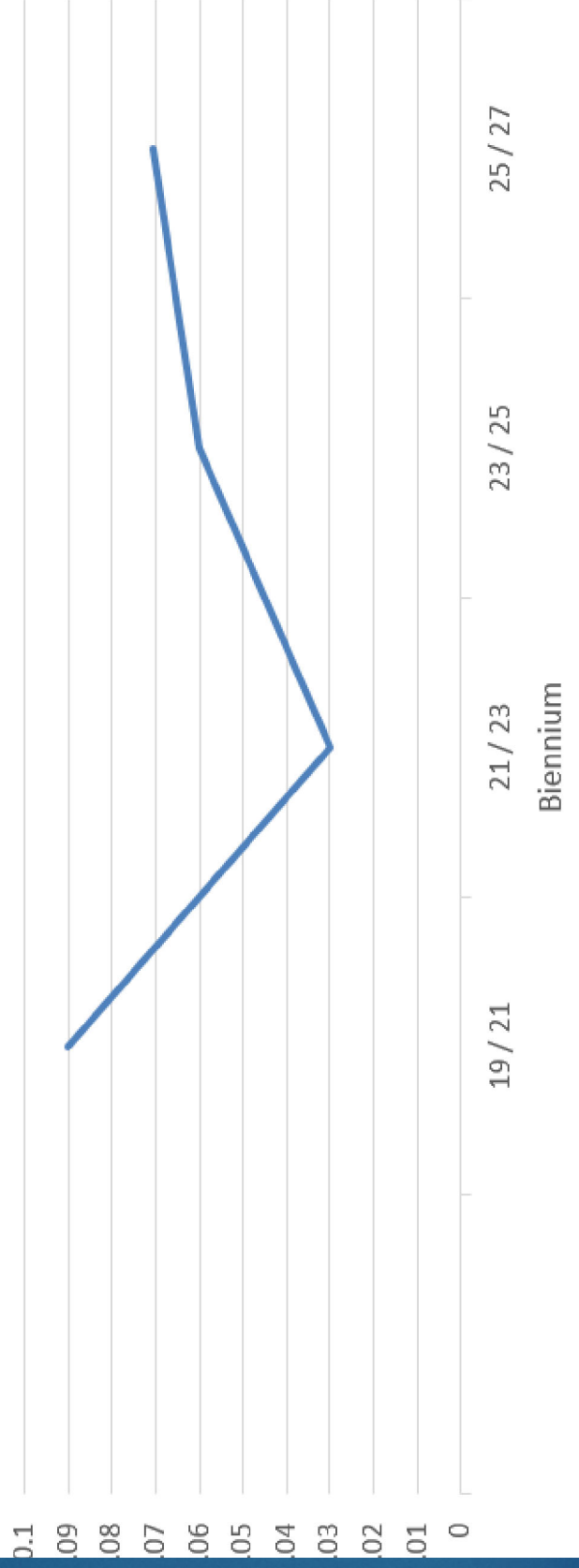
11.30.2021
CONCEPTUAL AERIAL RENDERING **R3**





