

WASHINGTON STATE
DEPARTMENT OF

**VETERANS
AFFAIRS**



"Serving Those Who Served"



**2021-23
Capital Budget**

Department of Veterans Affairs

21 – 23 Capital Budget Request

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STATE OF WASHINGTON

DEPARTMENT OF VETERANS AFFAIRS

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Agency Narrative for 2021-23 Capital Plan

The Washington State Department of Veterans Affairs (WDVA) is charged with serving the state's 610,000 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 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 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. Forty-two 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 100 bed skilled nursing facility, 70 transitional housing residents, support for our new farm program, and also work with non-profit organizations to provide additional veterans benefits. WDVA is always trying to use the resources we have to provide as many opportunities to veterans.

The Washington Veterans Home is located on nearly 25 acres in Port Orchard. It was established in 1910. There are 21 buildings totaling 322,701 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 building is 160,000 square foot steel and concrete structure with masonry and metal exterior. We also have an additional 60 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 an added 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, two memorial walls, multiple ground inurnment areas, multiple ground internment areas, and a scattering garden. The facility has been so successful we are moving forward with additional capacity, including ground inurnment, ground internment,

additional columbarium walls, additional memorial walls, and drive access to open additional parts of the cemetery.

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. This marked the beginning of our focus on pursuing replacement of decades-old, functionally obsolete structures rather than simply preserving existing facilities. 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 additional veterans will require long-term care services over the next 10 years. So in 2008 we partnered with NBBJ to conduct a predesign for construction of a community living facility in Walla Walla.

WDVA's focus for the 2021-23 biennium is the preservation of our existing facilities. Below is the priority list for this biennium:

- Priority 1 - Preservation minor works list 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 2 – WVH HVAC retrofit of the mechanical system at our Washington Veterans Home in Port Orchard.
- Priority 3 - Land acquisition and design for the replacement of the Orting skilled nursing facility, so that we can proceed with requests for a grant to build the new skilled nursing facility. The funding request is accompanied by the feasibility study for property procurement and pre-design.
- Priority 4 – Feasibility Study for the state veterans cemetery in NW Washington.
- Priority 5 - 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 grant that will fully fund a new state run veterans cemetery.
- Priority 6 – WVH Campus Upgrades
- Construction and remaining design cost for the 240 building HVAC system upgrades.
- Priority 7 - Minor works program list.
- Priority 8 - The construction of a new Soldiers Home to be located on land to be purchased outside of the Puyallup River flood zone and the Mt. Rainier Lahar. This will require the procurement of land in order to proceed with a federal grant that will pay for 65% of the cost to build a new skilled nursing facility.

**305 - Department of Veterans Affairs
Ten Year Capital Plan by Project Class**
2021-23 Biennium
*

Version: 01 Agency Request

Report Number: CBS001

Date Run: 9/14/2020 1:23PM

Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2021-23	New Approp 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31
1	30000094 Minor Works Facilities Preservation									
	057-1 State Bldg	27,833,000	2,558,000	2,595,000		7,220,000	5,235,000	5,425,000	2,250,000	2,550,000
	Constr-State									
	23N-1 MTC Capital	200,000		200,000						
	Account-State									
	Project Total:	28,033,000	2,558,000	2,795,000		7,220,000	5,235,000	5,425,000	2,250,000	2,550,000
6	40000005 WVH - Campus Upgrades									
	057-1 State Bldg	5,442,000				2,457,000			2,985,000	
	Constr-State									
Total: Preservation		33,475,000	2,558,000	2,795,000		9,677,000	5,235,000	5,425,000	5,235,000	2,550,000

Project Class: Program

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2021-23	New Approp 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31
2	40000006 WVH HVAC Retrofit									
	057-1 State Bldg	16,134,000		750,000		15,384,000				
	Constr-State									
3	30000225 WSH Skilled Nursing Facility Replacement									
	057-1 State Bldg	10,852,000				10,852,000				
	Constr-State									
4	40000035 Northwest Washington Steve Veterans Cemetery Feasibility Study									
	057-1 State Bldg	200,000				200,000				
	Constr-State									
5	30000216 SE Washington Veterans Cemetery Land Acquisition and Design									
	057-1 State Bldg	2,739,000				2,739,000				
	Constr-State									
7	30000131 Minor Works Program									
	057-1 State Bldg	11,600,000	670,000	500,000		3,650,000	1,305,000	2,025,000	2,350,000	1,100,000
	Constr-State									

**305 - Department of Veterans Affairs
Ten Year Capital Plan by Project Class**
2021-23 Biennium
*

Version: 01 Agency Request

Report Number: CBS001

Date Run: 9/14/2020 1:23PM

Project Class: Program

<u>Agency Priority</u>	<u>Project by Account-EA Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2021-23</u>	<u>New Approp 2021-23</u>	<u>Estimated 2023-25</u>	<u>Estimated 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>
8	30000001 Washington Soldiers Home: Nursing Bed Replacement									
	001-2 General Fund-Federal	30,826,000					30,826,000			
	057-1 State Bldg Constr-State	16,599,000					16,599,000			
	Project Total:	47,425,000					47,425,000			
Total: Program		88,950,000	670,000	1,250,000		32,825,000	48,730,000	2,025,000	2,350,000	1,100,000

Total Account Summary

<u>Account-Expenditure Authority Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2021-23</u>	<u>New Approp 2021-23</u>	<u>Estimated 2023-25</u>	<u>Estimated 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>
001-2 General Fund-Federal	30,826,000					30,826,000			
057-1 State Bldg Constr-State	91,399,000	3,228,000	3,845,000		42,502,000	23,139,000	7,450,000	7,585,000	3,650,000
23N-1 MTC Capital Account-State	200,000		200,000						
Total	122,425,000	3,228,000	4,045,000		42,502,000	53,965,000	7,450,000	7,585,000	3,650,000

Ten Year Capital Plan by Project Class

*

Report Number: CBS001

Date Run: 9/14/2020 1:23PM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Functional Area	*	All Functional Areas
Agency	305	305
Version	01-A	01-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



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

September 14, 2020

Alec C. Burkheimer
Washington Department of Veterans Affairs
Construction Project Coordinator

In future correspondence please refer to:
Project Tracking Code: 2020-09-05836
Re: Washington Department of Veterans Affairs 2021-2023 Biennium Budget Request

Dear Alec C. 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 05-05 (GEO 05-05). We have reviewed the materials you provided for the Washington Department of Veterans Affairs Capital Programs Projects for the 2021-2023 Biennium.

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 GEO 05-05. If the project involves a building or structure 45 years in age or older, we will also require an EZ2 form.

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 GEO 05-05. 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 GEO 05-05. Should additional information become available, our assessment may be revised.

Finally, please note that in order to streamline our responses, DAHP requires that Resource documentation (HPI, Archaeology sites, TCP) and reports be submitted electronically. Correspondence must be emailed in PDF format to the appropriate compliance email address. For more information about how to submit documents to DAHP please visit: <https://dahp.wa.gov/project-review>. To assist you in conducting a cultural resource survey and inventory effort, DAHP has developed Guidelines for Cultural Resources Reporting. You can view or download a copy from our website.

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,





Holly Borth
Project Compliance Reviewer
(360) 586-3533
holly.borth@dahp.wa.gov

cc: Jennifer Masterson and Scott Merriman, Office of Financial Management
Jim Baumgart, Senior Policy Advisor



305 - Department of Veterans Affairs

Capital FTE Summary

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS004

Date Run: 9/14/2020 1:24PM

FTEs by Job Classification

<u>Job Class</u>	<u>Authorized Budget</u>		<u>2021-23 Biennium</u>	
	<u>2019-21 Biennium</u>			
	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>
Capital FTE - Construction Project Coordinator			1.0	1.0

Account

<u>Account - Expenditure Authority Type</u>	<u>Authorized Budget</u>		<u>2021-23 Biennium</u>	
	<u>2019-21 Biennium</u>			
	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>
042-1 C E P and R I Acct-State			144,600	144,600

Narrative

The Construction Project Coordinator 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
2021-23 Biennium
*

Report Number: CBS004
Date Run: 9/14/2020 1:24PM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	305	305
Version	01-A	01-A
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

Description

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

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 (WWVH) 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	27,833,000	2,558,000	2,595,000		7,220,000
23N-1	MTC Capital Account-State	200,000		200,000		
	Total	28,033,000	2,558,000	2,795,000	0	7,220,000

Future Fiscal Periods

		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	5,235,000	5,425,000	2,250,000	2,550,000
23N-1	MTC Capital Account-State				
	Total	5,235,000	5,425,000	2,250,000	2,550,000

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000214

SubProject Title: WVH Laundry Upgrade

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

Provide upgrades to the Laundry Facility

Project Description

The laundry facility serves over 340 veterans from our skilled nursing facilities in the WVH at Port Orchard and WSH at Orting. Annually this facility completes over 3 million pounds of laundry for these facility veterans. This includes linens and resident personal clothes. This work is all done manually, including loading and unloading washers and dryers, moving laundry between washers and dryers, and folding. DVA is in need of adding a conveyor system to the current laundry as this will provide a safer work environment and modernize the laundry facility, allowing for our staff to work in a safer environment. In order to install the conveyor system the building will have to have structural upgrades and new equipment.

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			2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	975,000				975,000
	Total	975,000	0	0	0	975,000

Future Fiscal Periods

	Account Title	2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

This project will not add staffing to the laundry. It will help with safety and efficiency though.

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000120

SubProject Title: SVH HVAC Replacements

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 1

Project Summary

This will replace the 30 year old roof top units at the Spokane Veterans Home.

Project Description

The roof top units have been in place for nearly 30 years and are reaching their functional life expectancy. The upgrades in energy codes and more efficient units will allow for lower energy consumption and provide a more comfortable climate to residents and staff. The HVAC system is very critical to the successful operation of the 24/7 skilled nursing facility.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	850,000			850,000
	Total	850,000	0	0	850,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

This is the replacement of existing roof top units. This will not have any operating impacts.

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000019

SubProject Title: WSH - Roof Replacemnt O'Connor Hall

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

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. This will also include some roof sheathing repairs, new gutters and downspouts.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	75,000				75,000
	Total	75,000	0	0	0	75,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000020

SubProject Title: WSH - Domestic Water Upgrade

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000020

SubProject Title: WSH - Domestic Water Upgrade

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

Upgrade the water service to 4 buildings at the Washington Soldiers Home.

Project Description

Recently it was discovered that the water lines providing service to four (4) of the buildings at the Washington Soldiers Home are on the fire system instead of the domestic water system. The water supply is tested regularly as part of our water management program required since the home is on a well. These connections have been in place for over 20 years. It is best if the domestic water and fire sprinkler systems are separate so that if there is a fire event on campus the system will not be overloaded by domestic water needs in these 4 buildings.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	250,000			250,000
	Total	250,000	0	0	250,000
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 30000213

SubProject Title: WSVC Maintenance Building Enclosure

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000213

SubProject Title: WSVC Maintenance Building Enclosure

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

The current maintenance building is open to the elements on the west side of the building. We need to enclose the building in order to allow for the materials and equipment stored in the building to be protected from theft/vandalism and the extreme elements. The Washington State Veterans Cemetery is in a rural location and although security fencing is in place we have had issues with theft and vandalism in our maintenance area. By enclosing the existing structure it will allow all maintenance equipment (mowers, small tractors, and bobcat) along with materials (markers for grave sites, fertilizer, amended soils, etc.) to be protected from vandalism and theft. Along with the security related issues the extreme weather conditions impact the items stored on site, including impacting the long term equipment use and the protection of material. 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.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Reappropriations
057-1	State Bldg Constr-State	225,000			225,000
	Total	225,000	0	0	225,000

Future Fiscal Periods

Acct Code	Account Title	2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000213

SubProject Title: WSVC Maintenance Building Enclosure

No Operating Impact

Narrative

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

SubProject Number: 30000159

SubProject Title: WSH Boiler Feedwater System Replacement

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

WSH Boiler Feedwater System Replacement

Project Description

The Washington Soldiers Home heating is serviced by our on campus steam plant. The boilers are a very large user of natural gas and the facility staff is always working to optimize the efficiencies of the boilers. In order to allow for the boilers to work at their optimal levels the boilers need chemicals in the system. The chemicals are delivered to the system best through a boiler feeder system. Currently the boiler feeder system is antiquated and does not control chemicals properly, requiring more staff time to monitor the boiler system. This also leads to inefficiencies that create greater energy usage and additional chemical usage to maintain the system. The existing system is near 35 years old and is difficult to get parts and needs to be replaced. The replacement of the boiler feeder system will allow for the extension of the three (3) current boilers life cycle protecting the expensive assets.

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			2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	250,000				250,000
	Total	250,000	0	0	0	250,000

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000159

SubProject Title: WSH Boiler Feedwater System Replacement

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
Total		0	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000021

SubProject Title: WVH - Laundry Building Roof

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

Replace existing roof at the Washington Veterans Home Laundry building.

Project Description

The Laundry buildings roof is over 35 years old and has outlived its useful life. Maintenance is constantly trying to patch holes and the roofing material has deteriorated to the point that further maintenance is very difficult. The roof has a lot of mechanical equipment on it, and it will require taller curbs for a lot of the units and added insulation to meet the current energy requirements. This building cleans over 3 million pounds of laundry every year and supports both the Washington Veterans Home and the Washington Soldiers Home in Orting. It is an essential part of our business and it cannot be down due to a leaking roof.

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

		Expenditures		2021-23 Fiscal Period	
Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	450,000			450,000
Total		450,000	0	0	450,000

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000021

SubProject Title: WVH - Laundry Building Roof

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

none

SubProject Number: 40000022

SubProject Title: WVH - Upgrade of Nurse Call

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

Upgrade of Nurse call system.

Project Description

The nurse call system at the Washington Veterans Home allows for residents and staff to push a button in a resident room, bathroom, or common space to request assistance. This is essential to providing timely care for issues that come up throughout the day. The current nurse call at the Washington Veterans Home is no longer supported by the original vendor and is now obsolete. Parts cannot be procured to replace units and the Washington Veterans Home no longer has any parts in stock. It needs to be replaced in order to make sure that it is meeting the requirement for nursing care as part of CMS guide lines. This will provide a long term solution to our current problem.

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

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000022

SubProject Title: WVH - Upgrade of Nurse Call

Funding

Acct Code	Account Title	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	350,000			350,000
	Total	350,000	0	0	350,000

Future Fiscal Periods

	2023-25	2025-27	2027-29	2029-31
057-1 State Bldg Constr-State				
Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

none

SubProject Number: 40000027

SubProject Title: WVH - Controls Replacement

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

Washington Veterans Home is in need of HVAC controls replacement for the whole campus.

Project Description

The hvac controls for the campus have become obsolete and we are no longer able to get parts for them. This is essential to maintaining the comfort of residents and staff on the property and to maintain regulated temperatures required by CMS for resident care. 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 system.

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)

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000027

SubProject Title: WVH - Contols Replacement

Growth Management impacts

None

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	550,000				550,000
	Total	550,000	0	0	0	550,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000023

SubProject Title: WSVC - Adminstration Building Renovation and Addition

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

Renovate and add space for client meetings to the Administration Building at the Washington State Veterans Cemetery at Medical Lake.

Project Description

The Washington State Veterans Cemetery at Medical Lake is in need of additional space to meet with individual families as they discuss plans for loved ones burials. Currently there is only one private place to accommodate these conversations away from the public. DVA would like to add additional space to provide two additional small meeting rooms and upgrade some finishes that provide some safety issues within the building. This will help the Veterans Cemetery to serve families in a time of great sorrow in a private and compassionate way. 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

305 - Department of Veterans Affairs Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

Project Type

SubProject Number: 40000023

SubProject Title: WSVC - Adminstration Building Renovation and Addition

Facility Preservation (Minor Works)

Growth Management impacts

None

Funding

Acct Code	Account Title	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	650,000			650,000
	Total	650,000	0	0	650,000

Future Fiscal Periods

	2023-25	2025-27	2027-29	2029-31
057-1 State Bldg Constr-State				
Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000037

SubProject Title: WVH - Servery Replacement of 1st Floor Serveries

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000037

SubProject Title: WVH - Servery Replacement of 1st Floor Serveries

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

Replacement of the two serveries on the 1st floor at the Washington Veterans Home

Project Description

The Washington Veterans Home provides food service to 80 residents at the Skilled Nursing Building on the 1st floor of the building three meals per day, 7 days a week. The food comes through a service tunnel from the Kitchen to the skilled nursing building and is plated for service based on each residents dietary need. Additionally the serveries also provide minor preparation, cleaning, and meal services. The original materials used in for the cabinets, counters, and steam table areas were not the best materials for long term use in what is essentially a kitchen environment. The counters are granite time which is constantly needed repair (dur to heavy use and grout deterioration), this also makes it hard to properly clean to maintain a healthy environment for food service. The wood cabinets should not have been installed in such a wet environment. The plan is to remove all counters, cabinets and install new stainless steel counters, shelves, and cabinets as would typically be found in a kitchen environment. Furthermore the plan would be to enclose these locations to allow for better security when serveries are not in use, easier for cleaning and maintenance, and separation of residents and staff during food service preparation.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Reappropriations
057-1	State Bldg Constr-State	595,000			595,000
	Total	595,000	0	0	595,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000037

SubProject Title: WVH - Servery Replacement of 1st Floor Serveries

Narrative

None

SubProject Number: 30000129

SubProject Title: WSH Flooring Replacement

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

Washington Soldiers Home skilled nursing building flooring replacement

Project Description

The flooring in this building has reached its life expectancy with some areas having flooring that is 50 years old. Based on the records the asbestos related flooring was replaced roughly 35 years ago, but the nothing has occurred since then. The replacement of the flooring will help with the patient care and make the cleaning and sanitizing of the facility easier. We are also trying to modernize our facilities and create a better environment for our veterans that will allow for the home to feel more like a home instead of an institution.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	575,000			575,000
	Total	575,000	0	0	575,000

Future Fiscal Periods

Acct Code	Account Title	2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000129

SubProject Title: WSH Flooring Replacement

No Operating Impact

Narrative

none

SubProject Number: 30000154

SubProject Title: SVH Lighting Retrofit

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

This will be for replacement of the now obsolete T-12 lighting system with LED fixtures.

Project Description

The current light fixtures in the building are over 30 years old and are becoming more and more difficult to get replacement bulbs and parts to maintain fixtures. New energy codes have made the current T12 fixtures obsolete and the bulb pricing has gone up since they are not the standard type anymore. We need to replace the light fixtures as this will help reduce our energy consumption and allow for long lasting fixtures.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Reappropriations
057-1	State Bldg Constr-State	550,000			550,000
	Total	550,000	0	0	550,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000154

SubProject Title: SVH Lighting Retrofit

Operating Impacts

No Operating Impact

Narrative

none

SubProject Number: 30000118

SubProject Title: Asphalt Paving

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

Asphalt paving and repair at the Washington Soldiers Home

Project Description

With the continued aging of the Washington Soldier Home, the replacement, repair, and sealing of the asphalt roads and parking lots needs addressed. The constant effects of weather, heavy use and time take their toll. With this in mind, a fund for paving would address the specific needs of the facility over time. We have crucial needs at this facility. WE see this as part one of three at this multi acre facility.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	800,000				300,000
	Total	800,000	0	0	0	300,000

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000118

SubProject Title: Asphalt Paving

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	250,000	250,000		
	Total	250,000	250,000	0	0

Operating Impacts

No Operating Impact

Narrative

None

SubProject Number: 30000111

SubProject Title: Paint Building Interior

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

Interior painting and wall covering replacement at the Spokane Veterans Home.

Project Description

The Spokane Veterans Home was purchased in the 2001-03 biennium and the interior finishes were not updated at the time due to funding. It has been over 25 years since the walls had been re-painted and wall coverings updated. Over time some small areas of need have been repainted, but it is time to change the look and feel of the building. We are trying to remove the institutional feel of the facility and provide our veterans with a place that will feel more like a home, aligning with the Walla Walla Veterans Home and the Washington Veterans Home. This included patching of walls and preparation for future wall finishes. The changing of wall coverings and paint will allow for the home to be sanitized and cleaned easier and improve infection control.

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

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000111

SubProject Title: Paint Building Interior

Funding

Acct Code	Account Title	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	575,000			575,000
	Total	575,000	0	0	575,000

Future Fiscal Periods

	Account Title	2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

None foreseen

SubProject Number: 40000041

SubProject Title: WVH - Chapel Upgrades

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 1

Project Summary

Structural Repairs to the chapel building, including exterior repairs.

Project Description

Due the undermining of an old tree on the hillside the foundation has cracked. The structure has had monitoring to the foundation that will has shown that the structural integrity is still intact, but in need of repairs. This portion of the project would include the removal of the tree, and the repair to the foundation to allow for the chapel to continue to provide the services to the campus.

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)

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000041

SubProject Title: WVH - Chapel Upgrades

Growth Management impacts

None

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	690,000				
	Total	690,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	690,000			
	Total	690,000	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 30000153

SubProject Title: SVH Bathroom Fixture Replacements

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 1

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 facility. 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 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 wainscoting 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

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

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	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	525,000				
	Total	525,000	0	0	0	0

Future Fiscal Periods

		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	525,000			
	Total	525,000	0	0	0

Operating Impacts**No Operating Impact****Narrative**

none expected

SubProject Number: 30000115

SubProject Title: WVH Generator Replacement

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000115

SubProject Title: WVH Generator Replacement

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 1

Project Summary

Replacement of 400KW generator at the Washington Veterans Home.

Project Description

This existing generator is over 30 years old and supplies emergency power to critical life safety systems on the campus housing approximately 240 vulnerable adults., and 60 transitional housing clients. This unit also supplies emergency electrical power to operate main boilers which supplies heat to entire facility, the laundry that provides service to the Washington Soldiers Home as well, plus the rest of the buildings that support the operation. on campus. These include those of the Transportation, Carpentry and Gardeners shops.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	675,000			
	Total	675,000	0	0	0
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	675,000			
	Total	675,000	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 30000106

SubProject Title: WSH Building Exterior Preservation

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000106

SubProject Title: WSH Building Exterior Preservation

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

This project is for the cleaning and tuck-pointing of masonry on the Roosevelt Barrack, Chilson Hall, the kitchen, and Betsy Ross at the Washington Soldiers Home in Orting

Project Description

We will refinish the exterior of Roosevelt Barracks, Chilson Hall, the kitchen, and Betsy Ross on campus to treat mortar and brick decay and provide a preservative treatment. Deferral of this project will likely give rise to the degradation of the facility of historical significance and prompt action on the part of historical societies for code compliance. 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

Facility Preservation (Minor Works)

Growth Management impacts

none

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	800,000				
	Total	800,000	0	0	0	0
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State	800,000				
	Total	800,000	0	0	0	

Operating Impacts**No Operating Impact****Narrative**

None foreseen

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000105

SubProject Title: WSH Chilson Hall Upgrades

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

We propose to install hardwood and tile flooring in Chilson Hall to replace existing that is worn out from use and cleaning. This building was constructed in 1954 so some vinyl asbestos tile (VAT) may be encountered. We are considering bamboo since it is sturdy and an environmentally friendly renewable resource., or LVP as it has proved to be durable for wheel chairs and heavy use in our skilled nursing buildings. The new floor would transition to a different product where the Snack Bar is located and all vinyl containing tile (VCT) and/or VAT would be replaced in the library and activity rooms.

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			2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	525,000				
	Total	525,000	0	0	0	0
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State	525,000				
	Total	525,000	0	0	0	

Operating Impacts**No Operating Impact****Narrative**

None foreseen

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000104

SubProject Title: WVH Campus Irrigation

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

The existing irrigation was installed over 40 years ago and has now failed and is unrepairable. 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 man-hours needed to relocate the sprinkler every 30 min.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Reappropriations
057-1	State Bldg Constr-State	350,000			
	Total	350,000	0	0	0

Future Fiscal Periods				
	2023-25	2025-27	2027-29	2029-31
057-1 State Bldg Constr-State	350,000			
Total	350,000	0	0	0

Operating Impacts

No Operating Impact

Narrative

Will actually reduce staff efforts doing repairs.

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000099

SubProject Title: SVH Replace Ceiling Tiles

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 1

Project Summary

For the replacement of ceiling tiles, now 30 years old.

Project Description

The existing ceiling tiles an grid have been in place for about 30 years. They have been damaged when removed for access to building systems above the ceiling grid and are out dated. We would like to replace them with a newer lighter weight product that will also allow for easier sanitization and cleaning as we are always working on ways to make infection control easier. The replacement of the tiles will also help with the reduction of maintenance that can be used for other areas of work.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	475,000			
	Total	475,000	0	0	0
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	475,000			
	Total	475,000	0	0	0

Operating Impacts**No Operating Impact****Narrative**

None forseen

305 - Department of Veterans Affairs Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000163

SubProject Title: WVH Building Exteriors

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

Built in 2002 the cleaning and sealing of the brick is to be comepleted every 10 to 20 years. This will need to be completed by 2024 to continue to provide maintenance and protect the camps critical infrastructure and 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)

Growth Management impacts

none

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	195,000				
	Total	195,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	195,000			
	Total	195,000	0	0	0

Operating Impacts

No Operating Impact

Narrative

none anticipated.

SubProject Number: 40000029

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

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000029

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

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

The cemetery at the Washington Veterans Home has been in used for over 90 years. The headstone were installed in concrete sleeves and concrete sleeves and headstones have settled over the years. They are also in need of a cleaning as part of the raise and realign since the raising typically exposes portions of the marked that have sunk over the years and proper cleaning is the only way to get them cleaned.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	350,000				
	Total	350,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	350,000			
	Total	350,000	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000025

SubProject Title: WSVC - Asphalt and Curb Repair

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000025

SubProject Title: WSVC - Asphalt and Curb Repair

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 1

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. These extreme weather impacts play a big role in the damage and destruction of the asphalt on the property, along with damage to the curbs during snow removal. The Cemetery must maintain national VA Cemetery shrine standards and that includes the appearance of the curbs and asphalt. Furthermore the replacement and repair of both of these 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	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	250,000			
	Total	250,000	0	0	0
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	250,000			
	Total	250,000	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000024

SubProject Title: WSVC - Maintenance Yard Expansion

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000024

SubProject Title: WSVC - Maintenance Yard Expansion

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 1

Project Summary

The building Maintenance yard needs to be expanded to allow for better snow removal.

Project Description

The Washington State Veterans Cemetery at Medical Lake needs to expand the Maintenance yard in order to better complete snow removal. Currently the space to push snow is very limited and can lead to impacts for the maintenance staff operations. By expanding the maintenance yard roughly 20 feet on one end this will allow for snow removal to become less impactful to operations and also it will help to push the snow to an area of better drainage that will limit ice in the yard due to the freeze/thaw through the day. This can lead to slippery conditions for staff providing a safety hazard. This project 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	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	150,000			
	Total	150,000	0	0	0
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	150,000			
	Total	150,000	0	0	0

Operating Impacts**No Operating Impact****Narrative**

None

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000095

SubProject Title: WWH Roadway and Walks Reconfiguration

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 1

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 buildings to a point that access of two cars is very difficult and a safety issue. Furthermore the area needs to have a sidewalk added for residents along the southern end of the Skilled Nursing Facility. We are requesting the roadway be widened to meet standard vehicle size traffic lanes and a paved walkway be incorporated for resident/staff safety while walking in this area. This is critical since many near misses have occurred, especially with our residents walking the grounds .