Facilities Condition Index

Facilities Condition Index 2024 Report





Facility Plan Summary

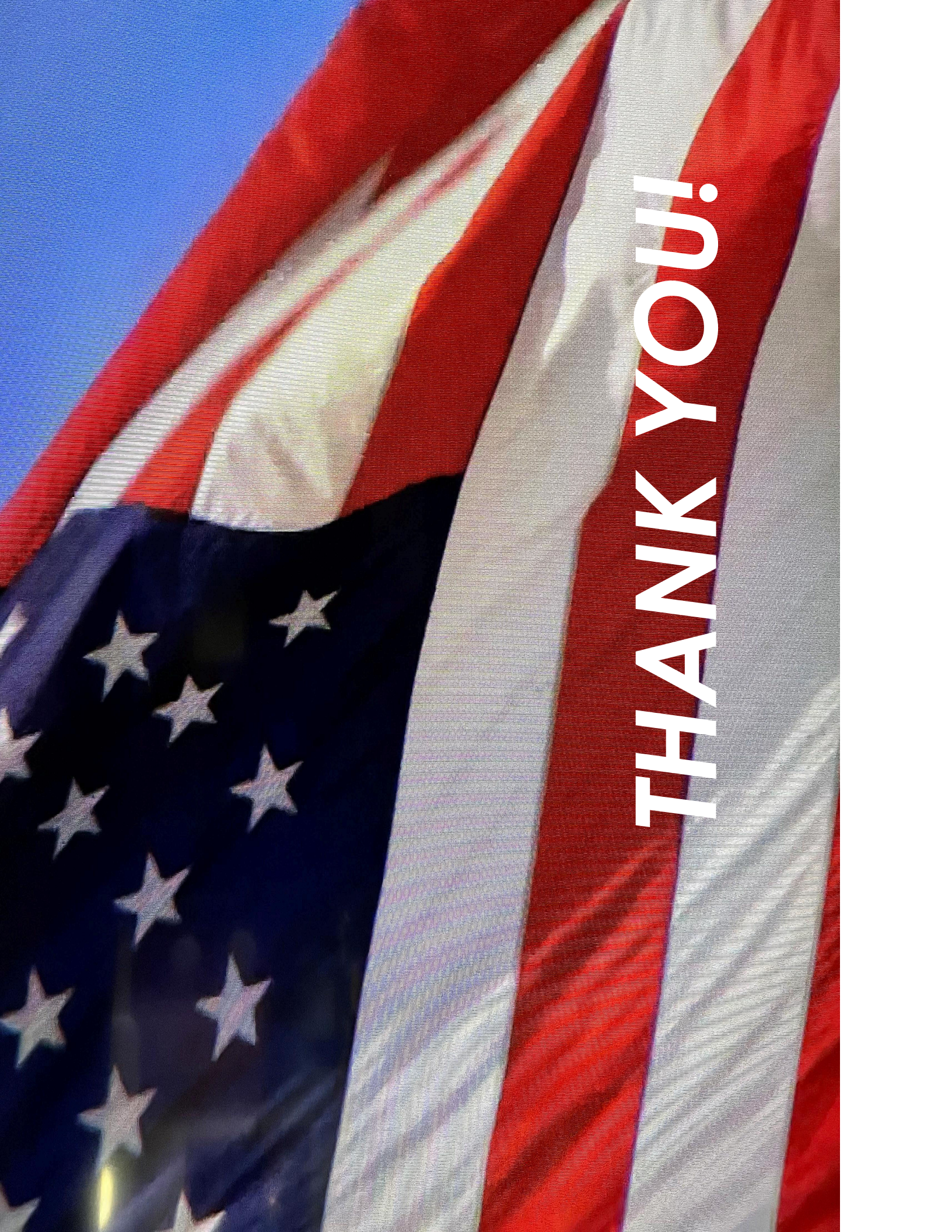
	Column2	Column3	Column4	Column5	Column6
DM/LIFE SAFETY (PRIORITY 1)	CAPITAL RENEWAL (PRIORITY 2)	CAPITAL RENEWAL (PRIORITY 3)	SEISMIC/RISK (PRIORITY 4)	MODERNIZATION (PRIORITY 5)	
\$ 1,800,000.00	\$ 4,651,000.00				
\$ 1,800,000.00	\$ 4,651,000.00	\$ -	\$ -	\$ 100,000,000.00	\$ 100,000,000.00



Major Projects Summary

	Column2	Column3	Column4	Column5
	Total Cost	DM/CR	Resilience	Modernization
Controls	\$ 1,554,000	\$1,554,000		
Replacement	\$ 1,200,000	\$1,200,000		
Capital Projects	\$ 3,697,000	\$3,697,000		
Veterans' Home	\$ 100,000,000			\$ 100,000,000

C = Construction-ready
P = Planning



THANK YOU!