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	575,000			
	Total	575,000	0	0	0
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State		575,000		
	Total	0	575,000	0	0

Operating Impacts**No Operating Impact****Narrative**

None foreseen

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000114

SubProject Title: WVH Flooring Replacements

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

The flooring in Building 10 is nearly 30 years old. It is in need of replacement. AS we move to modernize our existing buildings we are finding the luxury vinyl plank is a great product. This allows for quality cleaning, and strong slip coefficients. Furthermore it has proven to be very durable and easy to replace damaged planks as need. Toilet areas would require sheet vinyl or tile.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Reappropriations
057-1	State Bldg Constr-State	450,000			
	Total	450,000	0	0	0

Future Fiscal Periods				
	2023-25	2025-27	2027-29	2029-31
057-1 State Bldg Constr-State		450,000		
Total	0	450,000	0	0

Operating Impacts

No Operating Impact

SubProject Number: 30000108

SubProject Title: WSH Plumbing and Sewer System Survey and Upgrade

305 - Department of Veterans Affairs Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000108

SubProject Title: WSH Plumbing and Sewer System Survey and Upgrade

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

We will asses all plumbing lines and systems including sewer lines and grinder. Included are all wells, tanks, and related components for suitable use and further life expectancy. The request is for funding to do 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

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

none

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	850,000				
	Total	850,000	0	0	0	0
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State		850,000			
	Total	0	850,000	0	0	

Operating Impacts

No Operating Impact

Narrative

None foreseen

SubProject Number: 30000156

SubProject Title: WSH Replace Hydronic Heating Piping in Nursing Care Building

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000156

SubProject Title: WSH Replace Hydronic Heating Piping in Nursing Care Building

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 1

Project Summary

Replace hydronic heating piping in the Skilled Nursing Building at the Washington Soldiers Home.

Project Description

This project will replace the piping for the building heating system. Part of it is still cast iron and will be rusted, corroded and in need of this replacement with current material, likely copper. Protection of the asset drives the need.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	700,000				
	Total	700,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State		700,000		
	Total	0	700,000	0	0

Operating Impacts

No Operating Impact

SubProject Number: 30000107

SubProject Title: WSH Electrical System Upgrades

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000107

SubProject Title: WSH Electrical System Upgrades

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 1

Project Summary

This is for the Washington Soldiers Home campus electrical system survey and upgrade

Project Description

We will need to assess all electrical service throughout the facility and upgrade the power grid to current standards. By 2026 the power grid, transformers, generator, panels and ancillary equipment will need to be surveyed and funds would need to be made available to do that as well as replace worn or outdated components.

Deferral may place the facility at risk during power failures and in safety sensitive areas, especially skilled nursing.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	950,000			
	Total	950,000	0	0	0
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State		950,000		
	Total	0	950,000	0	0

Operating Impacts

No Operating Impact

Narrative

None forseen

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000026

SubProject Title: WSVC - Scatter Garden Pavers

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 1

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. This sanctuary within the cemetery is in need of pavers to complete some pathways to that the full area is ADA accessible. 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	75,000				
	Total	75,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State		75,000		
	Total	0	75,000	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000028

SubProject Title: WVH - Maintenance Bulding Masonry Tuck Pointing

305 - Department of Veterans Affairs Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000028

SubProject Title: WVH - Maintenance Building Masonry Tuck Pointing

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 1

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 masonry is in need of Tuck pointing and re-sealing after tuck pointing.

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

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	275,000				
	Total	275,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State		275,000		
	Total	0	275,000	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000032

SubProject Title: WSH - Lighting Retrofit

305 - Department of Veterans Affairs Capital Project Request

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000032

SubProject Title: WSH - Lighting Retrofit

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 1

Project Summary

Upgrade of interior lighting and site lighting at the Washington Soldiers Home.

Project Description

The Washington Soldiers Home is in need of upgrading the lighting for interior and exterior spaces to ED. This will help to reduce our greenhouse emissions and to also bring our buildings and campus closet to being clean buildings.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	475,000				
	Total	475,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State		475,000		
	Total	0	475,000	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000033

SubProject Title: WSH - Split System Replacement

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000033

SubProject Title: WSH - Split System Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 1

Project Summary

The Washington Soldiers Home will need to replace the split sytems.

Project Description

The split systems at the Washington Soldiers Home are nearing the end of life. They have currently been able to be repaired as needed an reliable, but the systems are still currently reaching the end of the planned life cycle.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	275,000				
	Total	275,000	0	0	0	0
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State		275,000			
	Total	0	275,000	0	0	

Operating Impacts

No Operating Impact

SubProject Number: 30000164

SubProject Title: WVH HVAC and Pump Replacements

Capital Project Request

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000164

SubProject Title: WVH HVAC and Pump Replacements

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 1

Project Summary

HVAC and Pump Replacements at the Washington Veterans Home.

Project Description

The roof top ventilation unit will no have been in place since 2005. Now at 20 years will have gone well past the 12-15 life expectancy of such equipment. Same with th domestic and heating water circulation pumps and controls. Asset protection and not the least of resident comfort is maintained.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Reappropriations
057-1	State Bldg Constr-State	550,000			
	Total	550,000	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State		550,000		
	Total	0	550,000	0	0

Operating Impacts

No Operating Impact

Narrative

none anticipated

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000161

SubProject Title: WVH Sprinkler Head Replacement in Nursing Care Wings 3&4

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 1

Project Summary

Fire Sprinkler Head Replacement in Nursing Care Wings 3&4 at the Washington Soldiers Home.

Project Description

The fire protection system is in need of an upgrade since it is over 40 years old. Current codes changes have made this system out of date and we are pushing the end of the functional life of the current system.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	450,000				
	Total	450,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State			450,000	
	Total	0	0	450,000	0

Operating Impacts

No Operating Impact

Narrative

none anticipated.

SubProject Number: 40000042

SubProject Title: WVH - Carpenter Shop Upgrade

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000042

SubProject Title: WVH - Carpenter Shop Upgrade

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 1

Project Summary

Reroof, reside and repair walls in old carpenter shop for campus storage.

Project Description

The building envelope is in need of 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 on a daily bases 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 we use 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	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	150,000				
	Total	150,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State			150,000	
	Total	0	0	150,000	0

Operating Impacts

No Operating Impact

SubProject Number: 30000124

SubProject Title: WVH Surfaces Upgrades

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000124

SubProject Title: WVH Surfaces Upgrades

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 1

Project Summary

This will be a project for the replacement of bathroom tile and wainscoting for public and staff areas and bathrooms in the main and kitchen buildings.

Project Description

This project will replace areas of heavy use and add wainscot to walls to better protect these surfaces. Cleaning ability is hampered by the damage that occurs from wheelchairs and this will help curb that damage.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	600,000				
	Total	600,000	0	0	0	0
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State			600,000		
	Total	0	0	600,000	0	

Operating Impacts

No Operating Impact

SubProject Number: 30000157

SubProject Title: WSH Replace HVAC Units in Nursing Care Building

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

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: 2028

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

The HVAC Systems are over 30 years old and are past there life cycle. New systems are more efficient and use less energy. This will help protect the asset.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	700,000				
	Total	700,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State			700,000	
	Total	0	0	700,000	0

Operating Impacts

No Operating Impact

Narrative

none anticipated

SubProject Number: 40000034

SubProject Title: WSH - Roosevelt Barracks Domestic Water Pipe Upgrade

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

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: 2028

Project Class: Preservation

Agency Priority: 1

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	350,000				
	Total	350,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State			350,000	
	Total	0	0	350,000	0

Operating Impacts

No Operating Impact

SubProject Number: 30000155

SubProject Title: WSH Replace Water system for Roosevelt Hall

305 - Department of Veterans Affairs Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000155

SubProject Title: WSH Replace Water system for Roosevelt Hall

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 1

Project Summary

Replacement of water piping in an historic building at the Washington Soldiers Home.

Project Description

The existing system is starting to have a lot of maintenance and will need to be replaced in the next 10 years. The functionality of the water system is imperative to have for the system to function as designed.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	675,000				
	Total	675,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				675,000
	Total	0	0	0	675,000

Operating Impacts

No Operating Impact

Narrative

none anticipated

SubProject Number: 30000160

SubProject Title: WSH Replace Sewage Grinder

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 30000160

SubProject Title: WSH Replace Sewage Grinder

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 1

Project Summary

Replace sewage grinder at Washington Soldier Home

Project Description

The grinder pumps at this facility are reaching the end of their life cycle. Replacement will need to be made in the next 10 years in order to keep the facility system operational.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	250,000				
	Total	250,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				250,000
	Total	0	0	0	250,000

Operating Impacts

No Operating Impact

SubProject Number: 40000030

SubProject Title: WWVH - Flooring Replacement

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000030

SubProject Title: WWVH - Flooring Replacement

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 1

Project Summary

Replacement of flooring at the Walla Walla Veteran Home.

Project Description

The Walla Walla Veterans Home opened about 3 years ago. AS the building begins to age DVA 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	750,000				
	Total	750,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				750,000
	Total	0	0	0	750,000

Operating Impacts

No Operating Impact

SubProject Number: 40000031

SubProject Title: WWVH - Interior Paint

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:30PM

Project Number: 30000094

Project Title: Minor Works Facilities Preservation

SubProjects

SubProject Number: 40000031

SubProject Title: WWVH - Interior Paint

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

The Walla Walla Veterans Home will require a interior and exterior repaint of the campus buildings near 2030.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	875,000			
	Total	875,000	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				875,000
	Total	0	0	0	875,000

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	305	305
Version	01-A	01-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

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:39PM

Project Number: 40000005

Project Title: WVH - Campus Upgrades

Description

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

The agency has moved towards a six year plan to make major request for capital improvements to the Washington Veterans Home campus in Port Orchard.

Project Description

This project is to support a campus wide initiative to provide the best care for the veterans that are served at the Washington Veterans Home Campus. The plan is to implement these changes within a six year period over 3 biennia. As we continue to move forward with providing the best services to our state veterans. Included in this campus plan are the following 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	5,442,000				2,457,000
	Total	5,442,000	0	0	0	2,457,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State			2,985,000		
	Total	0	0	2,985,000	0	

Operating Impacts

No Operating Impact

Narrative

None at this time

SubProjects

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:39PM

Project Number: 40000005

Project Title: WVH - Campus Upgrades

SubProjects

SubProject Number: 40000038

SubProject Title: WVH - 240 Bed Skilled Nursing Facility Flooring Replacement

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

The Washington Veterans Home is in need of replacing the flooring throughout the skilled nursing facility.

Project Description

The skilled nursing building was built in 2004. At the time of construction the flooring products available for skilled nursing were not as good as they are today. Although WDVA has tried to maintain all products as specified they have deteriorated and are in need of replacement throughout the 160,000 SF building. The majority of the building has carpet within the resident spaces, this has received a lot of wear and damage. The carpet is no longer made, so as areas are needing to be replaced we cannot match the carpet. WE would like to replace the flooring with luxury vinyl plank as we have used it at our Spokane and Walla Walla facilities. This product allows for our skilled nursing facilities to meet the sanitary requirements, it is easy to replace if damaged, and continues to give a homelike feel to the facility. This will be a great undertaking requiring multiple phasing through the project, but will allow for the refurbishment that this building needs as we move towards the next 15-20 years of operation.

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	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	2,457,000			2,457,000
	Total	2,457,000	0	0	2,457,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

none

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:39PM

Project Number: 40000005

Project Title: WVH - Campus Upgrades

SubProjects

SubProject Number: 40000039

SubProject Title: WVH - Administration Building

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 6

Project Summary

The Washington Veterans Home is in need of additional administration space.

Project Description

New Admin Facility - As the WDVA continues to expand services at the Washington Veterans Home we are in need of 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 Building 6 & 7.

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	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Reappropriations
057-1	State Bldg Constr-State	2,985,000			
	Total	2,985,000	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State			2,985,000	
	Total	0	0	2,985,000	0

Operating Impacts

No Operating Impact

Narrative

None

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	305	305
Version	01-A	01-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

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

Description

Starting Fiscal Year: 2022

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	11,600,000	670,000	500,000		3,650,000
	Total	11,600,000	670,000	500,000	0	3,650,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State	1,305,000	2,025,000	2,350,000	1,100,000	
	Total	1,305,000	2,025,000	2,350,000	1,100,000	

Operating Impacts

No Operating Impact

SubProjects

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 40000040

SubProject Title: WVH - Site Improvements

Starting Fiscal Year: 2028

Project Class: Program

Agency Priority: 7

Project Summary

Create additional parking spaces for campus programs.

Project Description

As the WDVA adds services to the campus that already houses 240 skilled nursing residents and 60 transitional housing clients, along with support staff. The potential addition of a new geropsych facility will require site improvements including parking, site lighting, and removal of structures not used on campus to provide the space for these improvements. This project would include the removal of three single car storage garages that have outlived their useful life and the Superintendents House that is no longer in service and does not meet any current or future needs. The removal of these buildings along with the addition of site lighting, walk paths and parking will increase the use of the campus.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Reappropr
057-1	State Bldg Constr-State	750,000			
	Total	750,000	0	0	0

Future Fiscal Periods

		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State			750,000	
	Total	0	0	750,000	0

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 40000040

SubProject Title: WVH - Site Improvements

Narrative

None

SubProject Number: 40000015

SubProject Title: WWVH - Maintenance and Storage Building

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

The Walla Walla Veteran Home is in need of a new maintenance and storage building at the home.

Project Description

During the operations of the Walla Walla Veterans Home a new maintenance and storage apace is needed. The new structure would allow for the maintenance staff to have a proper shop space, storage for soiled laundry, space for a garbage compactor, maintenance office space, and storage for other items needed at the facility including maintenance vehicles and tools. The elements at the Walla Walla Veterans Home impact the life cycle length on items that are not properly stored.

This area would be adjacent to the existing garbage structure and would help to mitigate the usages needed by this structure.

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)

Growth Management impacts

None

New Facility: Yes

How does this fit in master plan

Continues to expand on the Walla Walla Veterans Home based on need for space for maintenance. This has been especially need during the COVID-19 pandemic and will be needed in the future as we work towards having a larger supply of PPE and other items needed in case of protecting residents and staff in the future.

Funding

Acct Code	Account Title	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	850,000			850,000
	Total	850,000	0	0	850,000

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 40000015

SubProject Title: WWVH - Maintenance and Storage Building

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000017

SubProject Title: SVH - Storage Building

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

New Storage building for the Spokane Veterans Home.

Project Description

The Spokane Veterans Home has very limited space for storage or PPE and supplies. This has been exacerbated during the COVID-19 pandemic. In order to better utilize existing maintenance and supply space a new storage building needs to be built. This would be between 1500 and 2000 SF since the space to build is limited on the state property. This structure would help to alleviate storage of items within the halls and open up space for better use.

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

Location

City: Spokane

County: Spokane

Legislative District: 003

Project Type

Program (Minor Works)

Growth Management impacts

None

New Facility: Yes

How does this fit in master plan

This building is a need, but it was not a part of the master plan as this Spokane Veterans Home was bought as is.

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 40000017

SubProject Title: SVH - Storage Building

Funding

Acct Code	Account Title	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	75,000			75,000
	Total	75,000	0	0	75,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

none

SubProject Number: 30000222

SubProject Title: WSH Farm Barn and House Removal

Starting Fiscal Year: 2020

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

We are moving toward creating farm opportunities and a training center for veterans. As we expand this program we are looking to create a barn and office space for WDVA staff and veterans to train and learn about agriculture and livestock. The Washington Soldiers Home provides a great opportunity to take the existing land and repurpose it for these needs. The placement of the barn is ideal because the residence to be removed already has power and water so we can accommodate the new barn and office space.

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)

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000222

SubProject Title: WSH Farm Barn and House Removal

Growth Management impacts

None.

New Facility: No

Funding

Acct Code	Account Title	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	875,000			875,000
	Total	875,000	0	0	875,000
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 30000223

SubProject Title: WSVC Added Restrooms

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

This is for the addition of a restroom structure at the service waiting area.

Project Description

Due to the long distance from the staging area to the facility restrooms we would like to add an additional restroom structure. 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)

305 - Department of Veterans Affairs Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000223

SubProject Title: WSVC Added Restrooms

Growth Management impacts

None.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2021-23 Fiscal Period Reappropriations	New Appropriations
057-1	State Bldg Constr-State	550,000				550,000
	Total	550,000	0	0	0	550,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 30000224

SubProject Title: WSVC Maintenance Building

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000224

SubProject Title: WSVC Maintenance Building

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

Add of second maintenance building.

Project Description

Currently a lot of our large pieces of equipment sit out in our maintenance yard and are impacted by the sun and snowy weather. This will lead to the equipment life expectancy reducing and cause cost impacts to replace equipment more often. Furthermore a lot of the equipment has additional attachments that allow us to get away from specialized seasonal equipment as much as possible. These items are also stored out in the yard in the harsh elements. Additionally, due to concerns for theft and added equipment needs we are in need of an additional maintenance building to store maintenance material and equipment. The fact that the facility is in a rural area security is an issue, so having a place to store the remaining materials and equipment for the facility would greatly reduce the impacts of theft and vandalism. Furthermore the variation in weather in the Spokane area adds wear and tear to the equipment and materials stored on site. By adding the maintenance building we can protect them from inclement weather. This is also another structure that we cannot get funding from 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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Reappropriations
057-1	State Bldg Constr-State	850,000			850,000
	Total	850,000	0	0	850,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000224

SubProject Title: WSVC Maintenance Building

No Operating Impact

SubProject Number: 40000018

SubProject Title: WSH - Cemetery Irrigation Upgrade

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

Install new irrigation and paving in the Washington Soldiers Home Veterans Cemetery.

Project Description

The Washington Soldiers Home Cemetery is in need of a new irrigation system. The old one was abandoned many years ago and the system needs to be upgraded. Included with this will be the submersion of the well vault and Paving of the cemetery road. The irrigation system will help to provide a better environment for DVA staff to maintain the grounds. Furthermore it will continue to provide an environment fitting for the Veterans that have been laid to rest in the cemetery.

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			2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	450,000				450,000
	Total	450,000	0	0	0	450,000

Future Fiscal Periods

Acct Code	Account Title	2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 40000018

SubProject Title: WSH - Cemetery Irrigation Upgrade

No Operating Impact

SubProject Number: 40000016

SubProject Title: WWVH - Added Parking

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

WWVH requires additional visitor parking.

Project Description

During the operations of the Walla Walla Veteran Home, WDVA has found that the visitor and staff parking does not meet the need on a daily basis. An addition 15-20 stalls are needed to support the number of visitors and staff that require parking in this area. Many of our staff drive in from rural areas where public transportation is not an option and with three separate shifts it is imperative that we have enough parking for all staff. Furthermore a lot of our visitors are elderly and to provide additional parking in an area closer to the main entrance will help.

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)

Growth Management impacts

none

New Facility: No

Funding

Acct Code	Account Title	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	350,000			
	Total	350,000	0	0	0
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	350,000			
	Total	350,000	0	0	0

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 40000016

SubProject Title: WWVH - Added Parking

Operating Impacts

No Operating Impact

SubProject Number: 30000134

SubProject Title: SVH Resident Pick Up Canopy

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Create canopy for resident pick up to protect them from the weather.

Project Description

We currently do not have a shelter where residents can be covered as they access vehicles for trips. In the extreme weather of Spokane the opportunity to provide shade and weather protect for residents as the access cars, vans, busses or other transportation would be an added comfort for our veteran residents. The main entrance to the building is constantly in use providing residents transportation to medical appointment, activities, and other events. This will allow them to access the vehicles without being exposed to the elements.

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

Location

City: Spokane

County: Spokane

Legislative District: 003

Project Type

Program (Minor Works)

Growth Management impacts

None

New Facility: No

Funding

Acct Code	Account Title	Expenditures		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	350,000			
	Total	350,000	0	0	0

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000134

SubProject Title: SVH Resident Pick Up Canopy

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	350,000			
	Total	350,000	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 30000132

SubProject Title: WSH Therapeutic Garden

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

The project is for the placement of a park-like garden area for residents

Project Description

Develop a Therapeutic Garden at Skilled Nursing to allow all residents with varying degrees of mobility access. This project would greatly enhance the lives of those living in the Skilled Nursing Facility and would be accessible to all throughout the campus. Included would be ADA cabanas, rich garden themes, a bandstand and other enriching amenities. Included in this request are fountains and waterfalls located in several other key areas of the campus to further expand on the intent of this project. Deferral of this programmatic project would reduce the life-pleasures and quality of life of all residents living at the WSH. Also, as in compliance with DOH and ADA code would go far in ensuring complete access to such an area.

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

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000132

SubProject Title: WSH Therapeutic Garden

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	490,000				
	Total	490,000	0	0	0	0

Future Fiscal Periods

		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	490,000			
	Total	490,000	0	0	0

Operating Impacts

No Operating Impact

Narrative

The project will have no effect on operations. Current staff will maintain the area.

SubProject Number: 30000142

SubProject Title: WVH Conference Room

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

This will provide enclosed, confidential space for staff, residents, and visitors.

Project Description

When the new facility was built, a large open area was part of the plan. As constructed, it is noisy and unusable for residents or staff. We propose to close in part of this area to accommodate our residents and staff interactions as well as those of visitors.

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)

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000142

SubProject Title: WVH Conference Room

Growth Management impacts

None.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	115,000				
	Total	115,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	115,000			
	Total	115,000	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 30000135

SubProject Title: WVH Corridor Connection E/G Wing

Starting Fiscal Year: 2026

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

We propose to construct a connecting enclosed corridor at the ends of the wings E-G to allow residents with dementia to circulate. As they tend to wander, they become agitated when faced with an obstacle. The dementia unit now consists of two ground floor hallways that exit outside at the end. The area is currently fenced and residents still become disoriented and find themselves out of view of staff resulting in extra staff time to track them down. This enclosure would make it possible to move about the outside courtyard in full view of the staff as well as circulate unimpeded throughout the hallways.

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

Location

City: Port Orchard

County: Kitsap

Legislative District: 026

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects**Project Type**

SubProject Number: 30000135

SubProject Title: WVH Corridor Connection E/G Wing

Project Type

Program (Minor Works)

Growth Management impacts

None

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	925,000				
	Total	925,000	0	0	0	0
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State		925,000			
	Total	0	925,000	0	0	

Operating Impacts

No Operating Impact

SubProject Number: 30000138

SubProject Title: WSH Cashier Relocation

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000138

SubProject Title: WSH Cashier Relocation

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

Project Summary

This will move the cashier to a more central location on the Washington Soldiers Home campus.

Project Description

This project would create a more central and secure room/location for the cashier so that residents residing in nursing, light nursing and domiciliary buildings can have better access to their "Bank". Currently the placement requires additional staff and provides a huge inconvenience for the skilled nursing residents.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	50,000			
	Total	50,000	0	0	0
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State		50,000		
	Total	0	50,000	0	0

Operating Impacts

No Operating Impact

SubProject Number: 30000141

SubProject Title: WVH Emergency Storage Building

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000141

SubProject Title: WVH Emergency Storage Building

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

Project Summary

This will be for storage of emergency supplies in case of disaster.

Project Description

We are tasked with having enough supplies to operate for at least 72 hours during a disaster until our residents may be evacuated to a safe location. While we have a few water tanks, they don't hold near enough except for only the barest necessities. We have little storage as this was a rare commodity when the new building was constructed. We need an appropriate place to store not only blanket/cots and such, but lasting food products and basic medications residents.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	300,000				
	Total	300,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State		300,000		
	Total	0	300,000	0	0

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000172

SubProject Title: SVH Building Additions

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

Project Summary

This will add a second story to the commissary and join the main building above the old generator room.

Project Description

This will add much needed storage and therapeutic space for this facility. The original space was too small to begin with and we had not budgeted enough to build up. This will provide better resident care and give more storage room.

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

Location

City: Spokane

County: Spokane

Legislative District: 003

Project Type

Program (Minor Works)

Growth Management impacts

None

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	750,000				
	Total	750,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State		750,000		
	Total	0	750,000	0	0

Operating Impacts

No Operating Impact

SubProject Number: 30000137

SubProject Title: WSH Skilled Nursing Facility Kitchen Remodel

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000137

SubProject Title: WSH Skilled Nursing Facility Kitchen Remodel

Starting Fiscal Year: 2028

Project Class: Program

Agency Priority: 7

Project Summary

This project is to remodel the kitchen at the nursing building.

Project Description

This is a project to expand the kitchen in our skilled nursing facility. It will also replace aged appliances with new energy efficient equipment. Currently the kitchen is small creating difficulty in preparing meals both efficiently and in a sanitary manner. We have no separation for meal trays being delivered and dirty dishes. AS we have evolved into a more critical level of care, we have new requirements to ensure that all elements meet DOH standard compliance. Included in the work would be addition to the space and a possible replacement of the existing grease trap.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Reappropriations
057-1	State Bldg Constr-State	675,000			
	Total	675,000	0	0	0

Future Fiscal Periods

	Account Title	2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State			675,000	
	Total	0	0	675,000	0

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000139

SubProject Title: WSH Cemetery Upgrades

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

Project Summary

This project is for improvements/additions to the Washington Soldiers Home cemetery.

Project Description

We propose to expand our existing cemetery to increase capacity, provide ADA accessibility, and provide safer access from the adjacent state route. The existing cemetery has space for approximately 100 additional plots. It's anticipated that by 2026 the need will be an additional 100 more. We will work with the county to slow drivers on the state route by adding a pull-off lane and increase warning signage. We also need to provide better parking with better access at the cemetery. The smallest procession creates an inordinate traffic hazard. The cemetery is still in the same configuration as when it was constructed nearly 100 years ago. The state route has been widened and the traffic moves by so much quicker that public safety is a major concern. The project supports our goal of providing the best care for our veterans.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	450,000			
	Total	450,000	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State			450,000	
	Total	0	0	450,000	0

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000170

SubProject Title: WSH Campus Security Access

Starting Fiscal Year: 2028

Project Class: Program

Agency Priority: 7

Project Summary

This project will install care reader access to our facility.

Project Description

Long past due we will install card access so we can better control movements within our buildings. This is for residents protection as well as security for staff and visitors.

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		2021-23 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	475,000			
	Total	475,000	0	0	0
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State			475,000	
	Total	0	0	475,000	0

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000169

SubProject Title: WSH Skilled Nursing Interior Finishes

Starting Fiscal Year: 2030

Project Class: Program

Agency Priority: 7

Project Summary

Upgrades to the skilled nursing building with modern finishes.

Project Description

Now over 50 years old and in need of a complete interior finish change. This will enhance the resident comfort and help to change the institutional feel of the facility creating a more home like atmosphere.

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	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	950,000				
	Total	950,000	0	0	0	0

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				950,000
	Total	0	0	0	950,000

Operating Impacts

No Operating Impact

SubProject Number: 30000171

SubProject Title: WSH New Storage Building

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:29PM

Project Number: 30000131

Project Title: Minor Works Program

SubProjects

SubProject Number: 30000171

SubProject Title: WSH New Storage Building

Starting Fiscal Year: 2030

Project Class: Program

Agency Priority: 7

Project Summary

Construction of a small storage building at the Washington Soldiers Home.

Project Description

There is a lack of storage space at the skilled nursing home as building formerly used have been repurposed. We need to have space to store residents articles as well as the WDVA.

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	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	150,000				
	Total	150,000	0	0	0	0
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State				150,000	
	Total	0	0	0	150,000	

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	305	305
Version	01-A	01-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

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 4:17PM

Project Number: 30000225

Project Title: WSH Skilled Nursing Facility Replacement

Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 3

Project Summary

This is the cost to acquire land and complete design for the grant funding of a new 100 bed skilled nursing facility to replace the existing one at the Washington Soldiers Home.

Project Description

A feasibility study was completed in the 2015-17 biennium showing the best location for the relocation of the 100 bed skilled nursing facility at Orting. The existing structure is outdated and in need of major facility upgrades to bring it in line in modern skilled nursing care. Due to the Rainier Lahar and the residence within the facility it has been deemed necessary to relocate the facility in order to receive federal grant participation. Furthermore the City of Orting will not allow for a new permit for a skilled nursing facility of this size. WDVA cannot receive federal grant support to upgrade the current building to today's skilled nursing standards due to the location and potential lahar devastation.

Based on the completed feasibility we are now looking to proceed with the acquisition of land, pre-design, and design of the facility so we can move forward with submitting a grant to the Federal Veterans Administration for construction of the facility. in a future biennia. The federal grant program will fund 65% of the construction and design costs once land has been procured.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	10,852,000				10,852,000
	Total	10,852,000	0	0	0	10,852,000

Future Fiscal Periods

	2023-25	2025-27	2027-29	2029-31
057-1 State Bldg Constr-State				

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 4:17PM

Project Number: 30000225

Project Title: WSH Skilled Nursing Facility Replacement

Funding

Total

0

0

0

0

Schedule and StatisticsStart DateEnd Date

Predesign

07/01/2021

03/01/2022

Design

6/1/2022

12/1/2022

Construction

12/1/2024

3/1/2026

Total

Gross Square Feet:

1

Usable Square Feet:

1

Efficiency:

100.0%

Escalated MACC Cost per Sq. Ft.:

0

Construction Type:

Nursing Homes

Is this a remodel?

No

A/E Fee Class:

B

A/E Fee Percentage:

0.00%

Cost Summary

	<u>Escalated Cost</u>	<u>% of Project</u>
Acquisition Costs Total	7,150,000	65.9%
Consultant Services		
Pre-Schematic Design Services	1,144,800	10.6%
Construction Documents	0	0.0%
Extra Services	2,369,133	21.8%
Other Services	0	0.0%
Design Services Contingency	188,358	1.7%
Consultant Services Total	3,702,291	34.1%
Maximum Allowable Construction Cost(MACC)	0	
Site work	0	0.0%
Related Project Costs	0	0.0%
Facility Construction	0	0.0%
GCCM Risk Contingency	0	0.0%
GCCM or Design Build Costs	0	0.0%
Construction Contingencies	0	0.0%
Non Taxable Items	0	0.0%
Sales Tax	0	0.0%
Construction Contracts Total	0	0.0%

Equipment

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

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 4:17PM

Project Number: 30000225

Project Title: WSH Skilled Nursing Facility Replacement

Cost Summary

	<u>Escalated Cost</u>	<u>% of Project</u>
Equipment		
Equipment	0	0.0%
Non Taxable Items	0	0.0%
Sales Tax	0	0.0%
Equipment Total	<u>0</u>	<u>0.0%</u>
Art Work Total	0	0.0%
Other Costs Total	0	0.0%
Project Management Total	0	0.0%
Grand Total Escalated Costs	<u>10,852,291</u>	
Rounded Grand Total Escalated Costs	10,852,000	

Operating Impacts

No Operating Impact

Capital Project Request

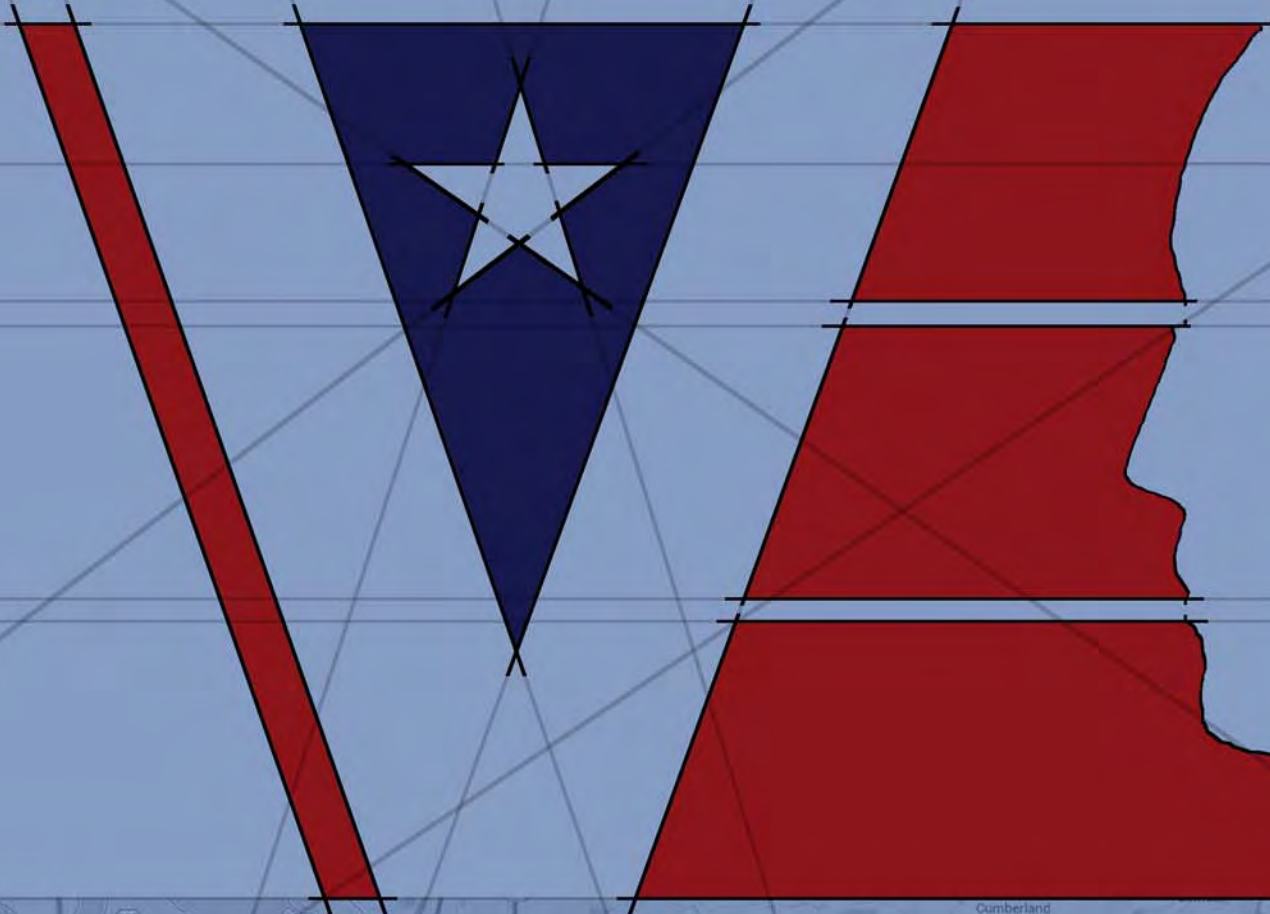
2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	305	305
Version	01-A	01-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 re-use 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."

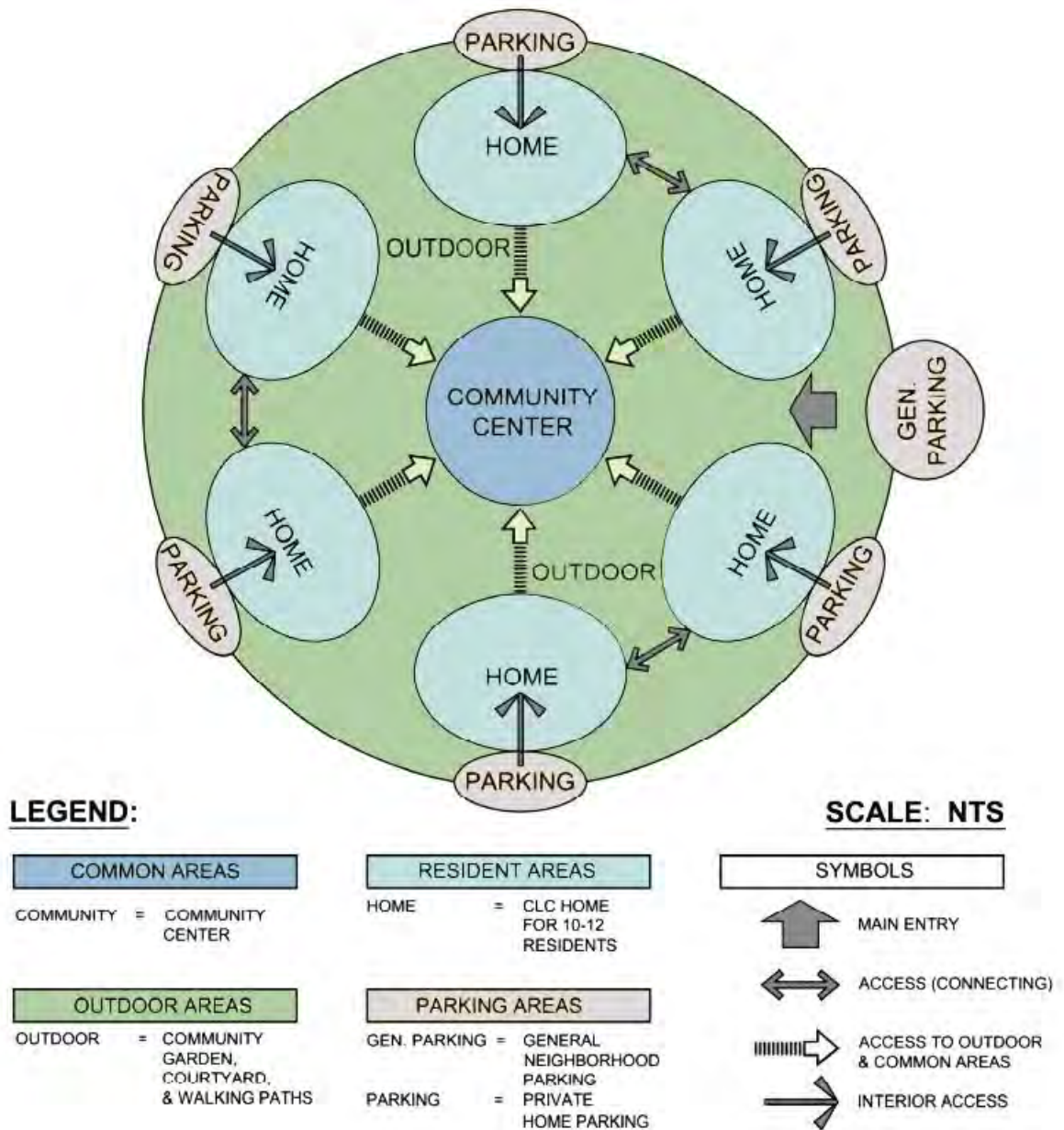


The new *Green House* design changes the architecture, the philosophy of care and the organizational structure on skilled nursing programs. With these changes in efforts and focus, the results are improvements in quality of life for residents, the quality of care provided for residents, and increased 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



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 Amenities - 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

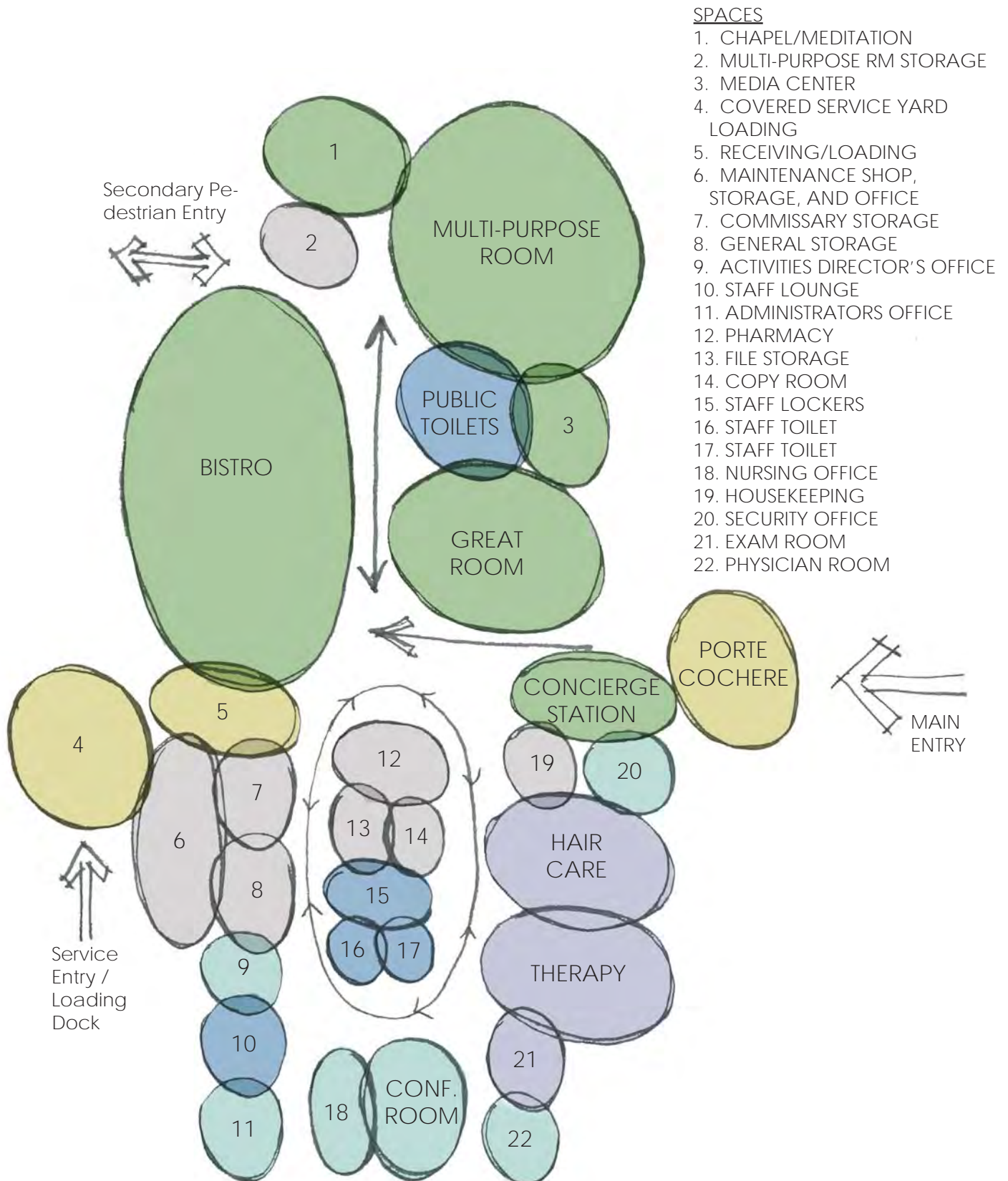
Description:	Community Design Guide Spatial Code	Net Square Feet (NSF) Per Room	Notes
Vestibule	LOB02	120	(Approx. Area)
Concierge Station	RECP3	240	Workstation for Office Admin: Assistant
Food Service Office	OFD01	120	
Bistro/Casual Gathering	FSCD1/BX000/SRE01	1,820	Includes Kitchen, Servery, Retail, 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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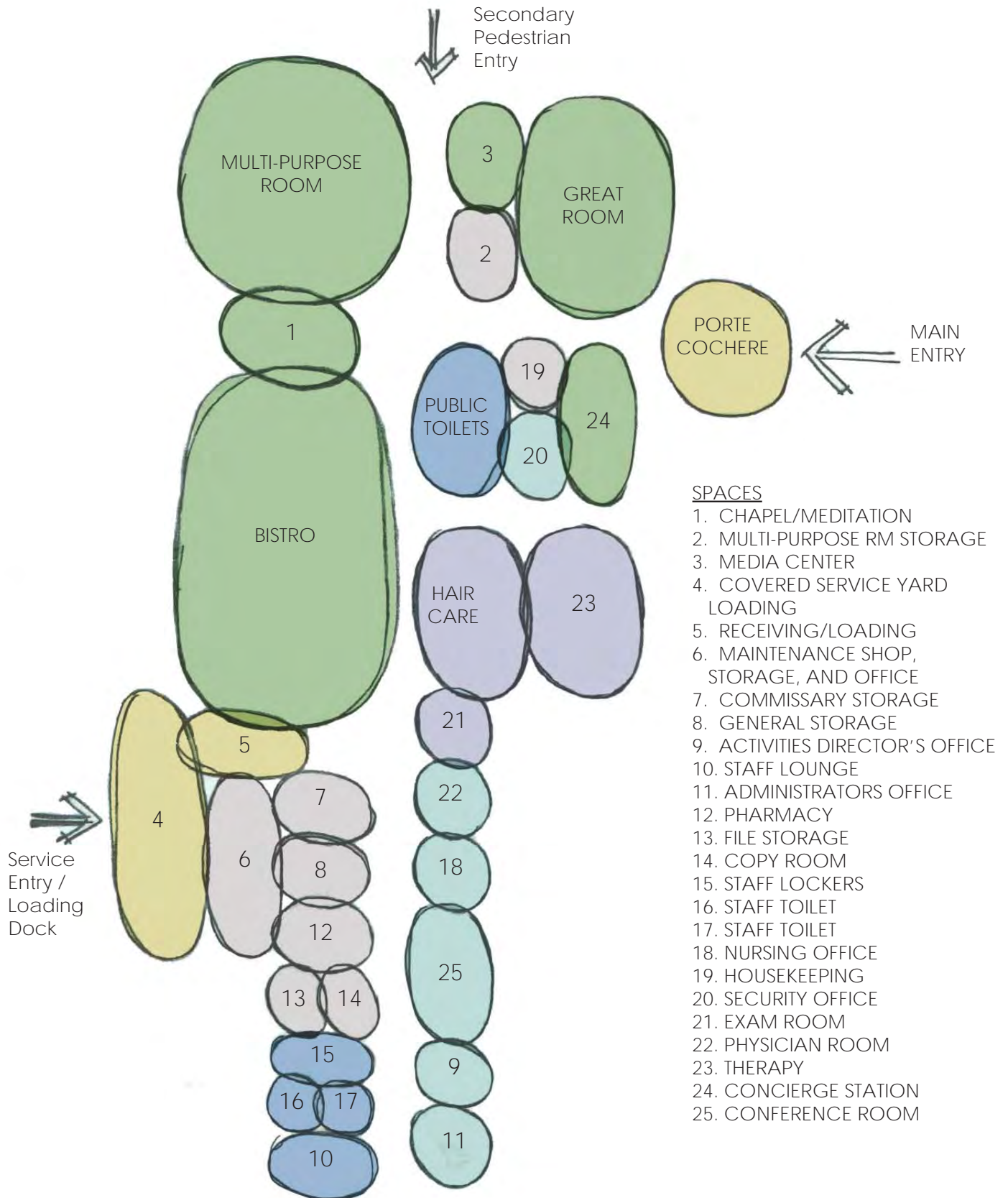
Community Center Spaces - Table 5.1 Cont'd

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)
<hr/>			
Total SF (Enclosed Area) =		9,484	Interior
Total SF (Covered Area) =		1,000	Exterior
<hr/>			
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.

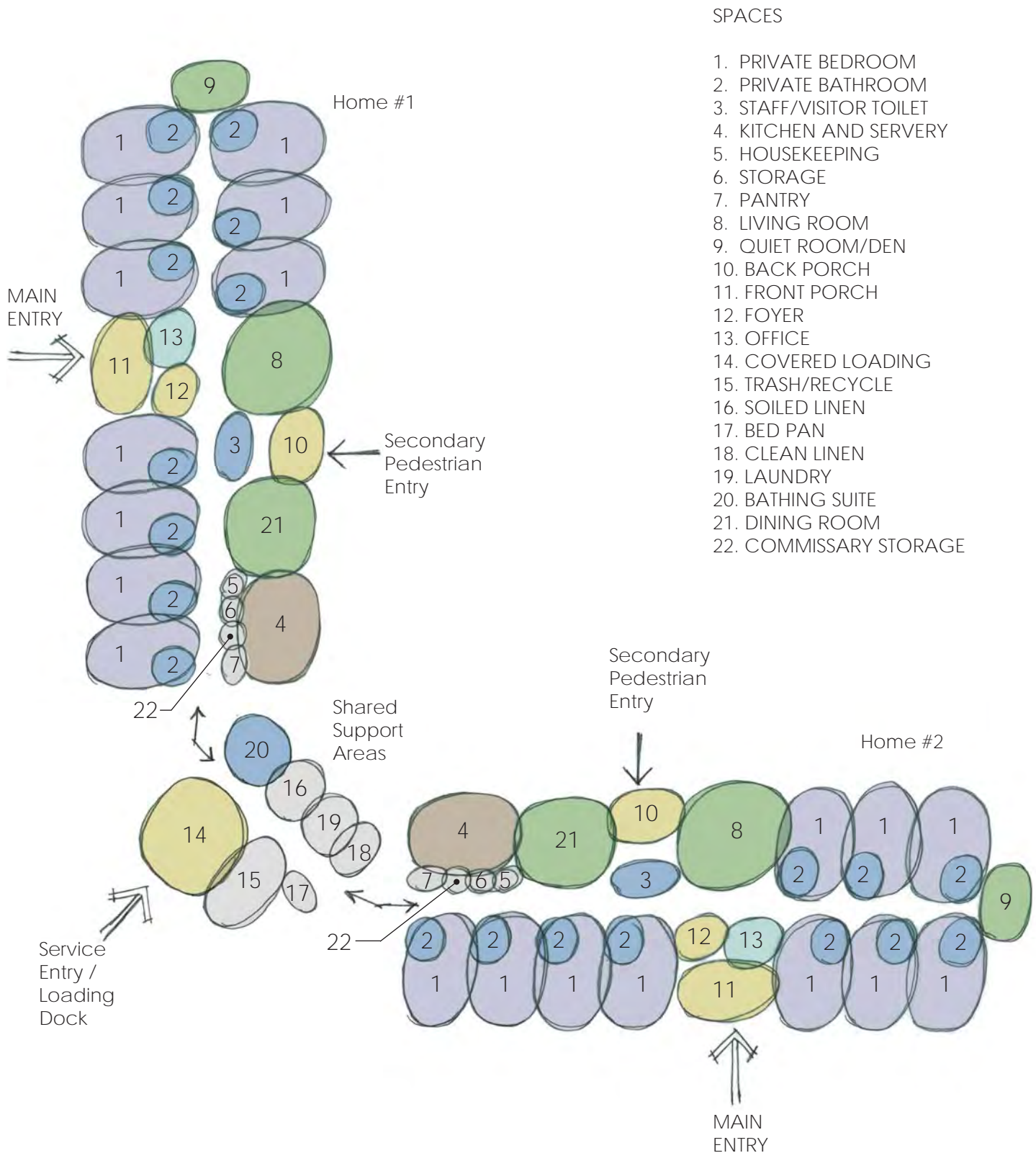
Outside of each home will be an outdoor garden area for gathering, relaxing, walking, and visiting. While this space should be primarily for the particular home it is adjacent to, it will also be accessible to residents of other homes. Overall meandering pedestrian paths shall connect all homes to each 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.



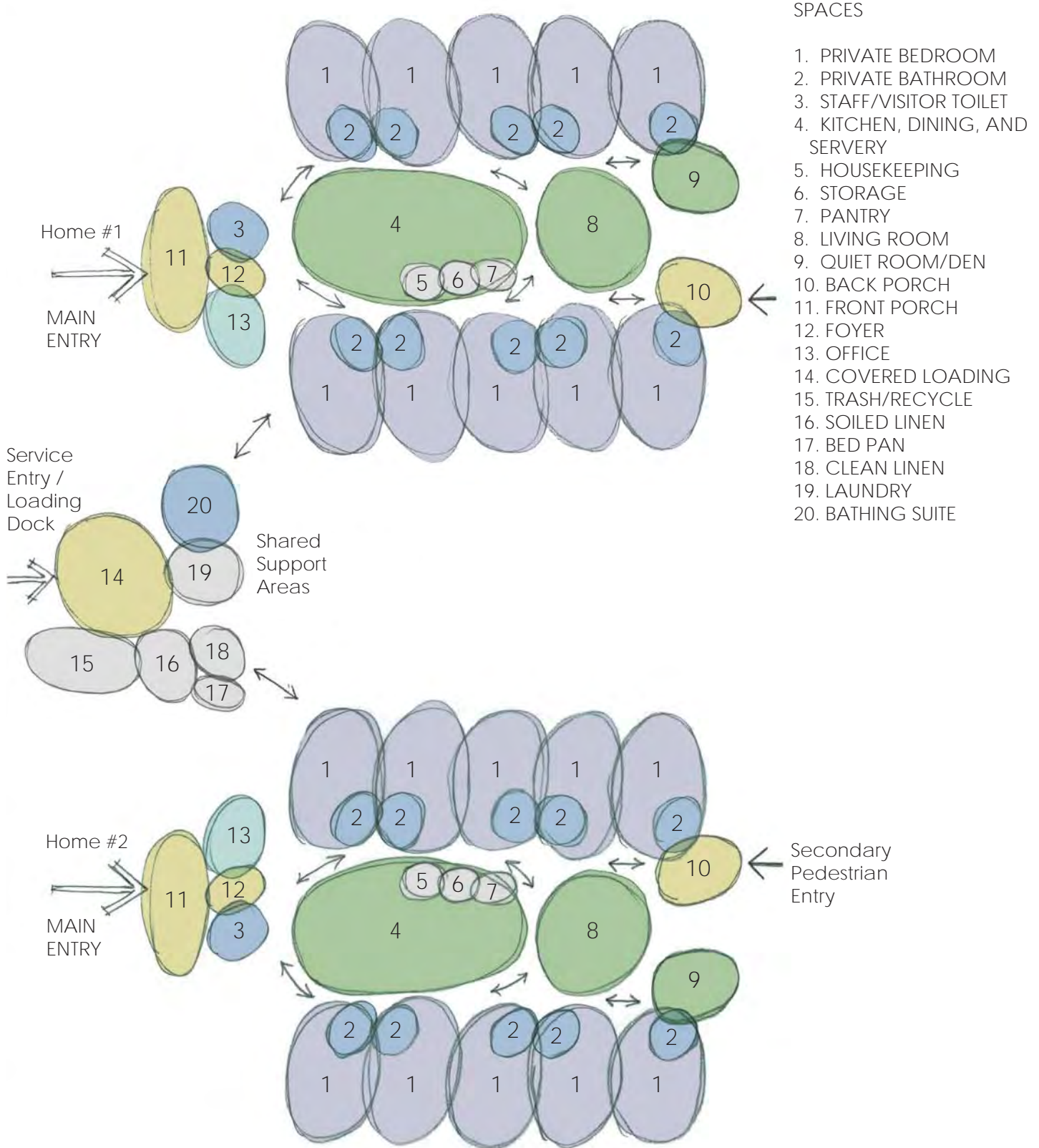
Individual Home Spaces - Table 6.1

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

Parcel Name/Reference	A (Central Graham)	B (South Hill)	C (Elk Plain)
Address	10422 224TH ST E (combination of parcels)	15705 110TH AV E	23101 Mountain Highway East
City	Graham	Puyallup	Elk Plain/Spanaway
Zip Code	98338	98374	98387
Parcel #	#0418152019, #0418152054, #0418152059, #0418152051, #0418152021	#0419224001	#0318142001
Jurisdiction	Unincorporated Pierce County	Unincorporated Pierce County	Unincorporated Pierce County
Community Plan	Graham Community Plan	South Hill Community Plan	Graham Community Plan
Current Zoning	RAC - Rural Activity Center	EC - Employment Center	MUD - Mixed Use Development

Continued on next page →

Parcel Comparison Table - Table 8.1 (continued)

Nursing Home Use Permitted	Yes, unconditional	No, Community Plan currently under re-evaluation	Yes, unconditional
Proposed Re-Zoning	N/A	MHR - Moderate High Density Residential	N/A
Size (Acres)	17.1 Acres	60 Acres (Dividable)	63.1 Acres (Dividable)
Water	Yes	Yes	Yes
Sewer	Septic System Required	Expected nearby(across the street)	Sewer is located approximately 2 miles away/Septic System Required and is feasible
Electric	Yes	Yes	Yes
Current Status (i.e. for sale)	Potentially for sale, not currently listed.	Potentially for sale, not currently listed.	Currently listed for sale. Owned by Pierce County
Price	TBD	TBD	\$8.8 M for full 63 acres
Assessed Value (2015)	\$2.1M	\$5.95M	\$10M
Estimated Price (20 acre portion)	\$4.45M	\$3.0M	\$2.9M
Land Condition	Partially developed with multiple homes	Vacant - Undeveloped	Vacant - Undeveloped
Distance/Time to existing site	5.6 Miles / 10 Minutes	7.7 Miles / 14 Minutes	10.3 Miles / 19 Minutes
Outside Lahar Zone	Yes	Yes	Yes
Wetland	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.
Pros	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.
Cons		Near Thun Field Airport Re-zone required	
Notes	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.

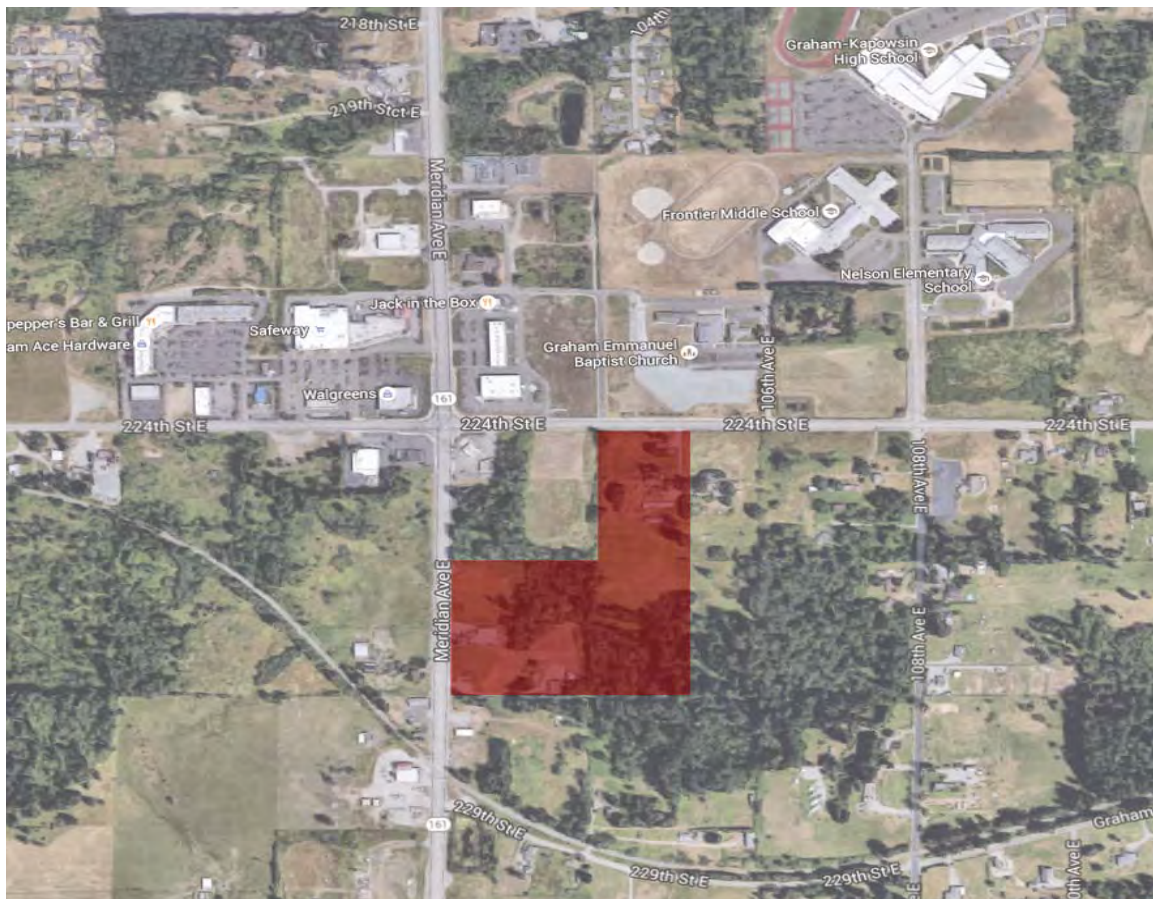
Overall, this site is limited by the wetland areas dividing the parcels fronting highway 161. The wetlands and associated buffers would limit continuity of the site, pushing most, if not all of the facilities to the parcel off 224th Street E.

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 'B'

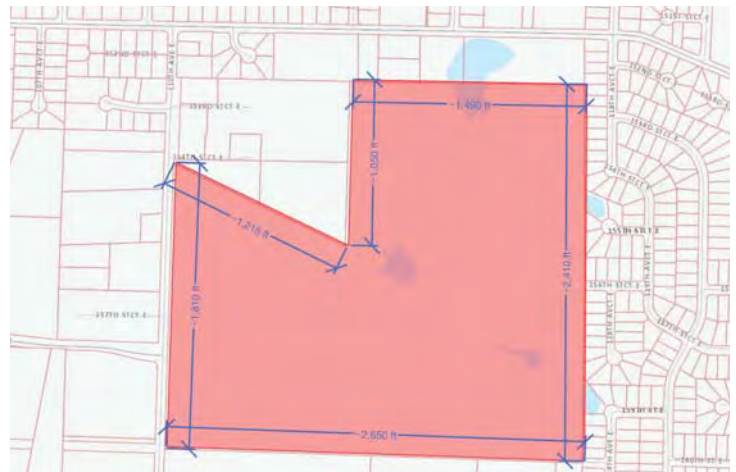
Parcel 'B' is located in Puyallup, WA; approximately an 8 mile drive from the existing Orting site. The jurisdictional authority is Unincorporated Pierce County. The property is vacant/undeveloped, relatively flat, and roughly 60 acres. A 20 acre portion of the site in the southwest corner would be acquired 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.



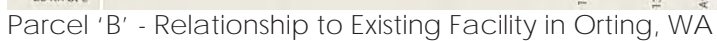
Parcel 'B' - View South from 152nd St. E.



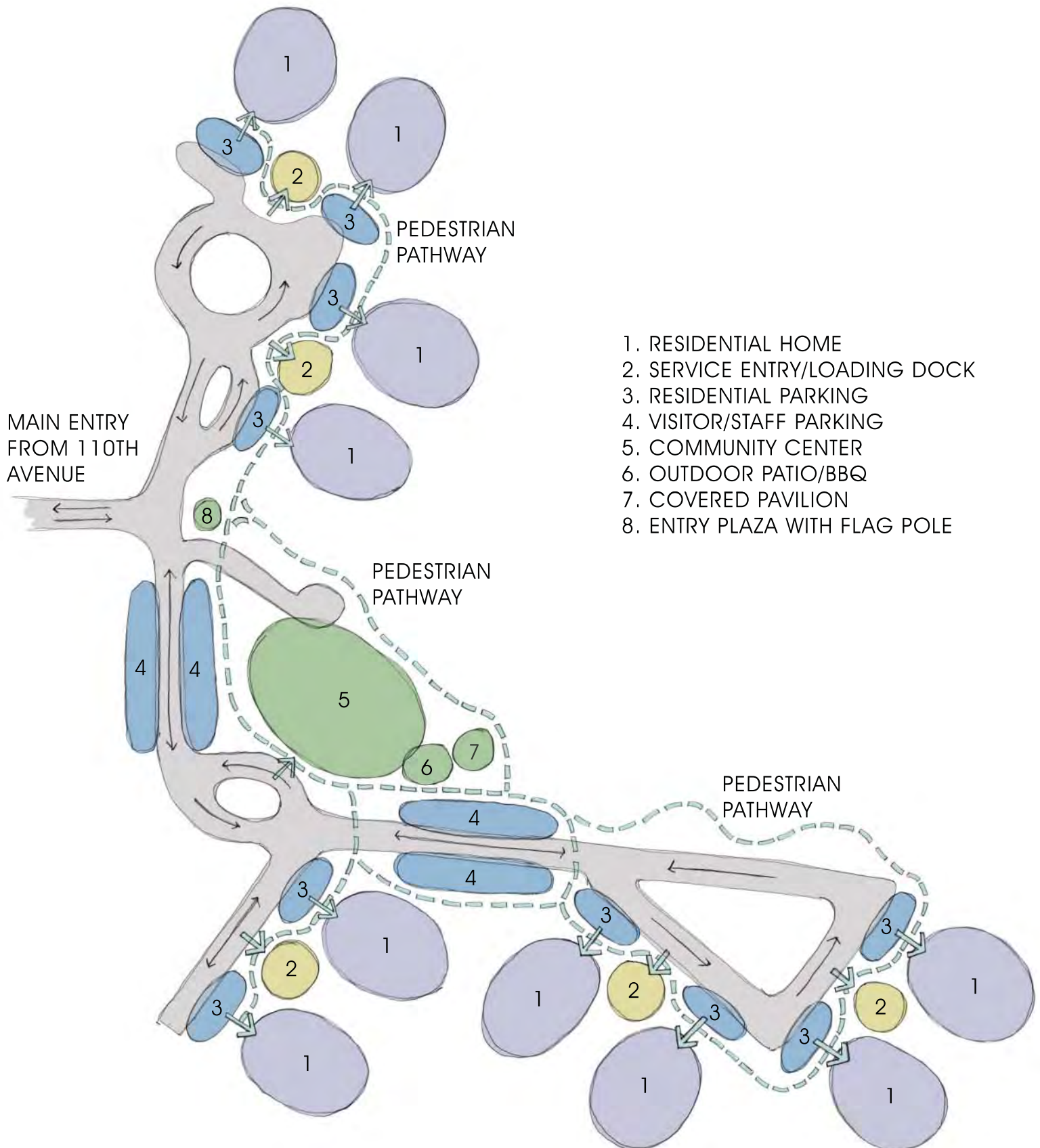
Parcel 'B' - View South East from 110 Ave. E.



Parcel 'B' - View North East from Intersection of 160th St. E. and 110 Ave. E.



Parcel 'B' - 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.

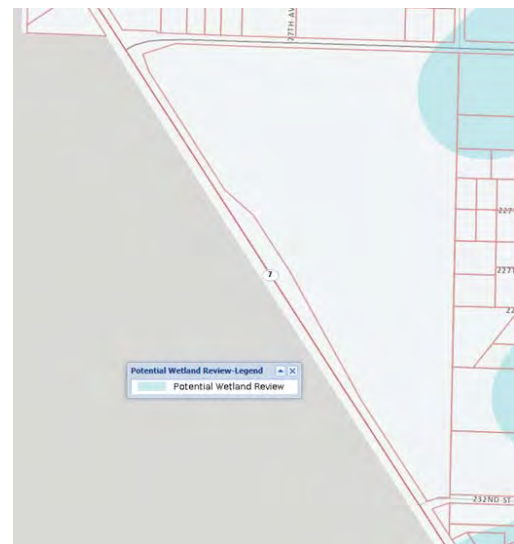
Overall, this site is primarily limited by the former borrow site operations for the southern half of the site. Use of this area would require a significant amount of fill due to its former use as a gravel pit. The southernmost limits of the site have the largest grade differences due to export from 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.



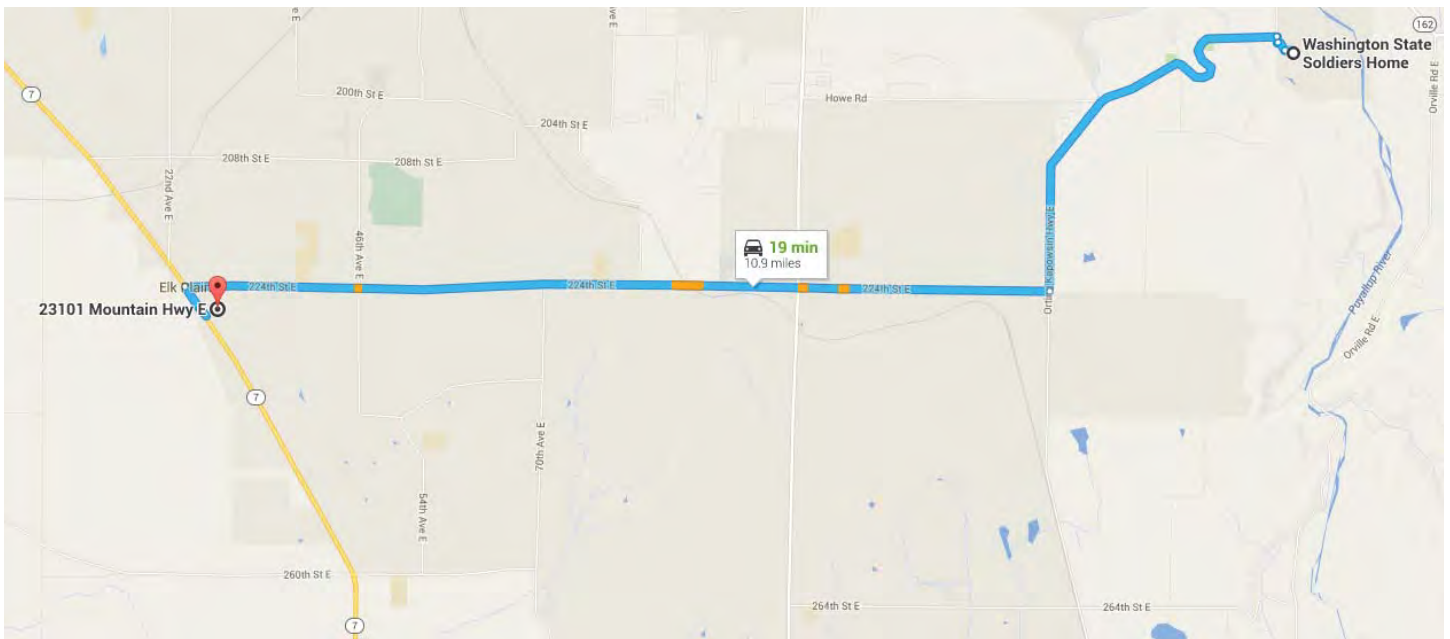
Parcel 'C' - View South East from Intersection of 224th Ave E and Mountain Hwy E.



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
Total Site Work + Building Construction Cost		\$23,683,938	\$29,427,420	\$35,675,676
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
Total Project Cost (Including Design and Permitting)		\$27,888,320	\$35,201,667	\$43,630,806
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
Total Project Cost (Including Escalation + Tax + Land)		\$32,640,490	\$42,717,223	\$54,883,191

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 RSMeans 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.

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 4:11PM

Project Number: 30000216

Project Title: SE Washington Veterans Cemetery Land Acquisition and Design

Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 5

Project Summary

Purchase of land and design to move forward to grant funding for new facility.

Project Description

WDVA has completed a feasibility study showing that the state has a need for an additional state veterans cemetery in the Tri-Cities region. This has proved to be an underserved area for veterans and this cemetery will help to serve the veterans population in the south central and south eastern portions of the state. Although the cost for the site improvements will be paid through the NCA grant process, it is the State of Washington's responsibility to procure the land and pre-design of the facility. WDVA is requesting the money to procure land associated with the 2017 feasibility study to moving forward with acquisition and pre-design of a new state veterans cemetery. 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 the sale of Armed Forces license plates 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

Acquisition - Land

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	2,739,000				2,739,000
	Total	2,739,000	0	0	0	2,739,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 4:11PM

Project Number: 30000216

Project Title: SE Washington Veterans Cemetery Land Acquisition and Design

Schedule and Statistics

	<u>Start Date</u>	<u>End Date</u>
Predesign	09/01/2021	12/01/2021
Design	1/1/2022	8/1/2022
Construction	3/1/2024	12/1/2024

	<u>Total</u>
Gross Square Feet:	1
Usable Square Feet:	0
Efficiency:	0.0%
Escalated MACC Cost per Sq. Ft.:	0
Construction Type:	Civil
Is this a remodel?	No
A/E Fee Class:	C
A/E Fee Percentage:	0.00%

Cost Summary

	<u>Escalated Cost</u>	<u>% of Project</u>
Acquisition Costs Total	2,155,000	78.7%
Consultant Services		
Pre-Schematic Design Services	0	0.0%
Construction Documents	0	0.0%
Extra Services	554,352	20.2%
Other Services	0	0.0%
Design Services Contingency	29,224	1.1%
Consultant Services Total	583,576	21.3%

Maximum Allowable Construction Cost(MACC) 0

Site work	0	0.0%
Related Project Costs	0	0.0%
Facility Construction	0	0.0%
GCCM Risk Contingency	0	0.0%
GCCM or Design Build Costs	0	0.0%
Construction Contingencies	0	0.0%
Non Taxable Items	0	0.0%
Sales Tax	0	0.0%
Construction Contracts Total	0	0.0%

Equipment

Equipment	0	0.0%
Non Taxable Items	0	0.0%
Sales Tax	0	0.0%

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

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 4:11PM

Project Number: 30000216

Project Title: SE Washington Veterans Cemetery Land Acquisition and Design

Cost Summary

	<u>Escalated Cost</u>	<u>% of Project</u>
Equipment Total	0	0.0%
Art Work Total	0	0.0%
Other Costs Total	0	0.0%
Project Management Total	0	0.0%
Grand Total Escalated Costs	<u>2,738,576</u>	
Rounded Grand Total Escalated Costs	2,739,000	

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	305	305
Version	01-A	01-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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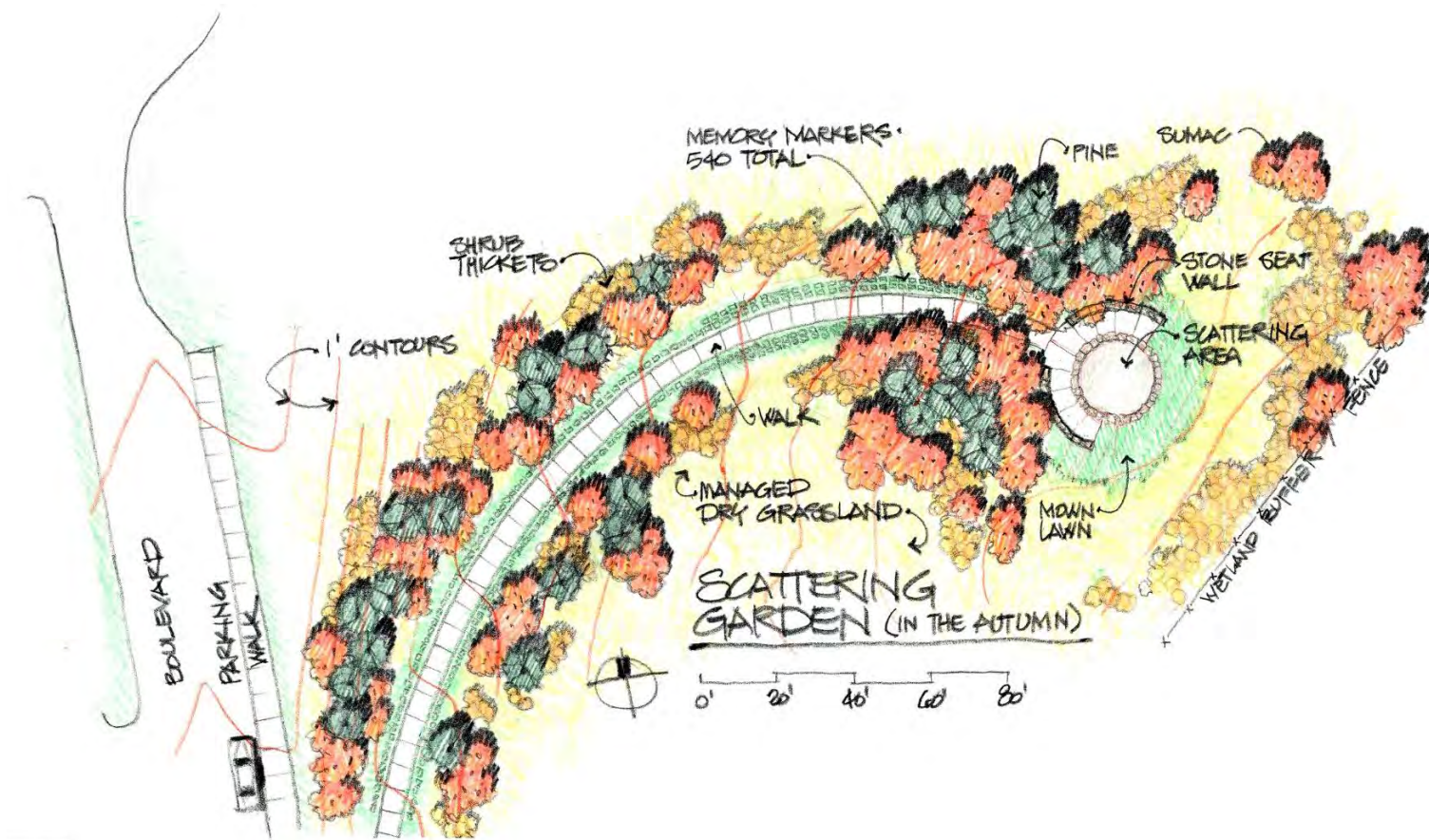
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1.0 INTRODUCTION

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.¹ 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.² 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.³

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.⁴ 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.

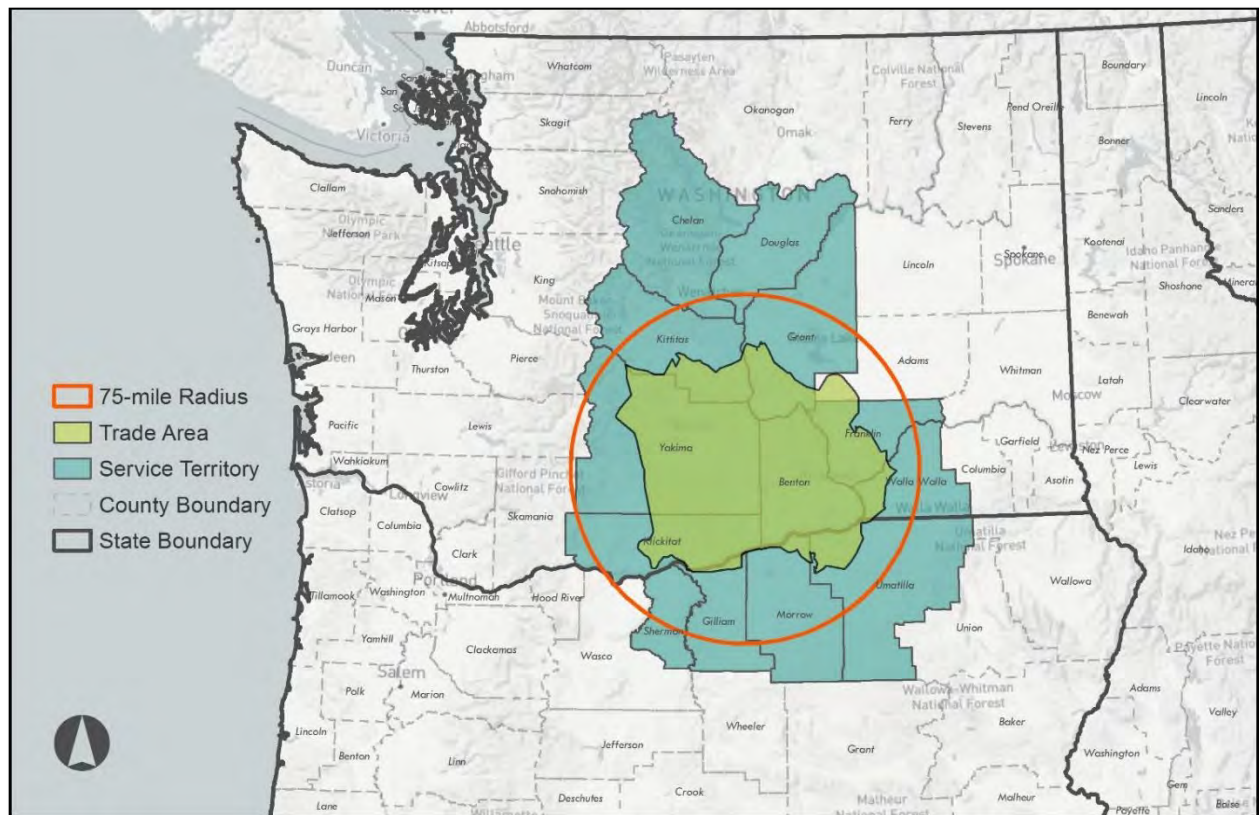


Figure 2. Demographic Assessment Service Territory

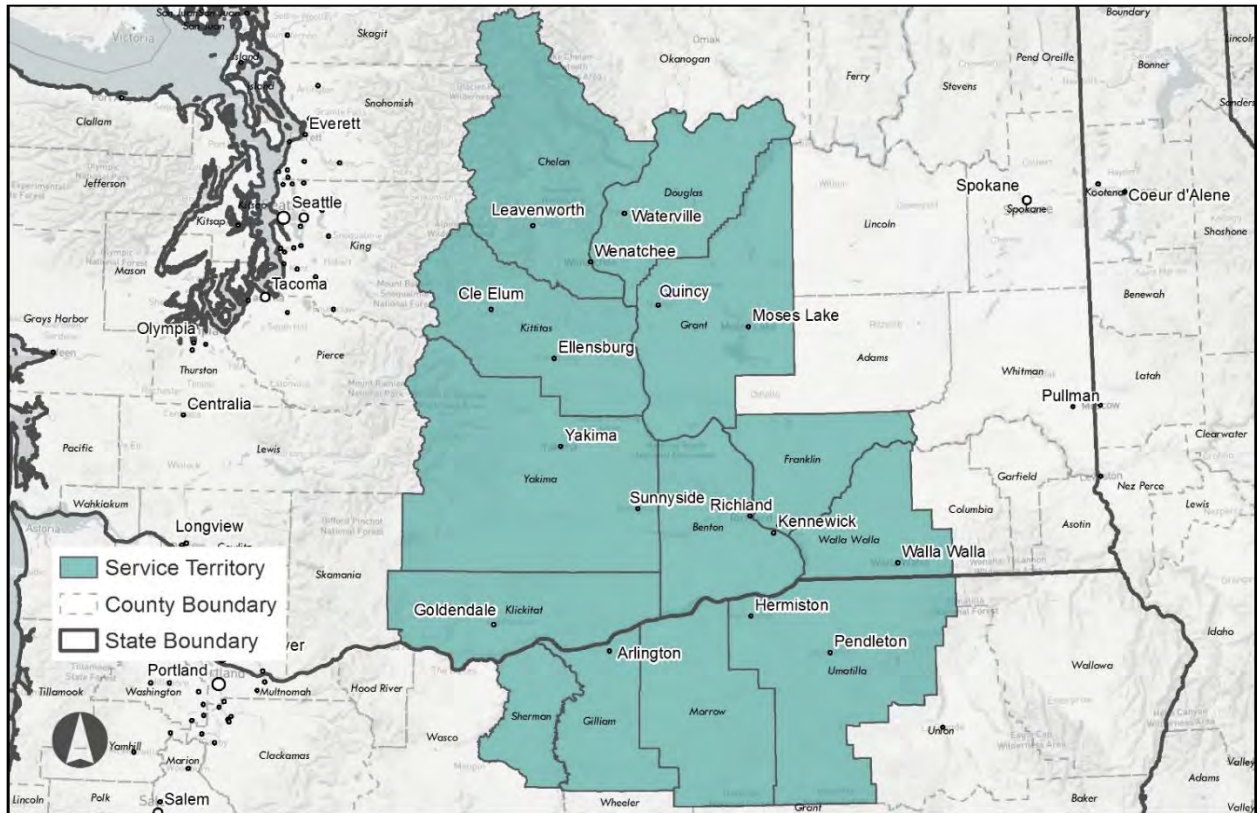


Figure 3. Demographic Assessment Service Territory Detail

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 Rates⁵

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 Rates⁶

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).

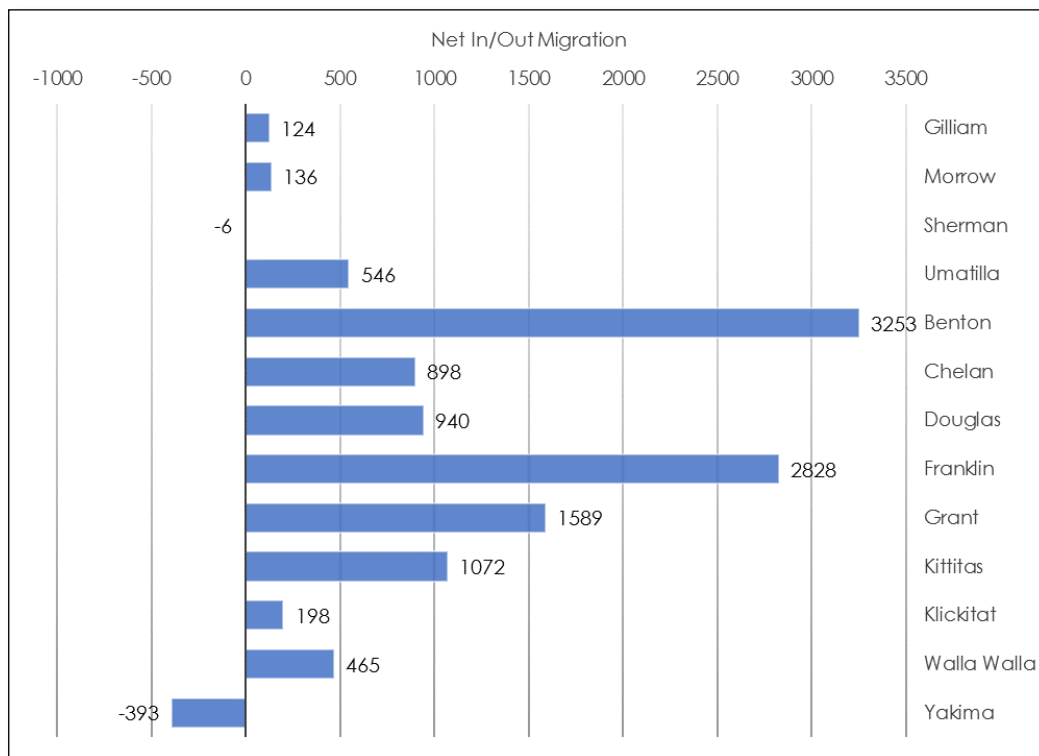


Figure 4. 2010- 2015 Net Migration⁷

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 Migration⁸

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

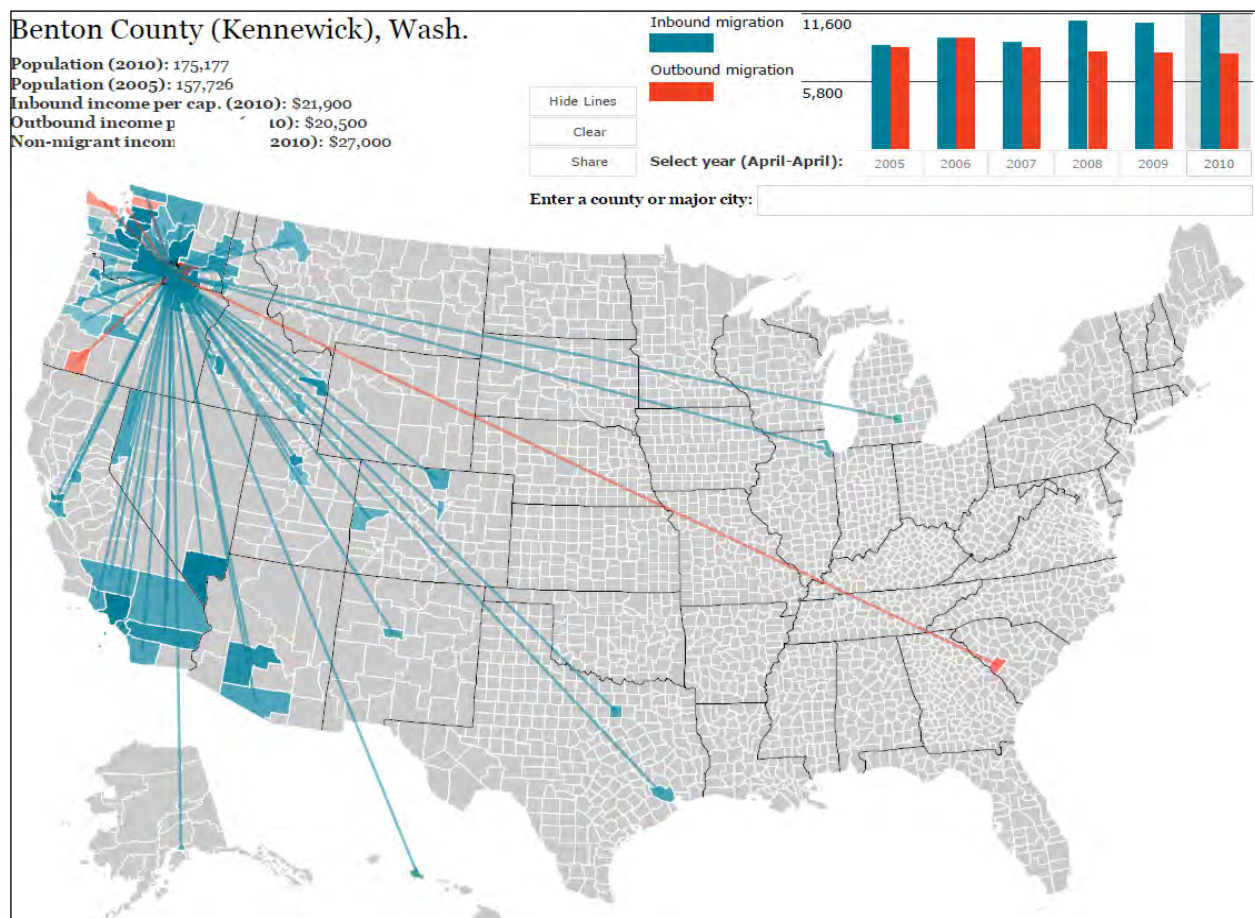


Figure 5. Benton County Migration Map

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.

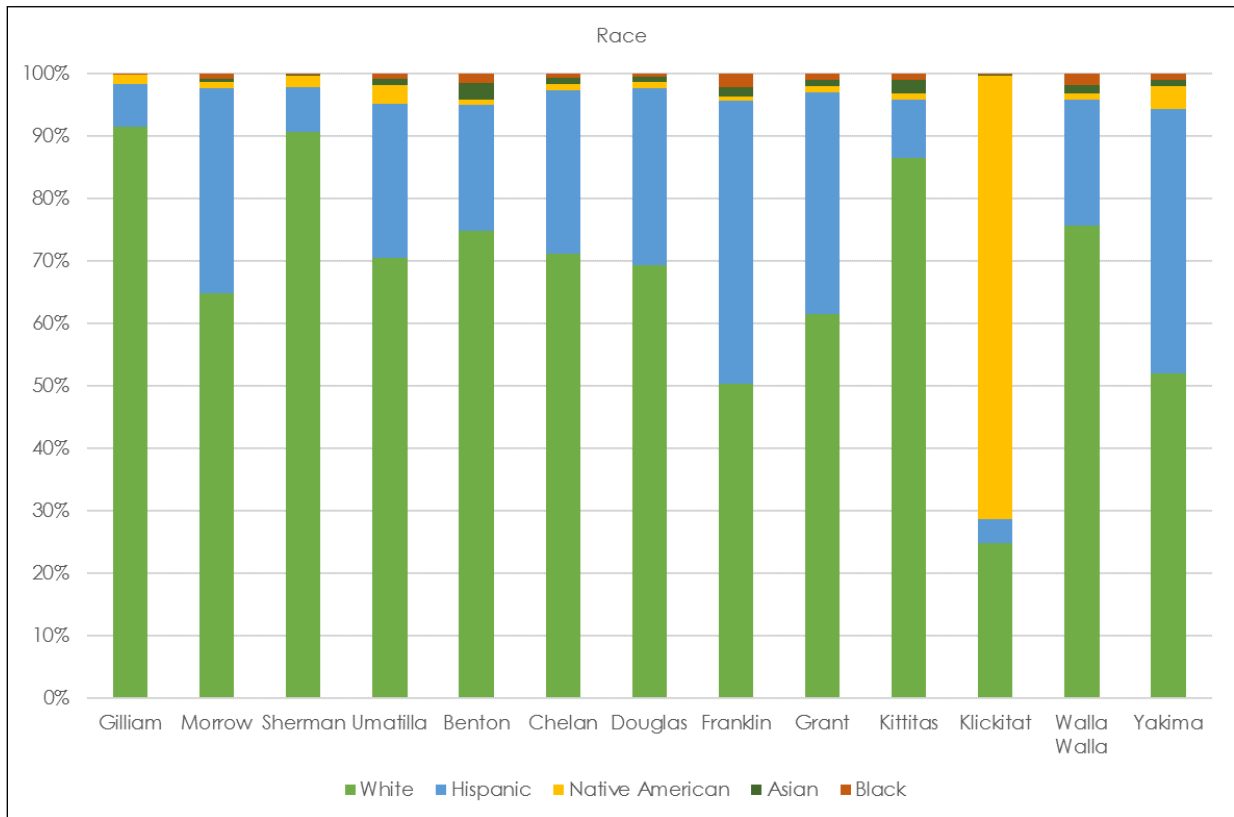


Figure 6. 2015 Graph of Proportion of Race⁹

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 Race¹⁰

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 ¹¹

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 County¹²

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 ¹³

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 ¹⁴

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 ¹⁵

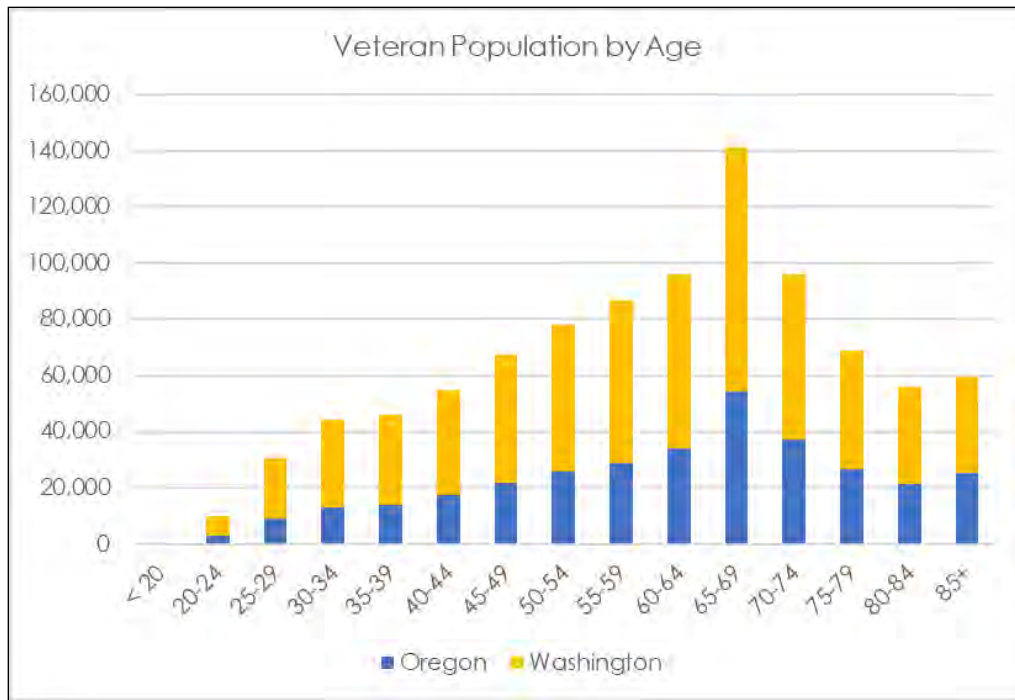


Figure 7. Veterans Population by Age

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 ¹⁶

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 ¹⁷

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 ¹⁸

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).

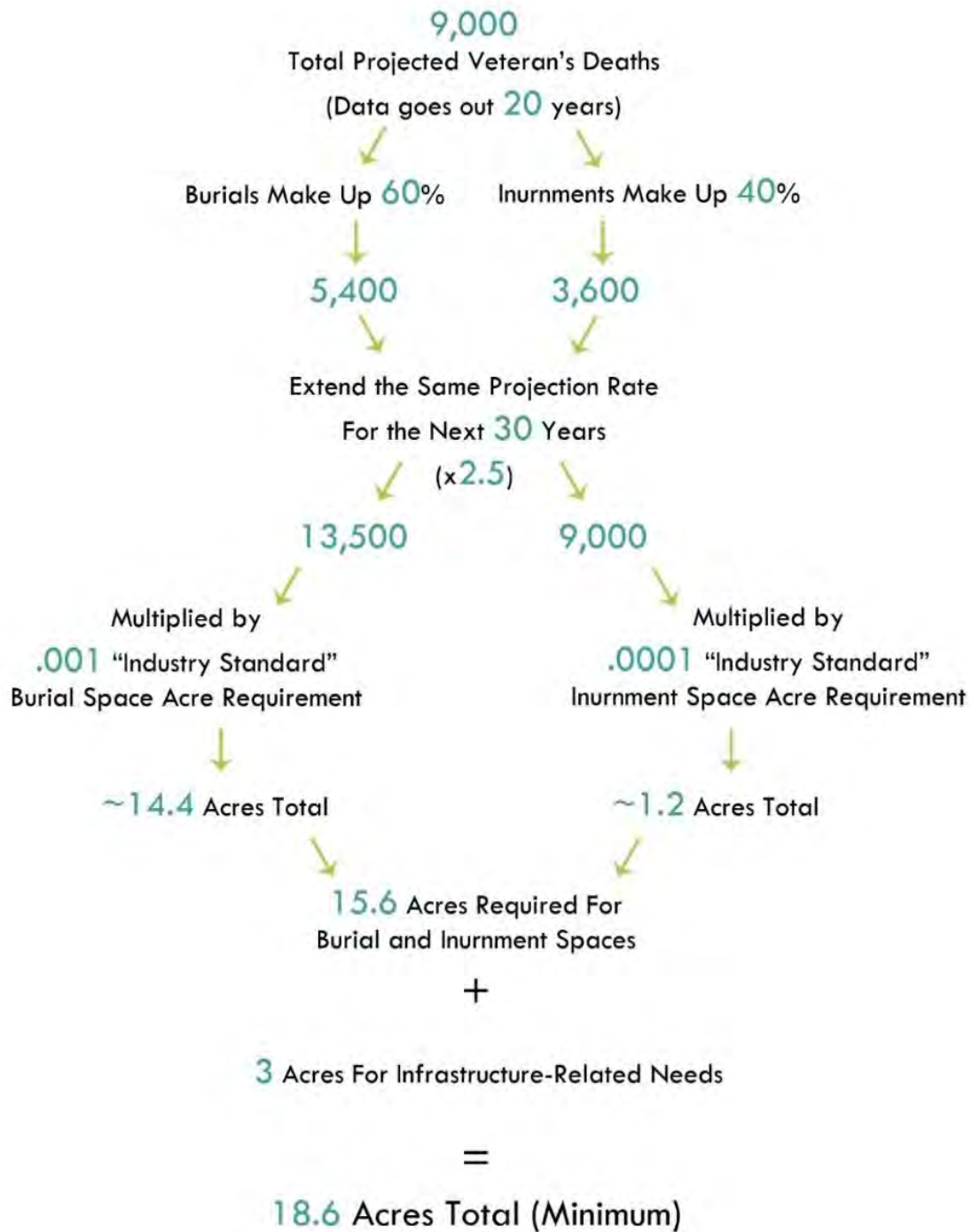


Figure 8. Tri-Cities Minimum Sizing Requirements Calculation ¹⁹

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 Cemetery²⁰

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									
Tri-cities State Veterans Cemetery									
Preliminary Opinion of Probable Construction Cost									
Summary - Feasibility Study for 30 Acre Site									
				UNIT					
ITEM				UNIT	PRICE	QUANTITY	AMOUNT		
Basic Sitework Grading									
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		
							SUBTOTAL	1,177,000.00	
Roads and Paving Sitework									
Access Road Improvements				L.S.			48,000.00		
Paving and Surfacing									
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		
							SUBTOTAL	1,480,940.00	
Utilities									
Domestic Water System				L.S.			210,000.00		
Irrigation - Water Source									
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		
							SUBTOTAL	2,856,250.00	
Site Improvements									
Fences									
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		
Gates									
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		
					SUBTOTAL	879,250.00	
	Landscaping						
	Soil Prep., Topsoil, Finish Grading	L.S.			390,000.00		
	Seeding	L.S.			236,000.00		
	Plantings	L.S.			209,000.00		
					SUBTOTAL	835,000.00	
	Concrete Structures						
	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		
					SUBTOTAL	8,148,000.00	
	Buildings						
	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		
					SUBTOTAL	1,630,000.00	
					TOTAL DIRECT COSTS	17,006,440.00	
					10% Contingency	1,700,640.00	
					SUBTOTAL	1,700,640.00	
					10% Mobilization/General Conditions	170,060.00	
					SUBTOTAL	1,870,700.00	
					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	
					TOTAL ANTICIPATED 2017 CONSTRUCTION COST	22,030,510.00	
	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.

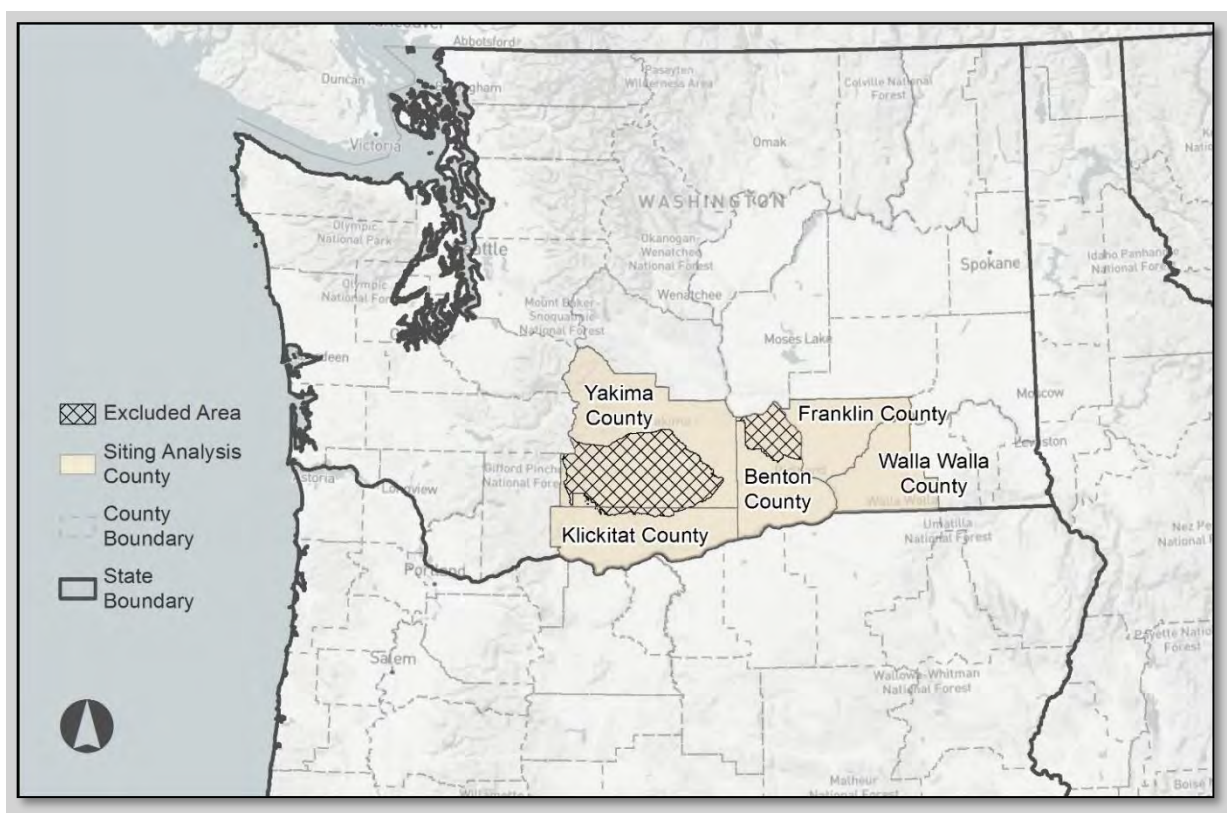


Figure 10. Siting Analysis Extent

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.²¹

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.

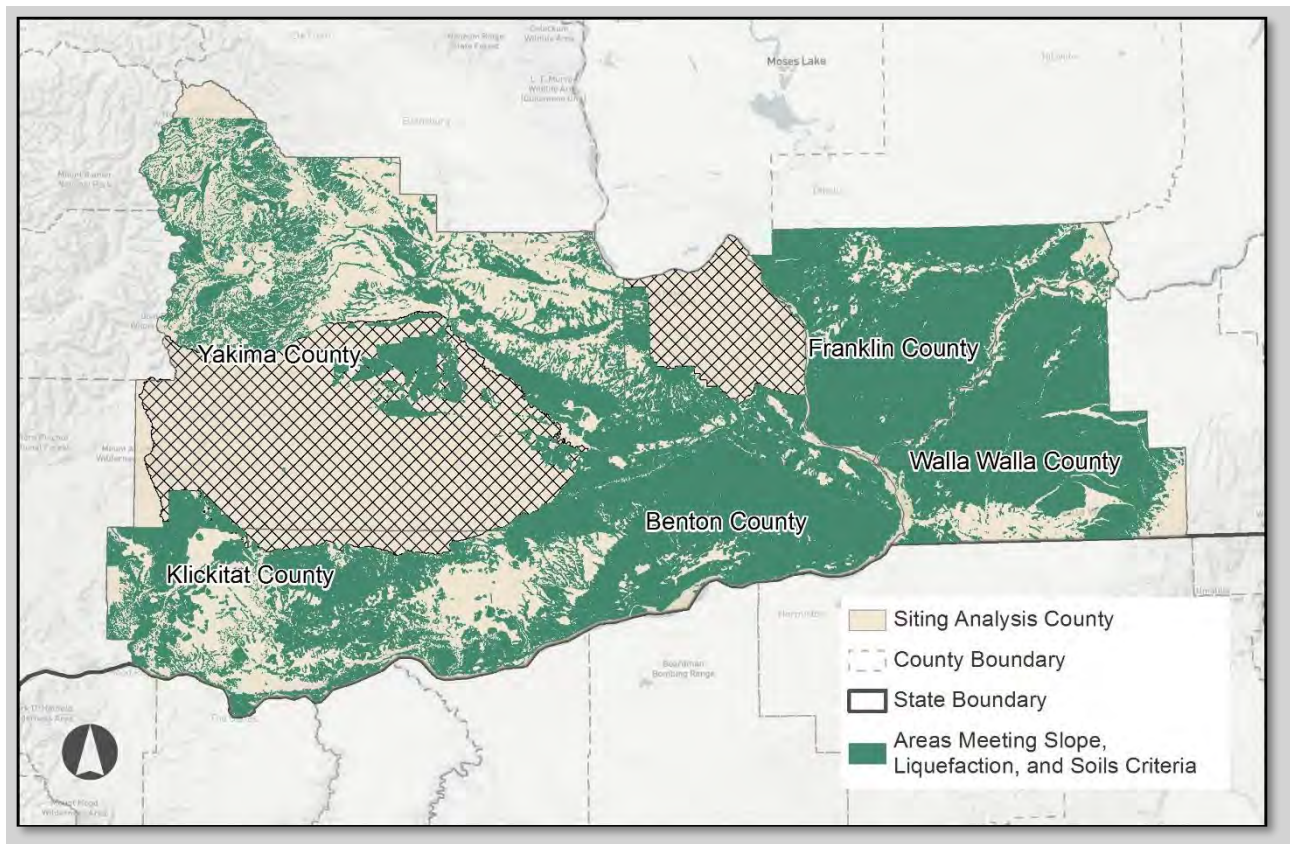


Figure 11. Areas Meeting Landscape Scale Criteria

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 ²² 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.²³ 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% slope²⁴. 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 areas²⁵ and be accessible within a 20-mile drive time from a major road (e.g., interstates, US highways, state routes²⁶). The site should also be accessible from an airport²⁷. Figure 12 illustrates accessibility factors. The Goldendale region in Klickitat County was eliminated from consideration due the lack of an airport within reasonable proximity.

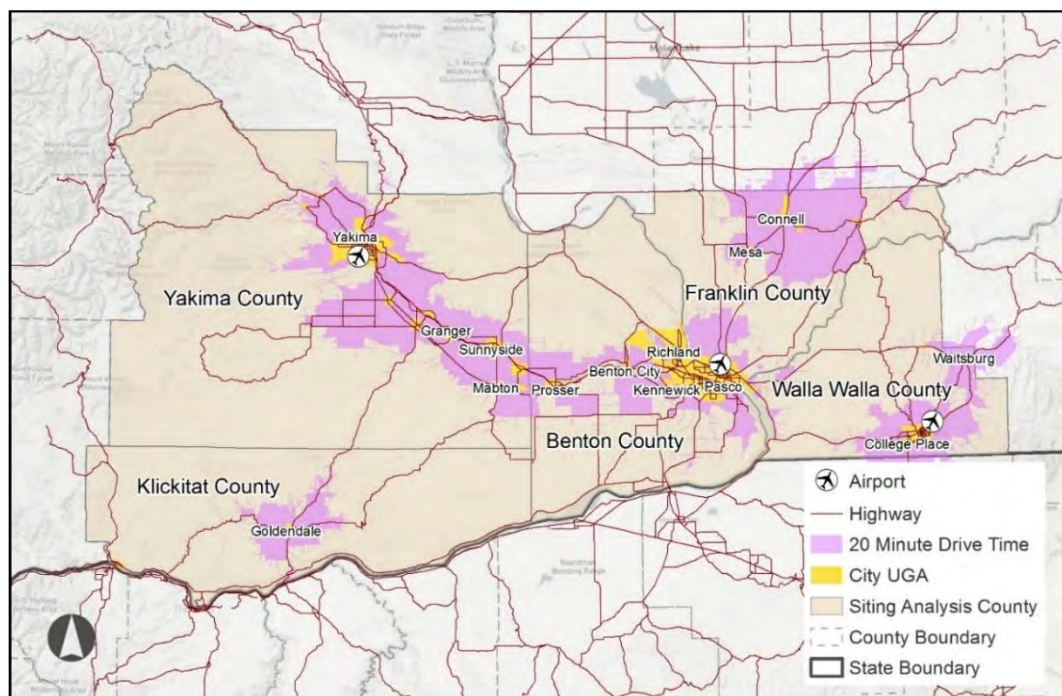


Figure 12. Site Accessibility Factors

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 consideration²⁸. 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, lakes²⁹ or wetland areas³⁰ 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 barns³¹ 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

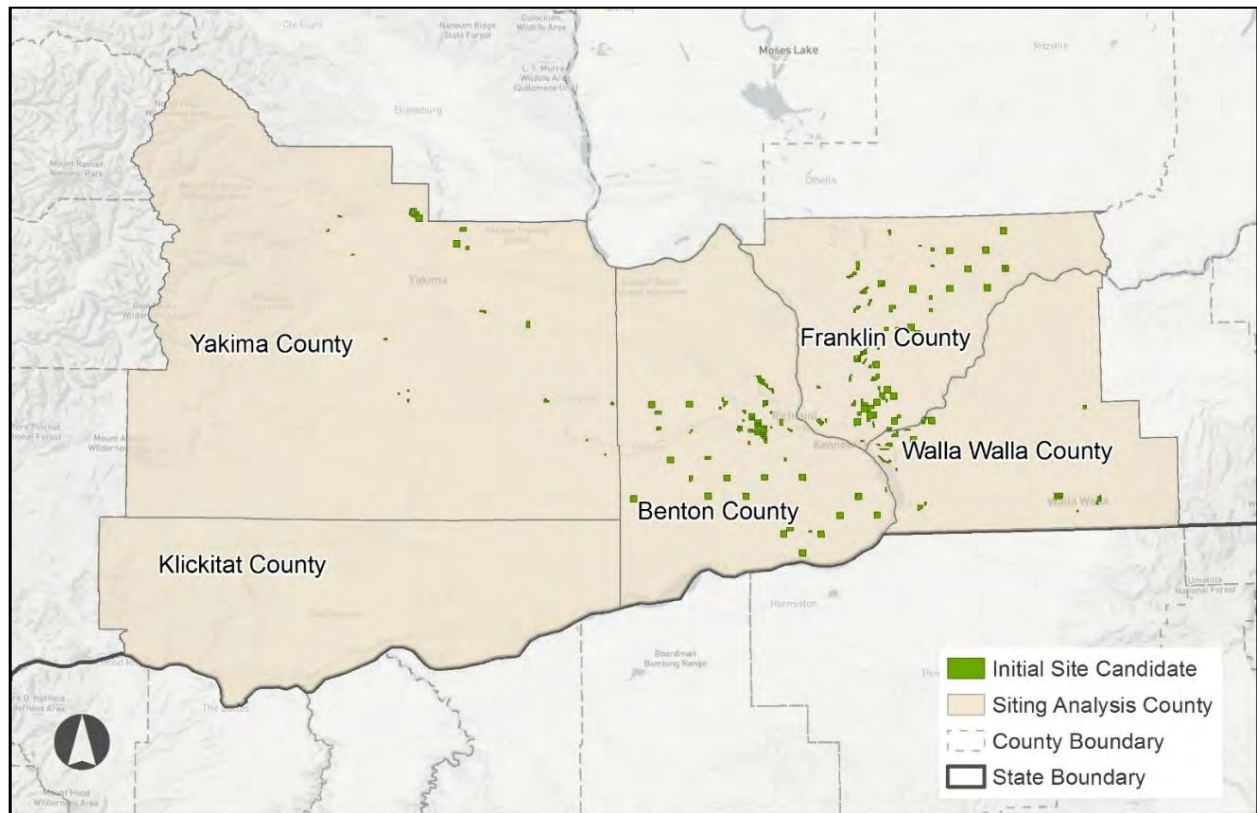


Figure 13. Initial Candidate Sites

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.

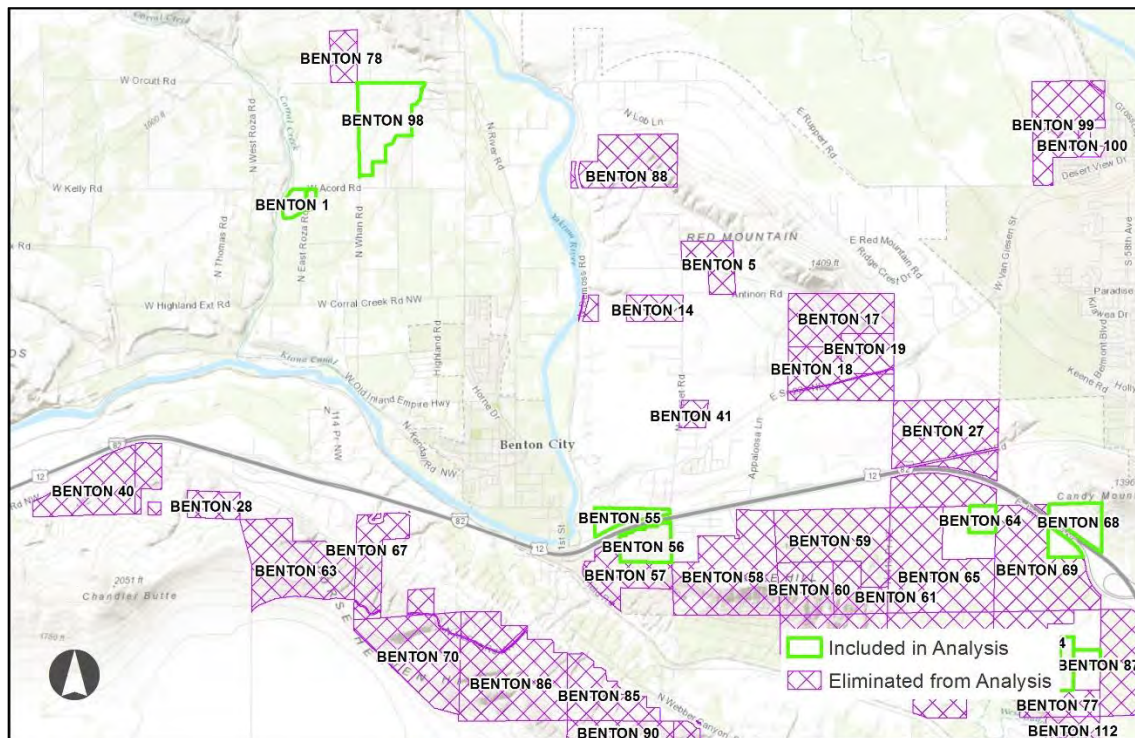


Figure 14. Benton City and Badger Canyon Sites

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.

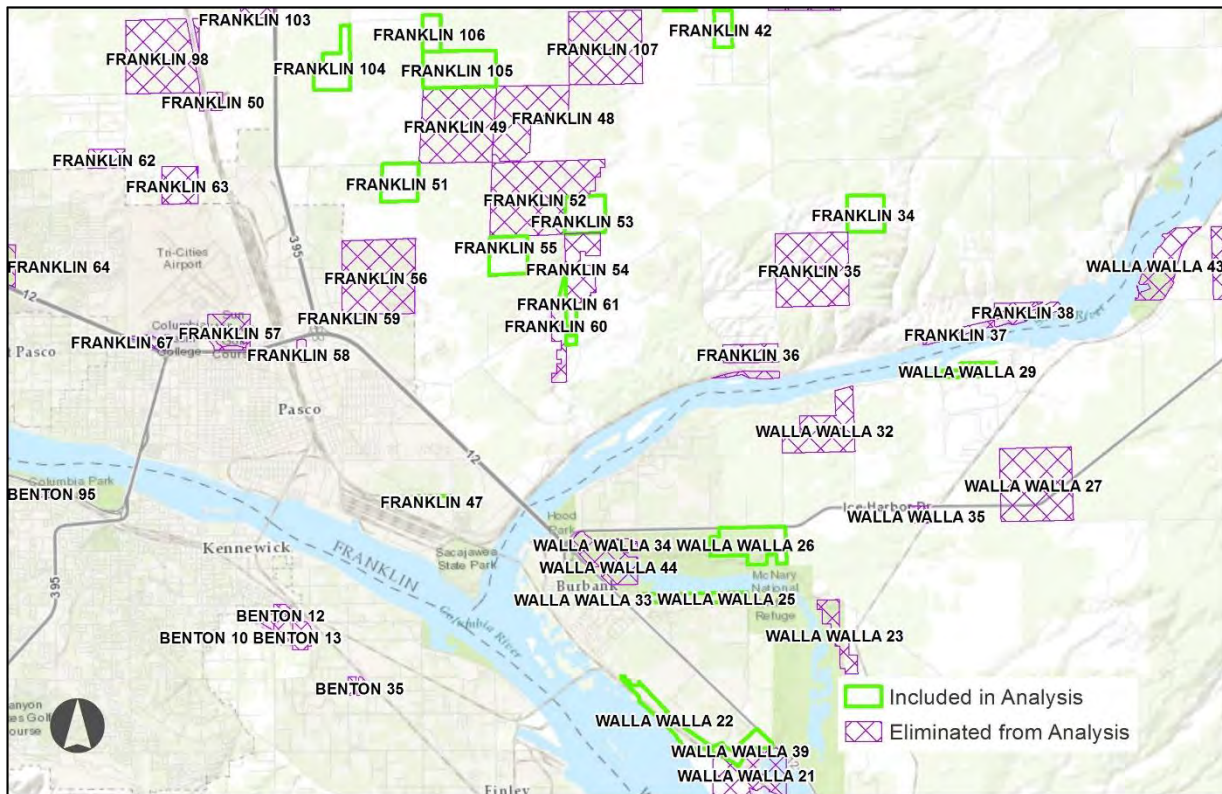


Figure 15. Franklin County and Walla Walla County Sites

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.

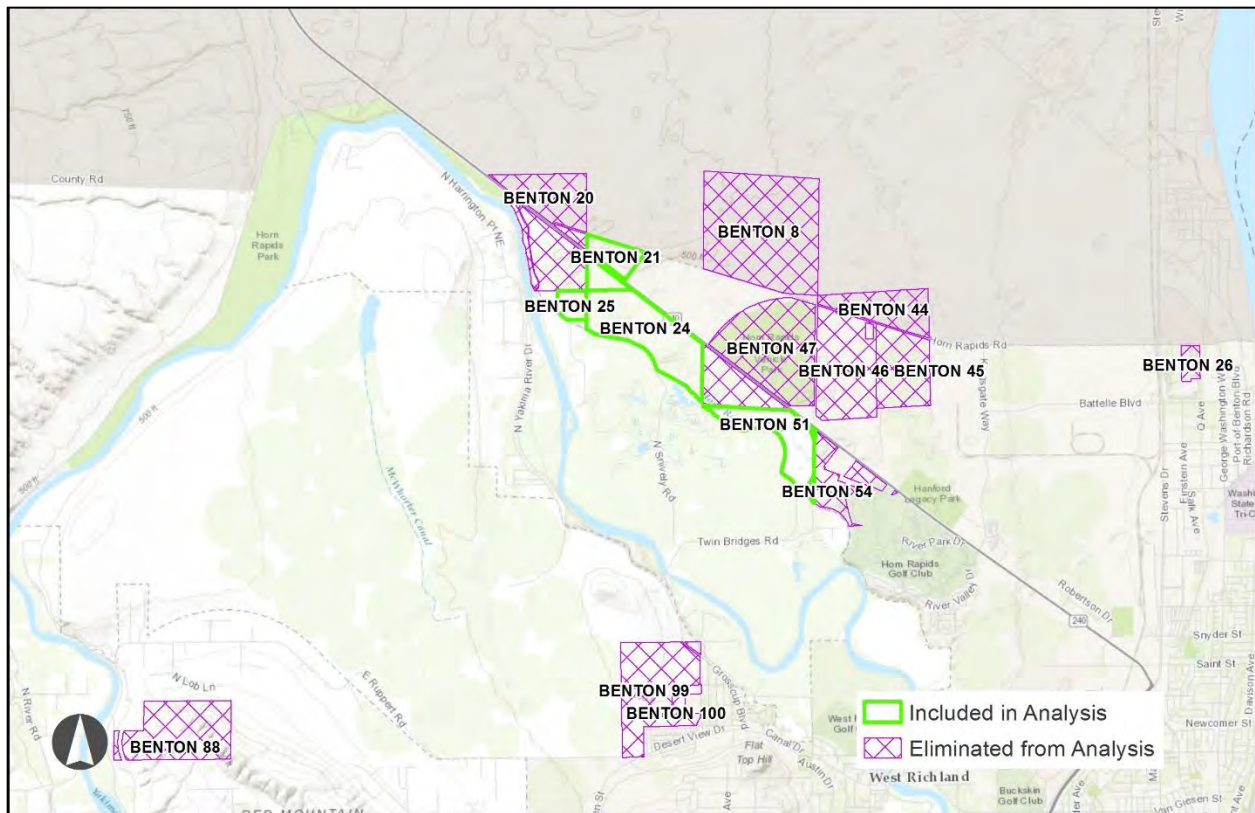


Figure 16. Horn Rapids Area Sites

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.

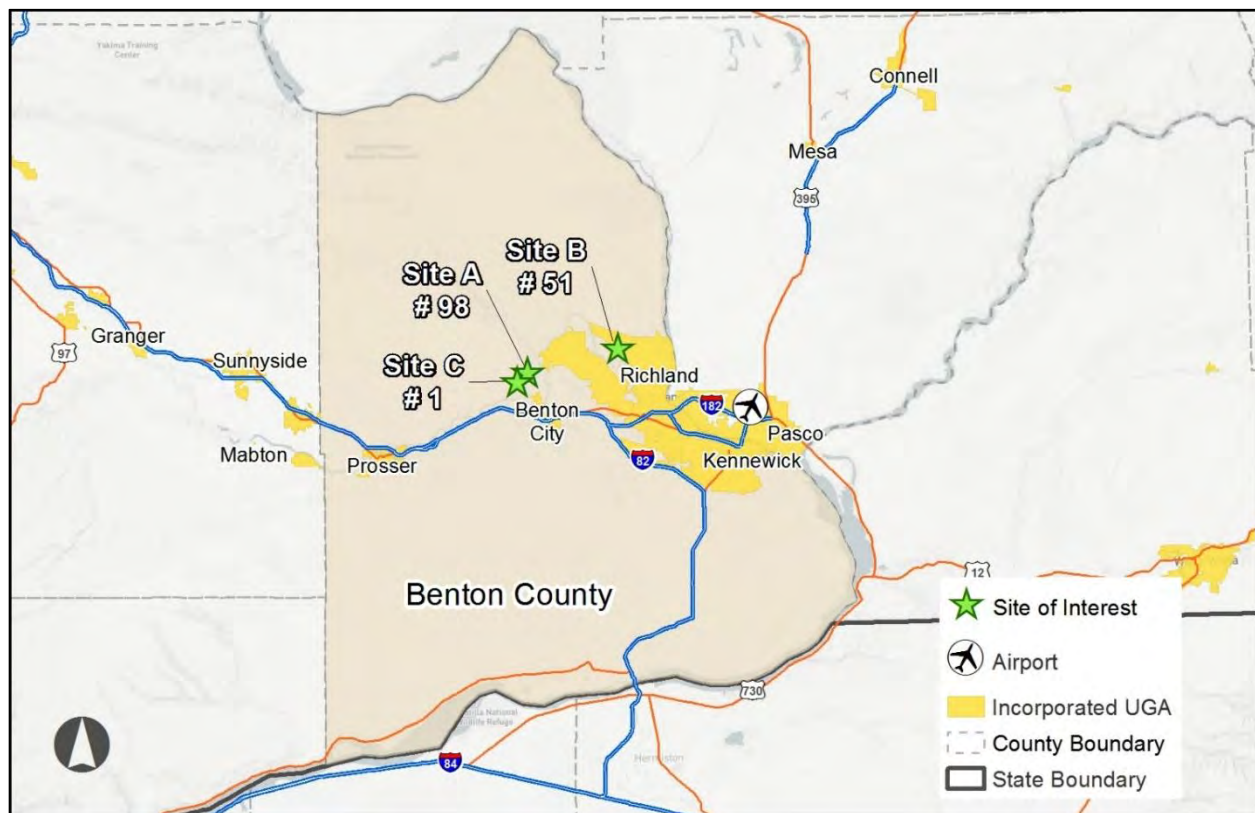
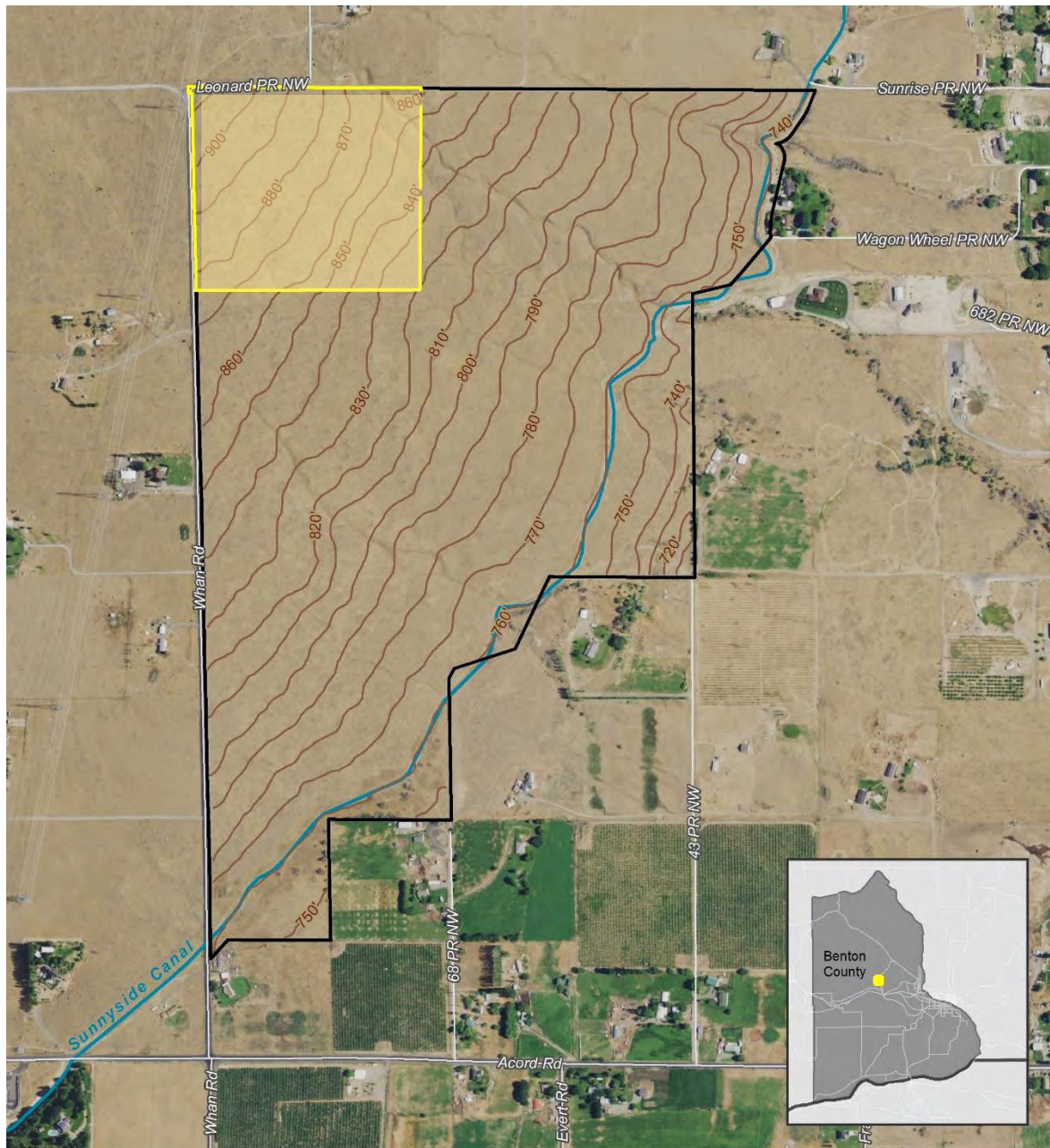


Figure 17. Sites of Interest

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.

0 500 1,000 Feet

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.

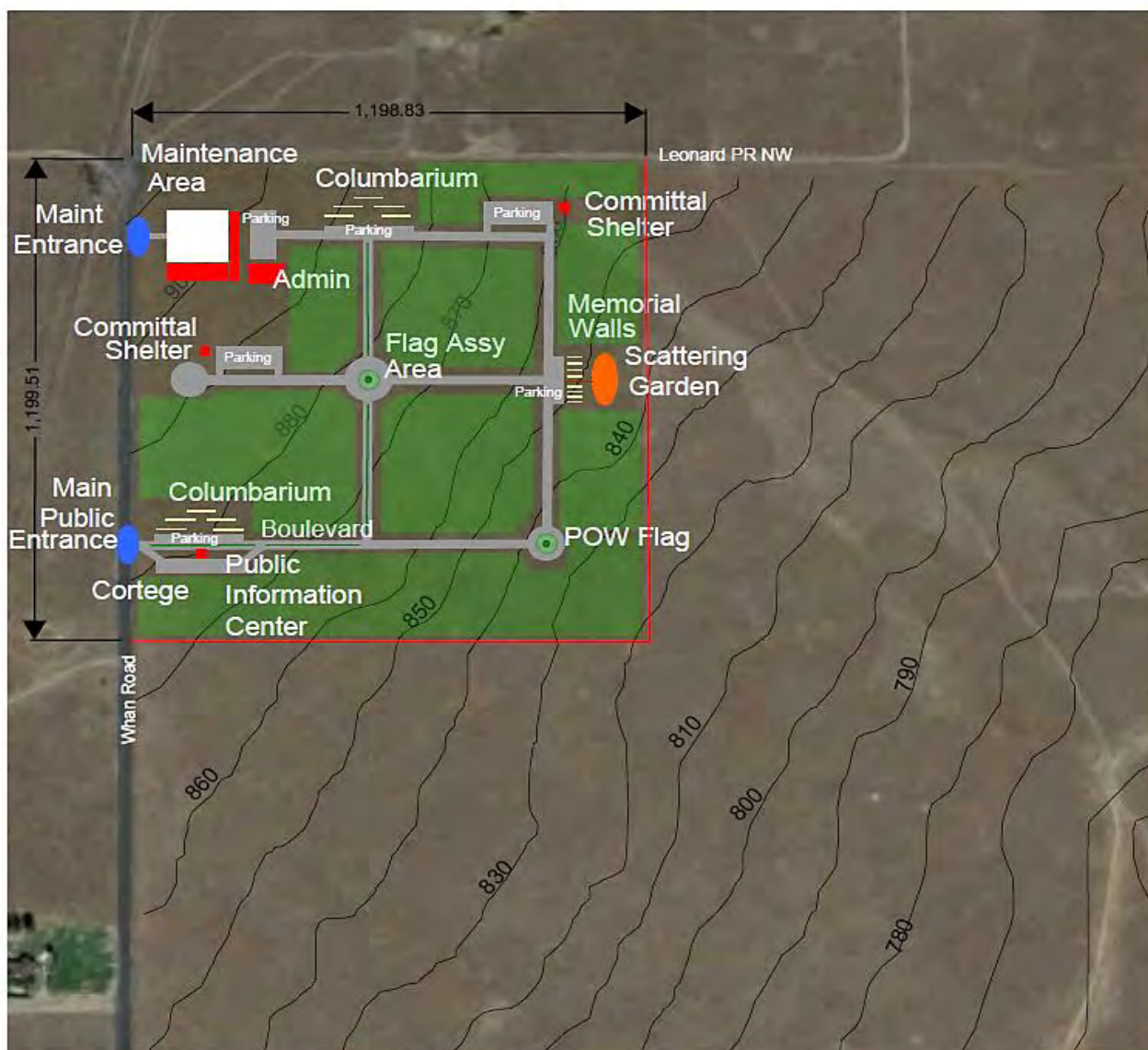
5.2.4 Zoning, Land Use, and Ownership

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

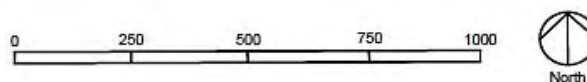
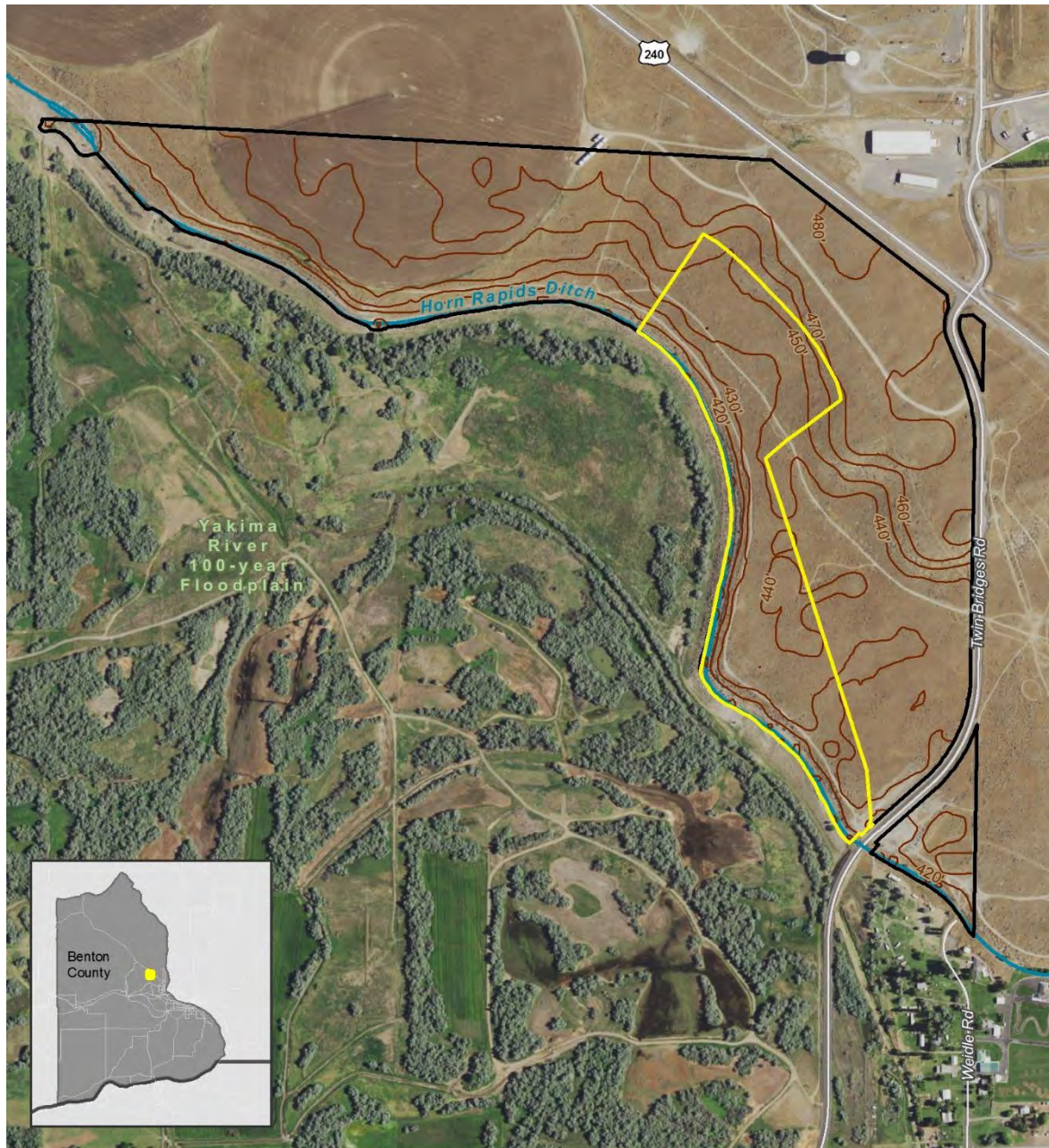


Figure 19. Schematic Layout of Site of Interest A, Benton County #98

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

0 500 1,000
Feet

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

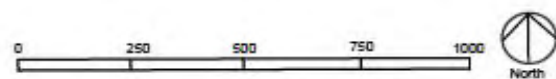
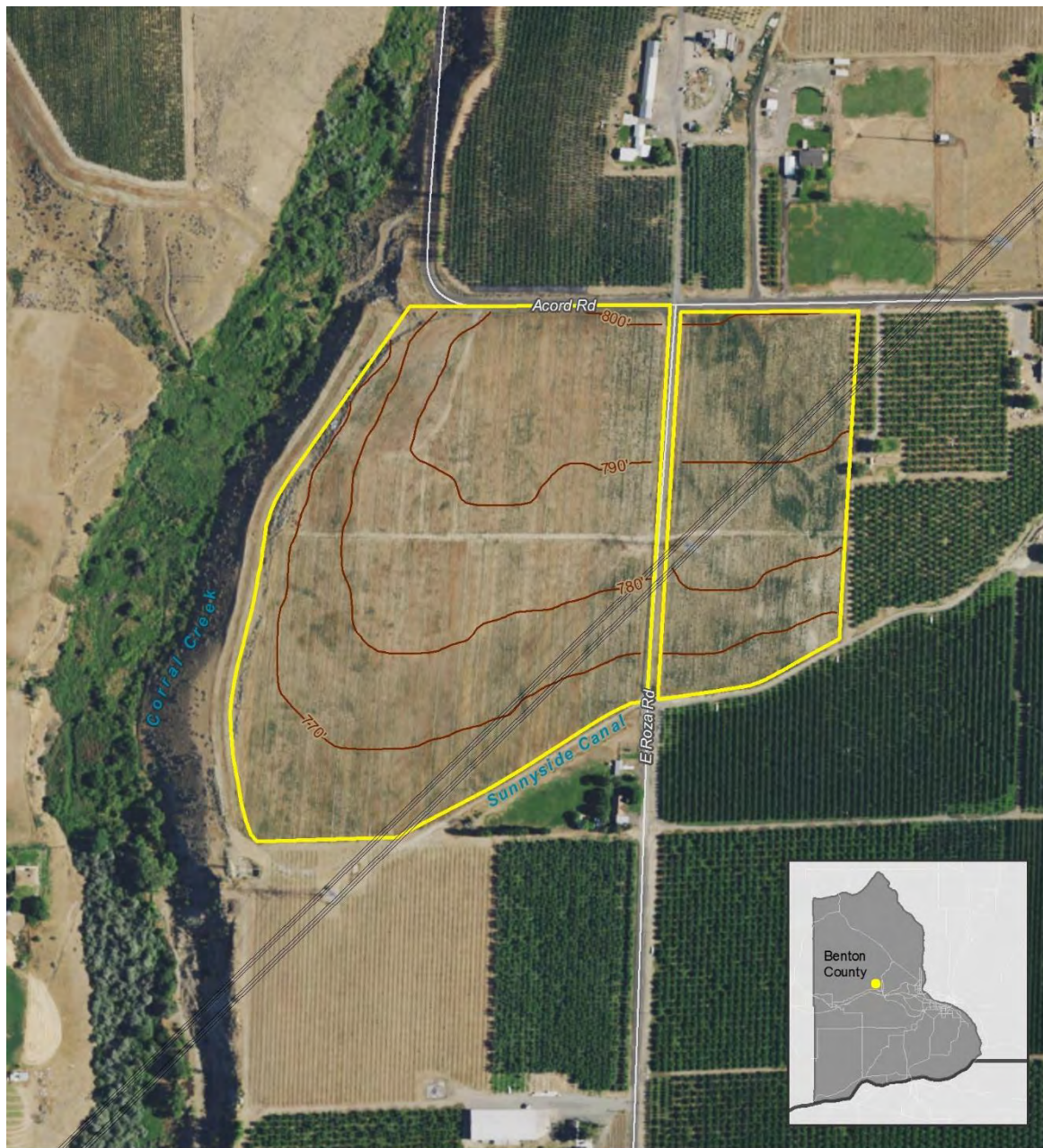


Figure 21. Schematic Layout, Site of Interest B, Benton County #51

5.4 Site of Interest C – Benton County #1



Site of Interest C - Benton County #1

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

Aerial Imagery (2015) provided by
 ESRI ArcGIS Online.

0 250 500 Feet 

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 Scooteney soil series, well drained and part of Hydrologic Group B. Soils in the Scooteney 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 Rupert: 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

From: FRANCIS WINTERS [mailto:joewinters8@msn.com]
Sent: Sunday, June 18, 2017 10:24 PM
To: rick@rguarchitecture.net
Cc: Joetta Rupert <joetta@veterancoaliton-cb.org>
Subject: Fw: Reminder for letter of support for VA cemetery

It is my experience that Mrs. Rupert'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. 20th, Pasco, WA 99301

509.545.6558 | Fax: 509.545.5722 | 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 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

COLUMBIA BASIN VETERANS OPPORTUNITY CENTER



"Putting Veterans First"

PO BOX 2606, Pasco, WA 99302

1600 N. 20th, Pasco, WA 99301

509.545.6558 | Fax: 509.545.5722 | www.veteransopportunitycenter.org

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,

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,

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^{Over} Veteran. I recently learned about the possibility of establishing a Military Veterans Cemetery in the TriCities.

I moved to Pasco^{with my wife} 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~~ ^{those of} 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 having a Veteran Cemetery in the TriCities

Sincerely, Ruben Lemos

Ruben Lemos (509) 412-1776
8203 Bayberry Drive
Pasco, WA 99301

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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

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.

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:40PM

Project Number: 40000006

Project Title: WVH HVAC Retrofit

Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 2

Project Summary

Provide pre-design and design to retrofit to the 240 building at the Washington Veterans Home in Port Orchard.

Project Description

The skilled nursing building at the Washington Veterans Home was designed without cooling in the building. The campus has a steam plant that provide heating, which was distributed throughout the building during construction. Since the original construction in 2004 the average summer temperatures have been steadily increasing. The skilled nursing temperature requirements are highly regulated and if the building temperature exceeds 81 degrees then the area/wing/building may have to be evacuated. The last few summers we have had consistently higher outside air temperatures exceeding 85 degrees causing rising temperatures for residents and staff.

The design intent to use the natural air flow to cool the 160,000 square foot building with low open windows and high open windows has proven more difficult as temperatures have risen. There have also been issues over the last few summers of periods of time with very high outside air temperatures for this area along with major air quality issues do to wildfires. Trends are pointing in these issues being more common as the climate changes. With the outside air at dangerous levels windows need to be shut in order to not impact the vulnerable adult residents health. This reduces the cooling principals of the wind flow system that was part of the design. Due to these issues WDVA is looking at having to purchase small individual AC units to distribute around the building. With it being 160,000 SF this could prove to be challenging to meet regulatory guidelines, fire safety guidelines, create impacts to the electrical system, and become very costly for inefficient units.

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	16,134,000		750,000		15,384,000
	Total	16,134,000	0	750,000	0	15,384,000

Future Fiscal Periods

	2023-25	2025-27	2027-29	2029-31
057-1 State Bldg Constr-State				

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:40PM

Project Number: 40000006

Project Title: WVH HVAC Retrofit

Funding

Total

0

0

0

0

Operating Impacts

No Operating Impact

Narrative

No operating impacts as this will not add FTE's

SubProjects

SubProject Number: 40000036

SubProject Title: WVH -HVAC Replacement

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 2

Project Summary

The Washington Veterans Home is working through design to add a A/c and a new heating system to replace the Skilled Nursing Steam

Project Description

The skilled nursing building at the Washington Veterans Home was designed without cooling in the building. The cooling system is a passive air cooling system that does not allow for proper operations in a Skilled Nursing Facility. The campus has a steam plant that provides heating, which was distributed throughout the building during construction. Since the original construction in 2004 the average summer temperatures have been steadily increasing. The skilled nursing temperature requirements are highly regulated and if the building temperature exceeds 81 degrees then the area/wing/building may have to be evacuated. The last few summers we have had consistently higher outside air temperatures exceeding 85 degrees causing rising temperatures for residents and staff.

The design intent to use the natural air flow to cool the 160,000 square foot building with low open windows and high open windows has proven more difficult as temperatures have risen. There have also been issues over the last few summers of periods of time with very high outside air temperatures for this area along with major air quality issues do to wildfires. Trends are pointing in these issues being more common as the climate changes. With the outside air at dangerous levels windows need to be shut in order to not impact the vulnerable adult residents health. This reduces the cooling principals of the wind flow system that was part of the design. Due to these issues WDVA is looking at having to purchase small individual AC units to distribute around the building. With it being 160,000 SF this could prove to be challenging to meet regulatory guidelines, fire safety guidelines, create impacts to the electrical system, and become very costly for inefficient units

Location

City: Orting

County: Pierce

Legislative District: 002

Project Type

Remodel/Renovate/Modernize (Major Projects)

305 - Department of Veterans Affairs Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:40PM

Project Number: 40000006

Project Title: WVH HVAC Retrofit

SubProjects

SubProject Number: 40000036

SubProject Title: WVH -HVAC Replacement

Growth Management impacts

none

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	15,384,000				15,384,000
	Total	15,384,000	0	0	0	15,384,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

None

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	305	305
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000006	40000006
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 Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:44PM

Project Number: 40000035

Project Title: Northwest Washington Steve Veterans Cemetery Feasibility Study

Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 4

Project Summary

Investigate the construction of a second State Veterans Cemetery in northwest Washington.

Project Description

The northwest portion of Washington State is currently underserved for our Veteran population. Based on the statistics it is believe that another state veterans cemetery could provide a fit for a need in the northwest Washington area. WDVA will need to complete a feasibility study to confirm that the best location and possible sites for the new cemetery. As with the current Washington State Veterans Cemetery at Medical Lake the state will be required to find enough land that will allow for a cemetery to be used for the next 50 to 100 years. Once found DVA will move forward with a request for land and then a Federal VA Cemetery Grant to build out the first phase of the cemetery after the land is procured. Following construction of the cemetery the state will be responsible for the maintenance and operations of the cemetery, just like at Medical Lake. A funding model for operations will be will be developed to cover operations that may include some general tax revenue, proceeds from the sale of Armed Forces license plates, and federal interment plot and burial allowance.

Funding will be requested form 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 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 onw of the areas identified.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	200,000				200,000
	Total	200,000	0	0	0	200,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

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

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:44PM

Project Number: 40000035

Project Title: Northwest Washington Steve Veterans Cemetery Feasibility Study

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	305	305
Version	01-A	01-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

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:25PM

Project Number: 30000001

Project Title: Washington Soldiers Home: Nursing Bed Replacement

Description

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 8

Project Summary

Provide new skilled nursing building to replace existing 100 bed Skilled nursing facility.

Project Description

Over the past decade our agency has seen much growth especially with the number of veterans needing long term health care. Since our facilities are becoming outdated we need to assess the buildings we have to determine which of these requires replacement and/or upgrade. With the influx of large numbers of younger and often more critically disabled veterans returning to the area, appropriate facilities need to be in place to address their care, especially as they age.

The campus at Orting is an example of our capability to continue to provide these services despite deteriorating infrastructure and aging buildings. We propose to engage a consultant to help us assess the conditions of the buildings in a more comprehensive manner than we have been able to. We feel an expert set of eyes on the subject will establish the credibility for accurate cost estimates as we move into future budget cycles. Up until the construction of the new facility on the Retsil campus, we had been a "Break and Fix" operation. Now that a number of buildings have been replaced with a modern one, we can begin concentrating on the Orting facility.

We anticipate that replacement may be the best method to achieve the goal of providing the skilled nursing care necessary to the type of operation that we have evolved into. The fact we are in the Puyallup River flood zone suggests we move this function to higher ground and out of harms way. We see this as the highest priority in our service to deserving veterans.

Following on the previous bienniums feasibility study, we would move on to the design and construction of a relocated building to house this skilled nursing function. Once the land is procured in the 2021-23 biennium then we can proceed with moving forward to get the grant from the Federal VA Skilled Nursing Construction Grant Program. This will provide 65% of the cost of construction through the grant program and the state will have to provide 35%. That planning will move us into design and construction of a new facility so the funding for this would come 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

Yes this is in conjunction with our master plan.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	30,826,000				
057-1	State Bldg Constr-State	16,599,000				

Capital Project Request

2021-23 Biennium

*

Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:25PM

Project Number: 30000001

Project Title: Washington Soldiers Home: Nursing Bed Replacement

Funding

Total	47,425,000	0	0	0	0
Future Fiscal Periods					
	2023-25	2025-27	2027-29	2029-31	
001-2 General Fund-Federal	30,826,000				
057-1 State Bldg Constr-State	16,599,000				
Total	47,425,000	0	0	0	

Schedule and Statistics

	<u>Start Date</u>	<u>End Date</u>
Predesign	07/01/2023	06/01/2024
Design	7/1/2024	4/1/2025
Construction	7/1/2025	10/1/2026

	<u>Total</u>
Gross Square Feet:	80,000
Usable Square Feet:	68,000
Efficiency:	85.0%
Escalated MACC Cost per Sq. Ft.:	410
Construction Type:	Nursing Homes
Is this a remodel?	No
A/E Fee Class:	B
A/E Fee Percentage:	6.78%

Cost Summary

	<u>Escalated Cost</u>	<u>% of Project</u>
Acquisition Costs Total	0	0.0%
Consultant Services		
Pre-Schematic Design Services	589,191	1.2%
Construction Documents	1,508,503	3.2%
Extra Services	1,899,073	4.0%
Other Services	860,913	1.8%
Design Services Contingency	249,064	0.5%
Consultant Services Total	5,106,114	10.8%
Maximum Allowable Construction Cost(MACC)	32,809,047	
Site work	4,557,429	9.6%
Related Project Costs	1,778,005	3.8%
Facility Construction	26,473,613	55.8%
GCCM Risk Contingency	0	0.0%

Capital Project Request

2021-23 Biennium

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Version: 01 Agency Request

Report Number: CBS002

Date Run: 9/14/2020 1:25PM

Project Number: 30000001

Project Title: Washington Soldiers Home: Nursing Bed Replacement

Cost Summary

	<u>Escalated Cost</u>	<u>% of Project</u>
Construction Contracts		
GCCM or Design Build Costs	0	0.0%
Construction Contingencies	1,993,224	4.2%
Non Taxable Items	0	0.0%
Sales Tax	3,165,581	6.7%
Construction Contracts Total	37,204,087	78.5%
Equipment		
Equipment	2,246,713	4.7%
Non Taxable Items	0	0.0%
Sales Tax	204,080	0.4%
Equipment Total	2,398,490	5.1%
Art Work Total	235,946	0.5%
Other Costs Total	1,348,289	2.8%
Project Management Total	1,132,261	2.4%
Grand Total Escalated Costs	47,425,187	
Rounded Grand Total Escalated Costs	47,425,000	

Operating Impacts**Total one time start up and ongoing operating costs**

<u>Acct Code</u>	<u>Account Title</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>
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
	Total	450,000	450,000	15,629,790	15,922,406	16,261,234

Narrative

These are the anticipated cost of operation of the facility. They have been escalated for inflation, etc.

Capital Project Request

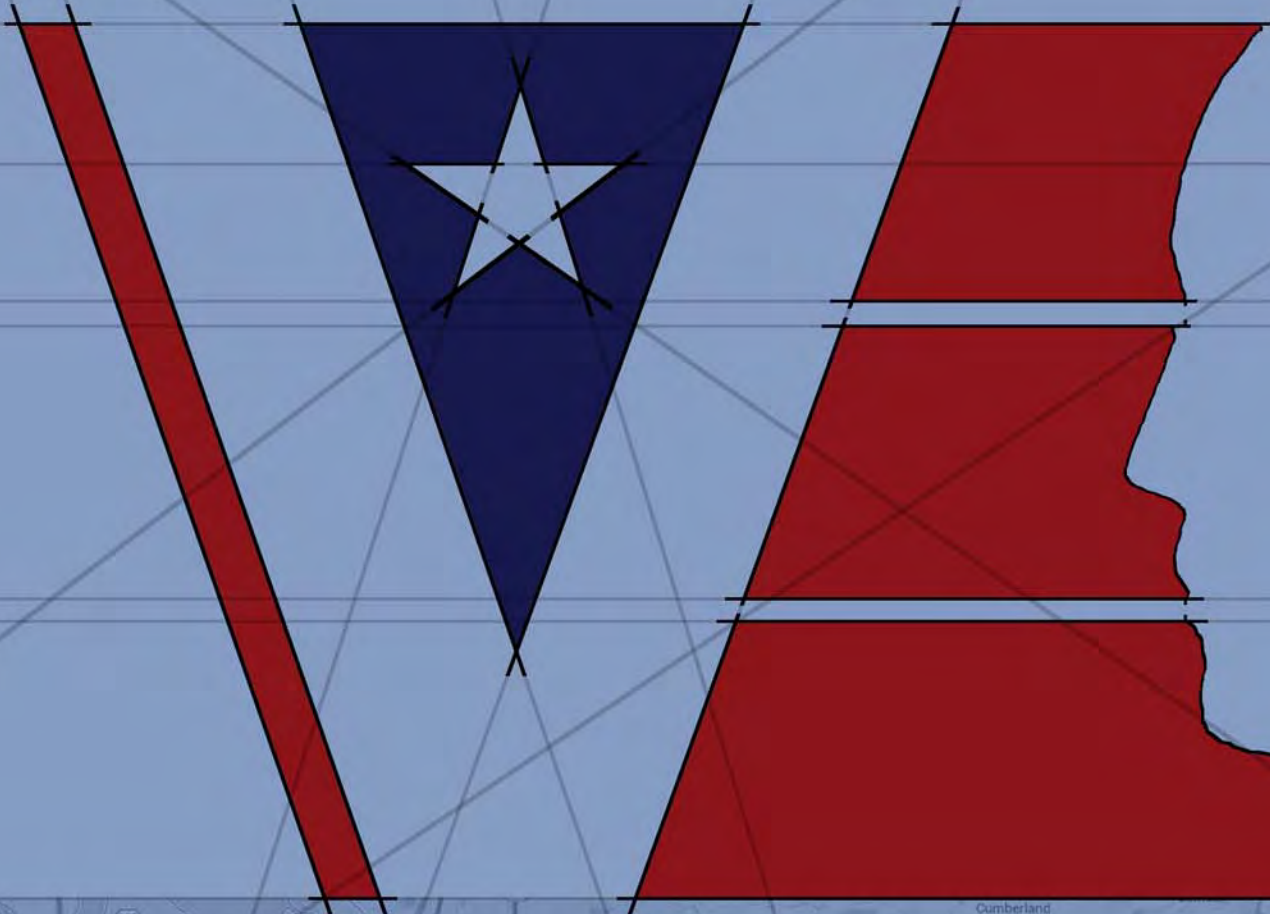
2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	305	305
Version	01-A	01-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

Mt Rainier
National Park

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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 re-use 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."

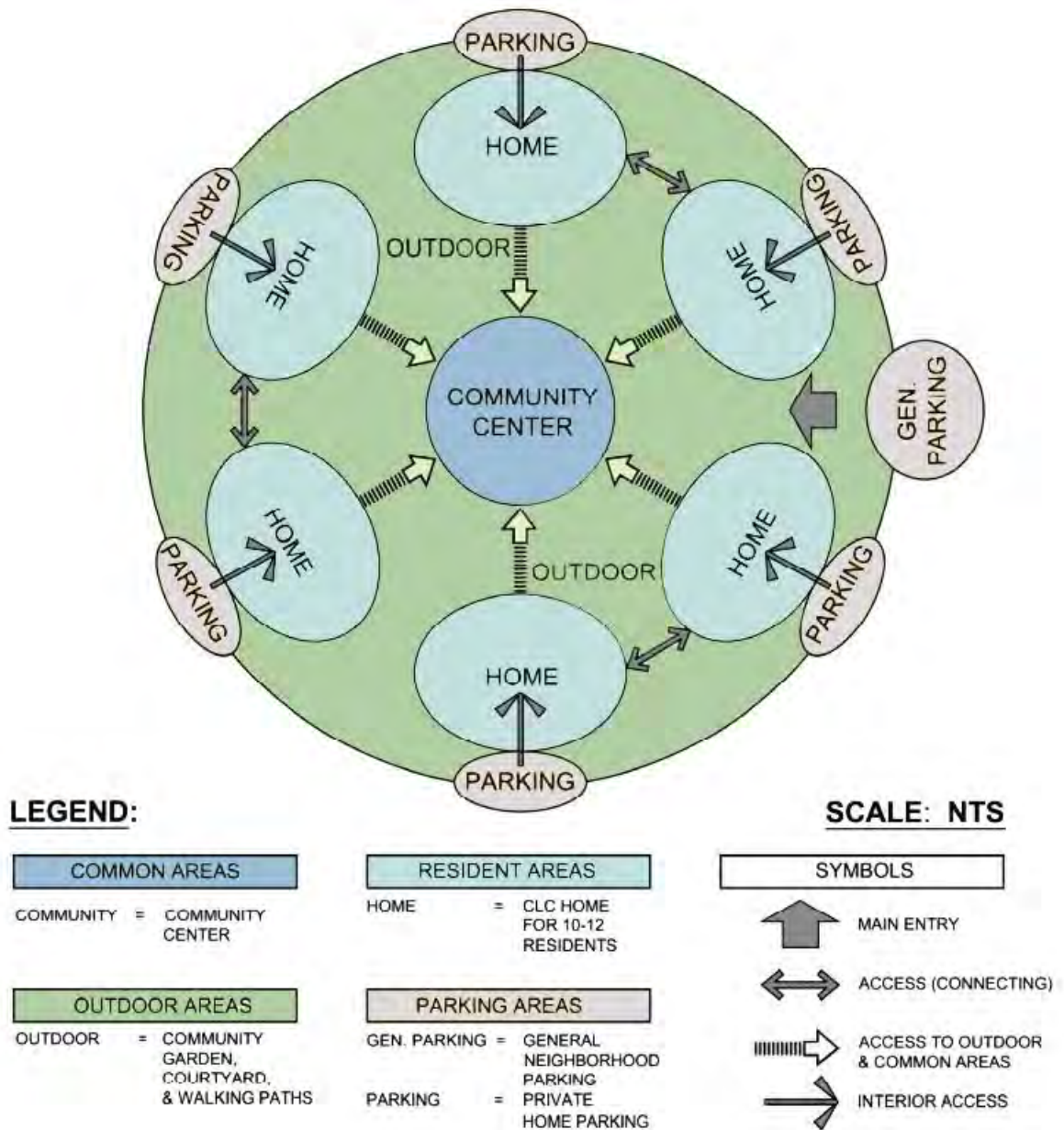


The new *Green House* design changes the architecture, the philosophy of care and the organizational structure on skilled nursing programs. With these changes in efforts and focus, the results are improvements in quality of life for residents, the quality of care provided for residents, and increased 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



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 Amenities - 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

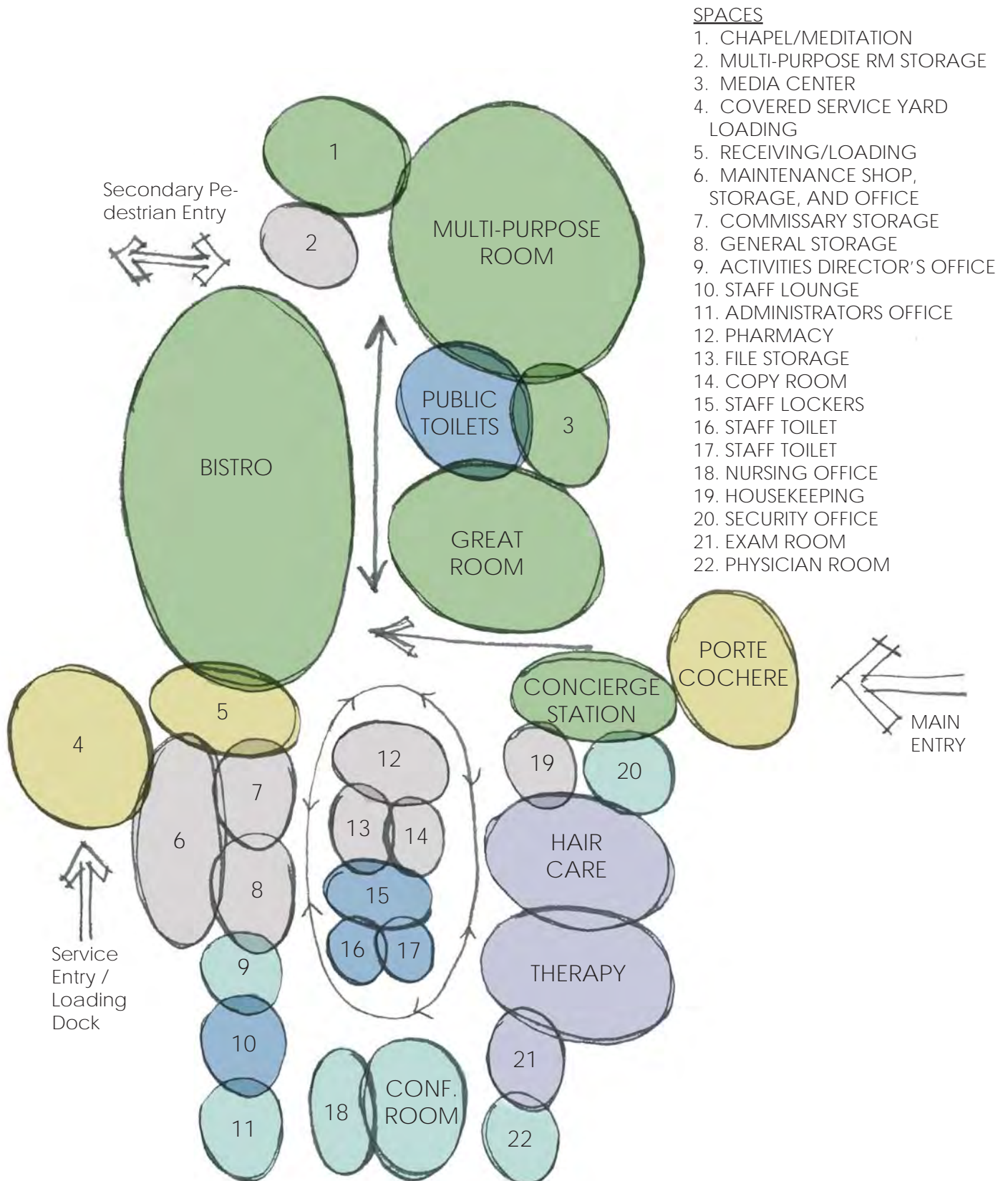
Description:	Community Design Guide Spatial Code	Net Square Feet (NSF) Per Room	Notes
Vestibule	LOB02	120	(Approx. Area)
Concierge Station	RECP3	240	Workstation for Office Admin: Assistant
Food Service Office	OFD01	120	
Bistro/Casual Gathering	FSCD1/BX000/SRE01	1,820	Includes Kitchen, Servery, Retail, 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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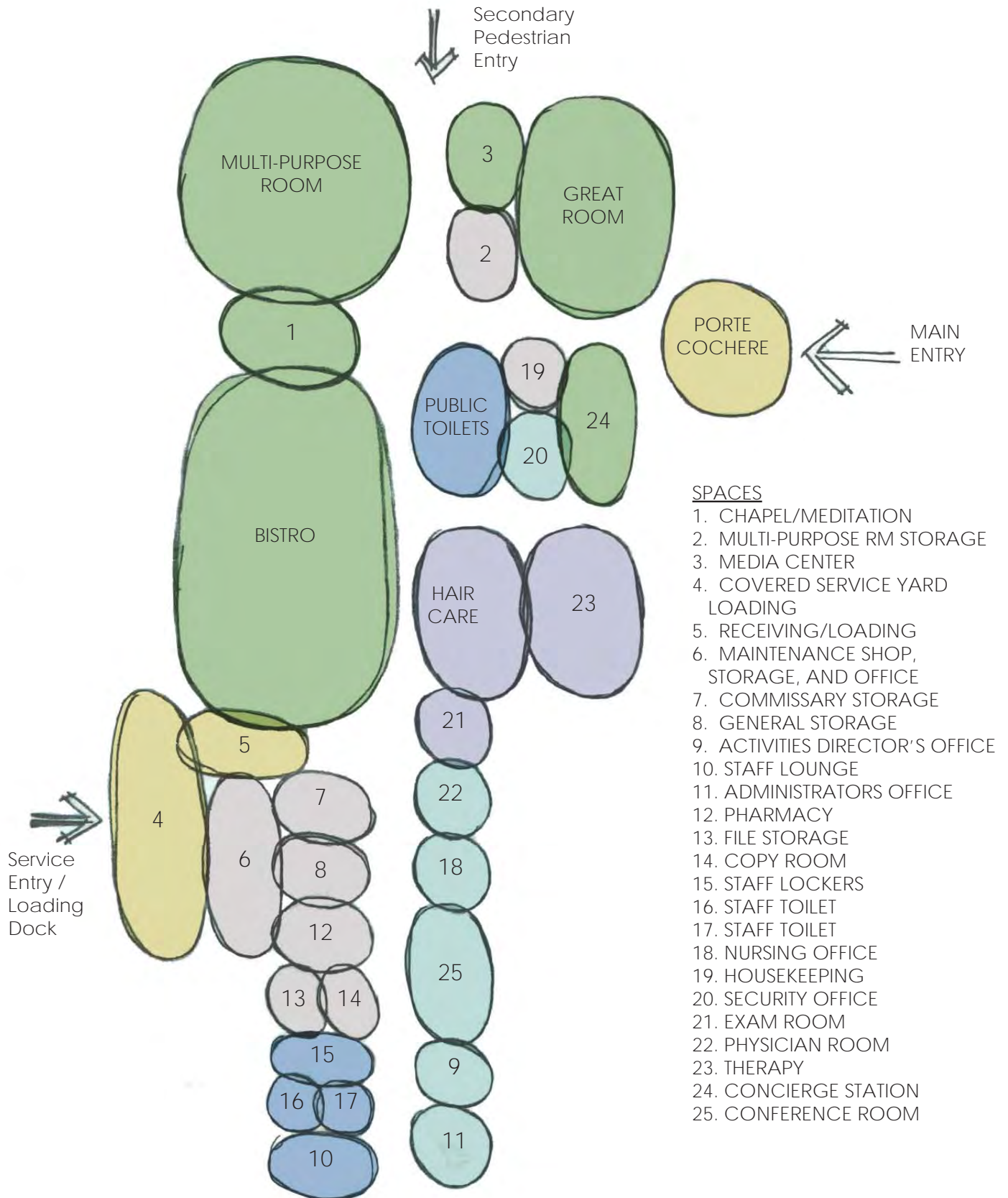
Community Center Spaces - Table 5.1 Cont'd

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)
<hr/>			
Total SF (Enclosed Area) =		9,484	Interior
Total SF (Covered Area) =		1,000	Exterior
<hr/>			
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.

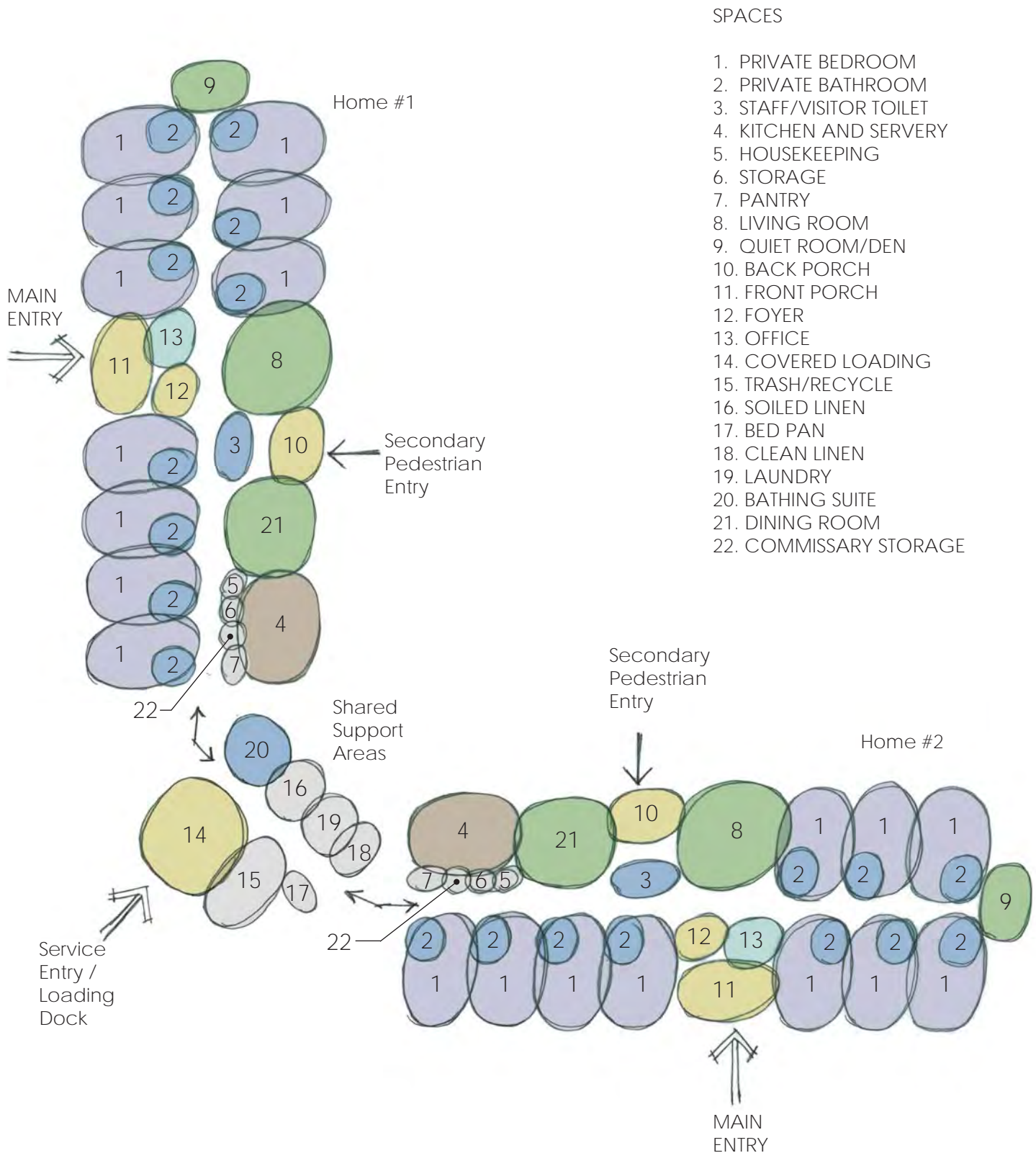
Outside of each home will be an outdoor garden area for gathering, relaxing, walking, and visiting. While this space should be primarily for the particular home it is adjacent to, it will also be accessible to residents of other homes. Overall meandering pedestrian paths shall connect all homes to each 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.



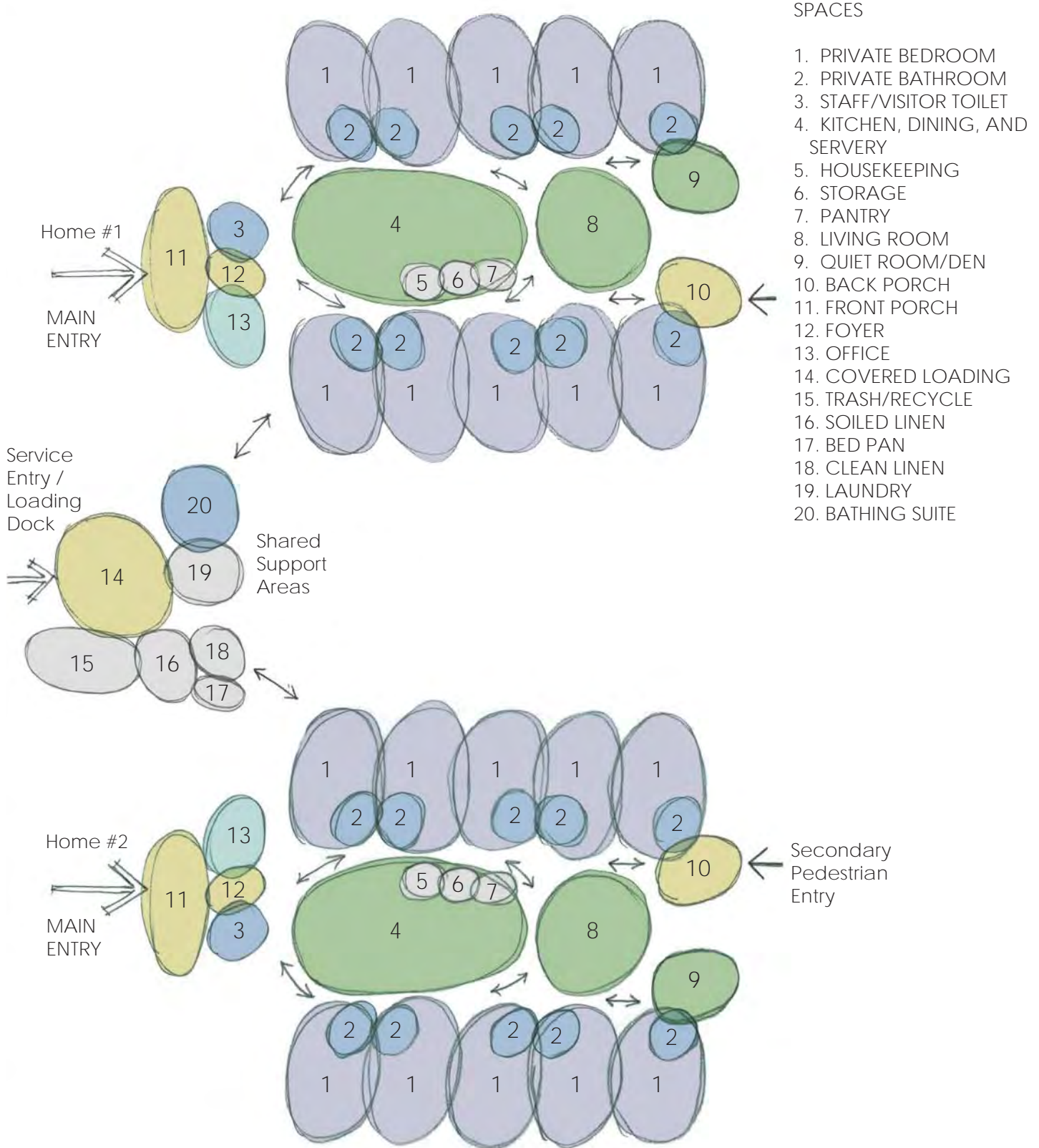
Individual Home Spaces - Table 6.1

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

Parcel Name/Reference	A (Central Graham)	B (South Hill)	C (Elk Plain)
Address	10422 224TH ST E (combination of parcels)	15705 110TH AV E	23101 Mountain Highway East
City	Graham	Puyallup	Elk Plain/Spanaway
Zip Code	98338	98374	98387
Parcel #	#0418152019, #0418152054, #0418152059, #0418152051, #0418152021	#0419224001	#0318142001
Jurisdiction	Unincorporated Pierce County	Unincorporated Pierce County	Unincorporated Pierce County
Community Plan	Graham Community Plan	South Hill Community Plan	Graham Community Plan
Current Zoning	RAC - Rural Activity Center	EC - Employment Center	MUD - Mixed Use Development

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Parcel Comparison Table - Table 8.1 (continued)

Nursing Home Use Permitted	Yes, unconditional	No, Community Plan currently under re-evaluation	Yes, unconditional
Proposed Re-Zoning	N/A	MHR - Moderate High Density Residential	N/A
Size (Acres)	17.1 Acres	60 Acres (Dividable)	63.1 Acres (Dividable)
Water	Yes	Yes	Yes
Sewer	Septic System Required	Expected nearby(across the street)	Sewer is located approximately 2 miles away/Septic System Required and is feasible
Electric	Yes	Yes	Yes
Current Status (i.e. for sale)	Potentially for sale, not currently listed.	Potentially for sale, not currently listed.	Currently listed for sale. Owned by Pierce County
Price	TBD	TBD	\$8.8 M for full 63 acres
Assessed Value (2015)	\$2.1M	\$5.95M	\$10M
Estimated Price (20 acre portion)	\$4.45M	\$3.0M	\$2.9M
Land Condition	Partially developed with multiple homes	Vacant - Undeveloped	Vacant - Undeveloped
Distance/Time to existing site	5.6 Miles / 10 Minutes	7.7 Miles / 14 Minutes	10.3 Miles / 19 Minutes
Outside Lahar Zone	Yes	Yes	Yes
Wetland	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.
Pros	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.
Cons		Near Thun Field Airport Re-zone required	
Notes	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.

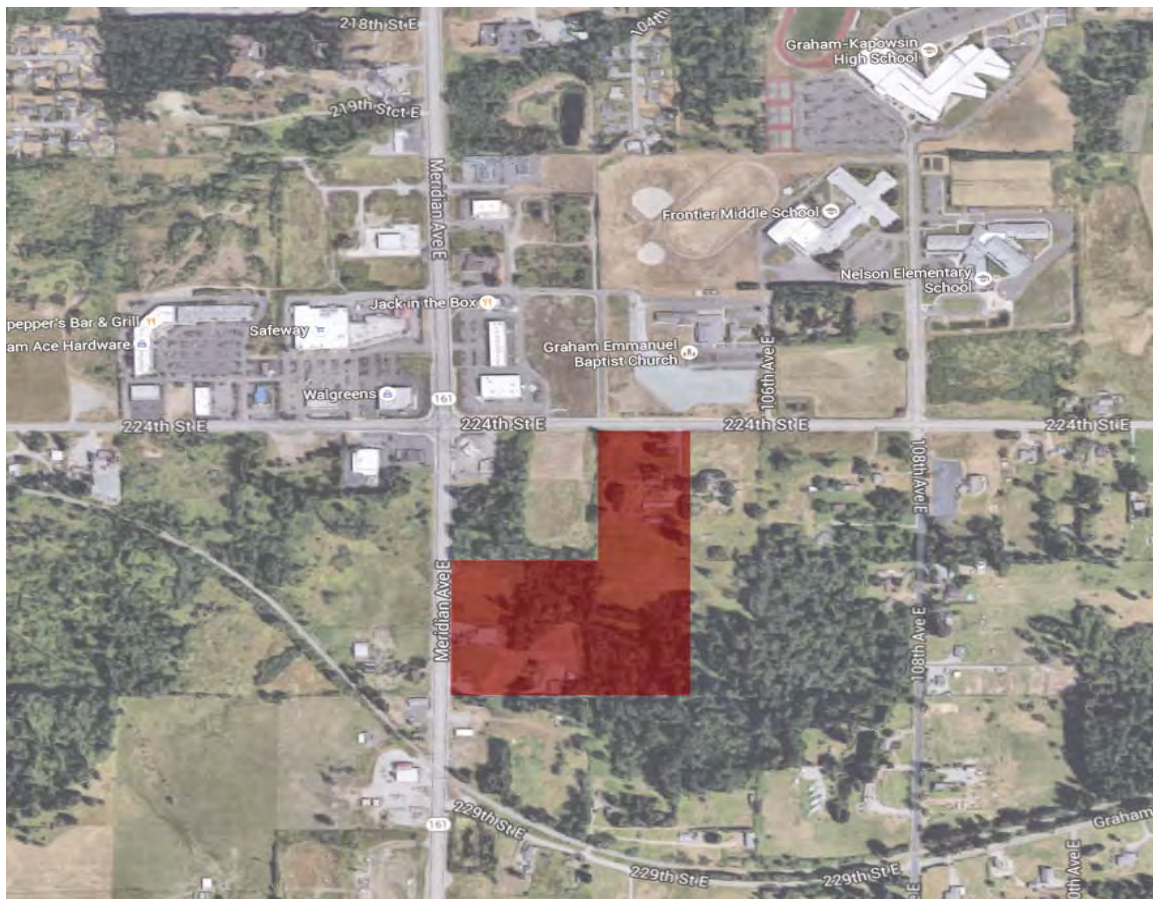
Overall, this site is limited by the wetland areas dividing the parcels fronting highway 161. The wetlands and associated buffers would limit continuity of the site, pushing most, if not all of the facilities to the parcel off 224th Street E.

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.



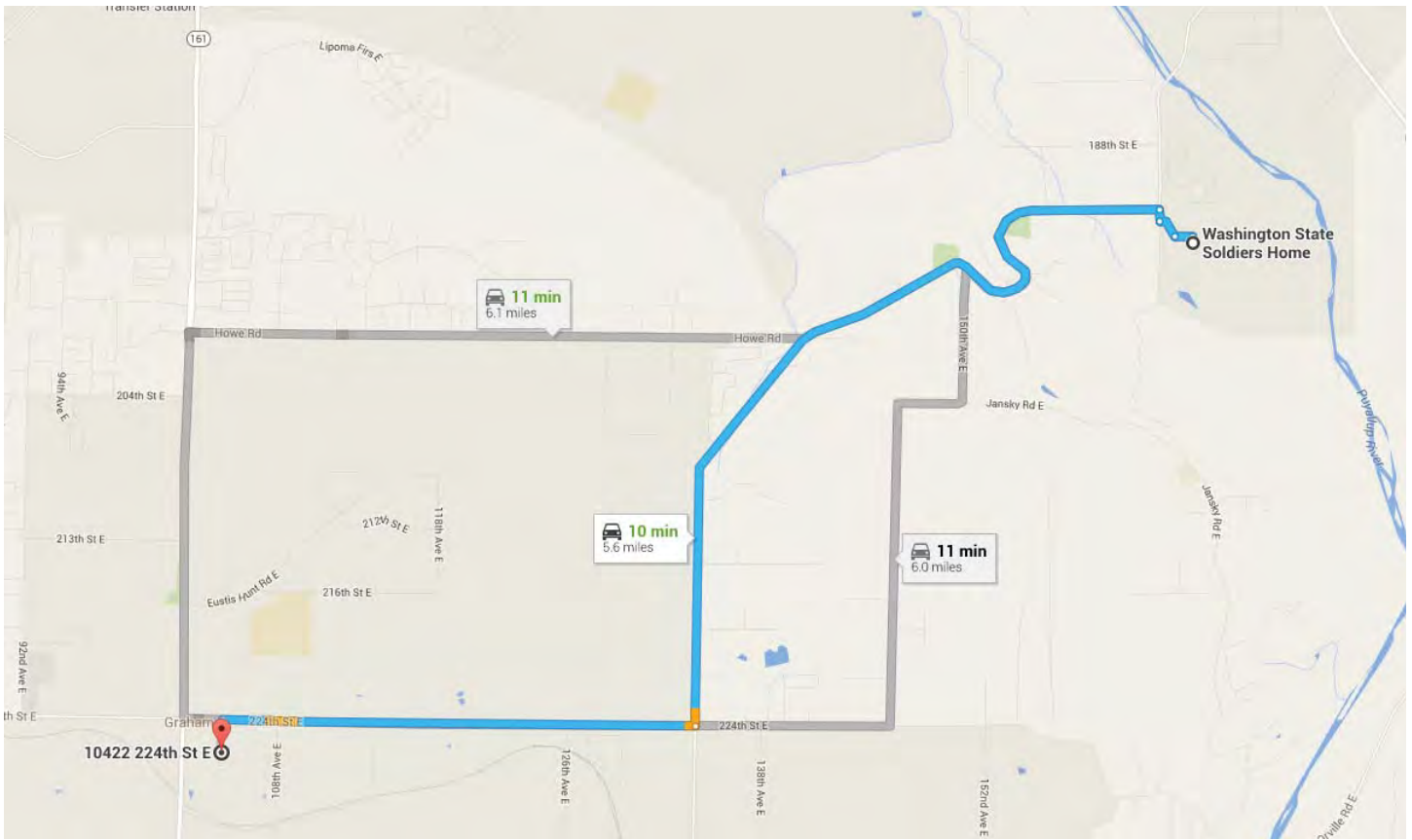
Parcel 'A' - View of Parcel from 224th St E.



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'

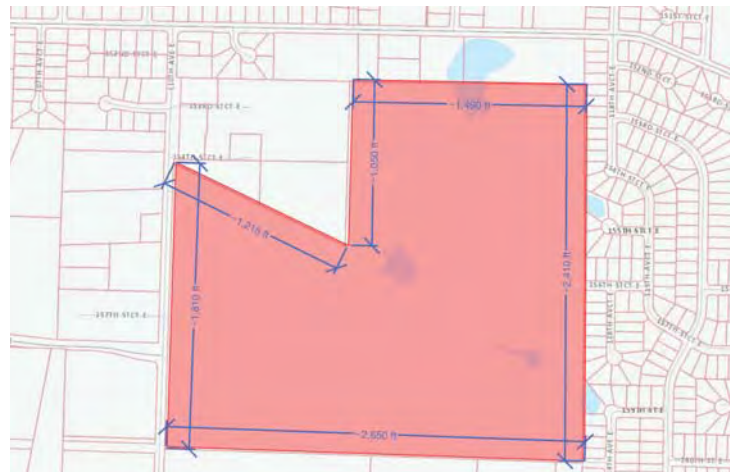
Parcel 'B' is located in Puyallup, WA; approximately an 8 mile drive from the existing Orting site. The jurisdictional authority is Unincorporated Pierce County. The property is vacant/undeveloped, relatively flat, and roughly 60 acres. A 20 acre portion of the site in the southwest corner would be acquired 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.



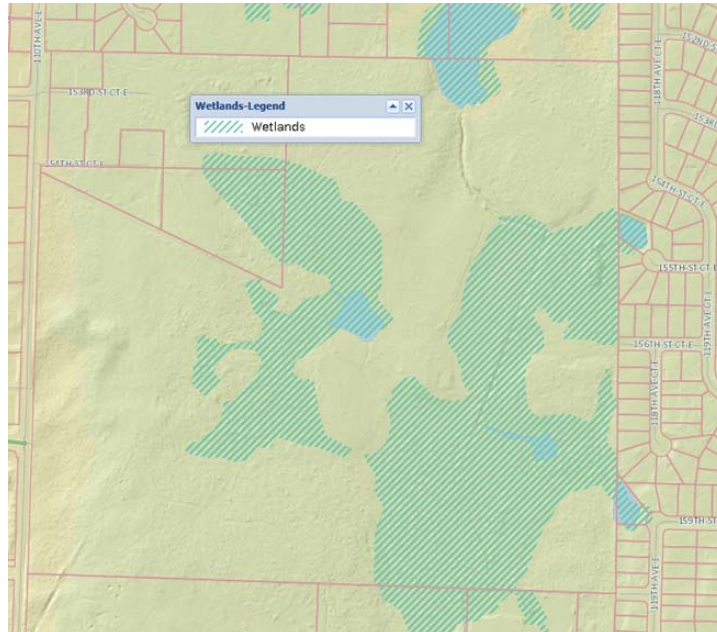
Parcel 'B' - View South from 152nd St. E.



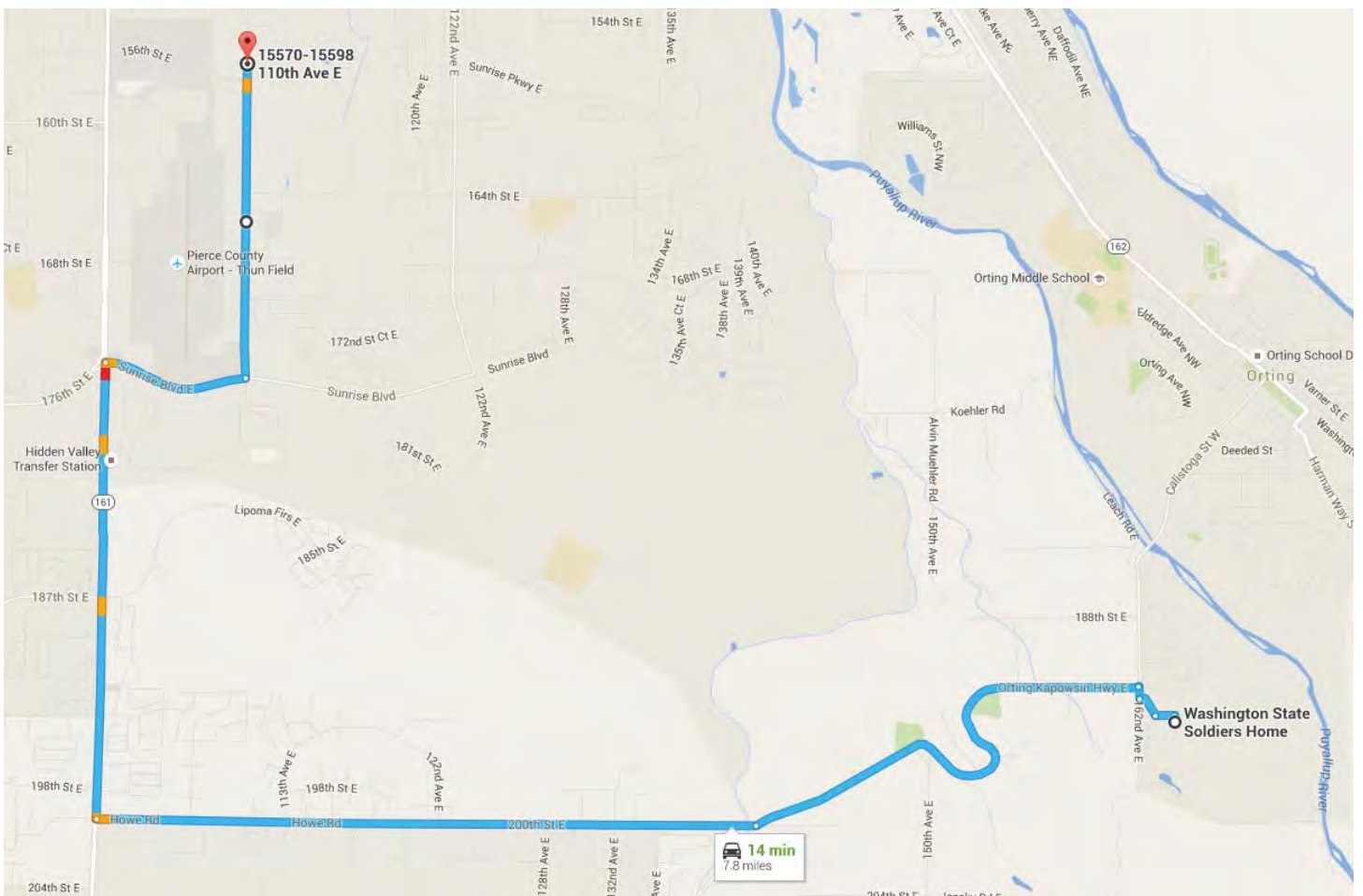
Parcel 'B' - View South East from 110 Ave. E.



Parcel 'B' - View North East from Intersection of 160th St. E. and 110 Ave. E.

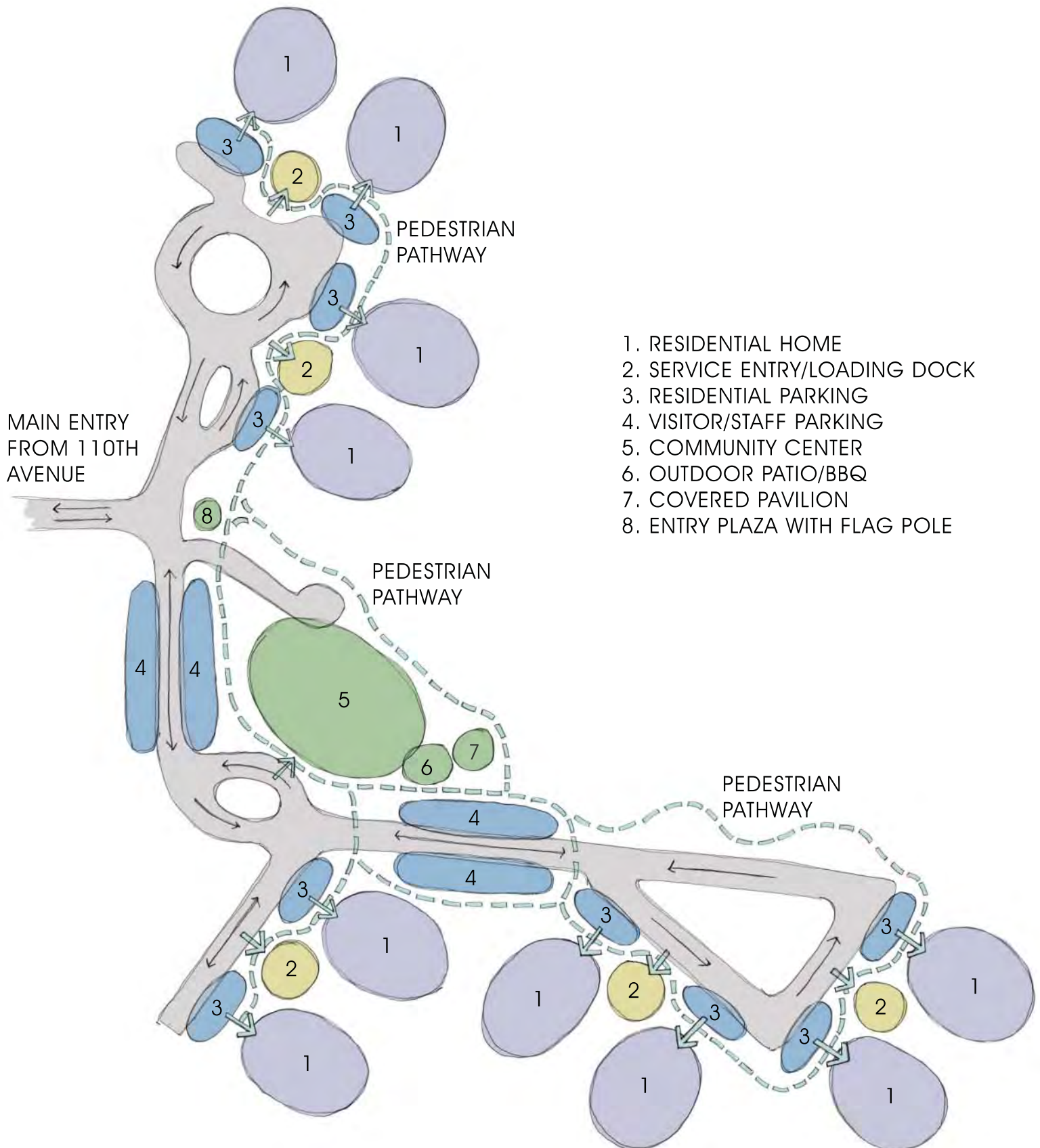


Parcel 'B' - Surface Water and Wetland



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.

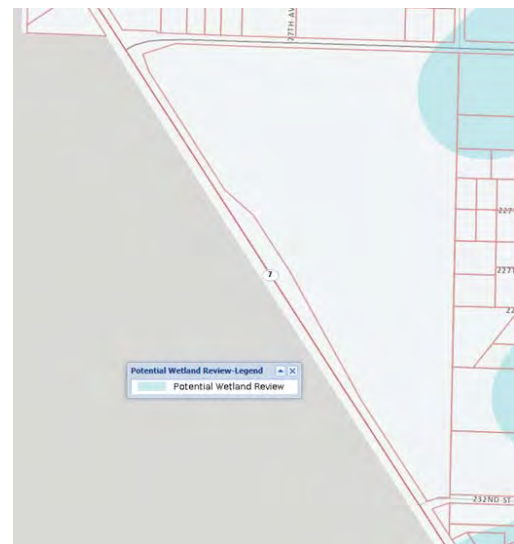
Overall, this site is primarily limited by the former borrow site operations for the southern half of the site. Use of this area would require a significant amount of fill due to its former use as a gravel pit. The southernmost limits of the site have the largest grade differences due to export from 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.



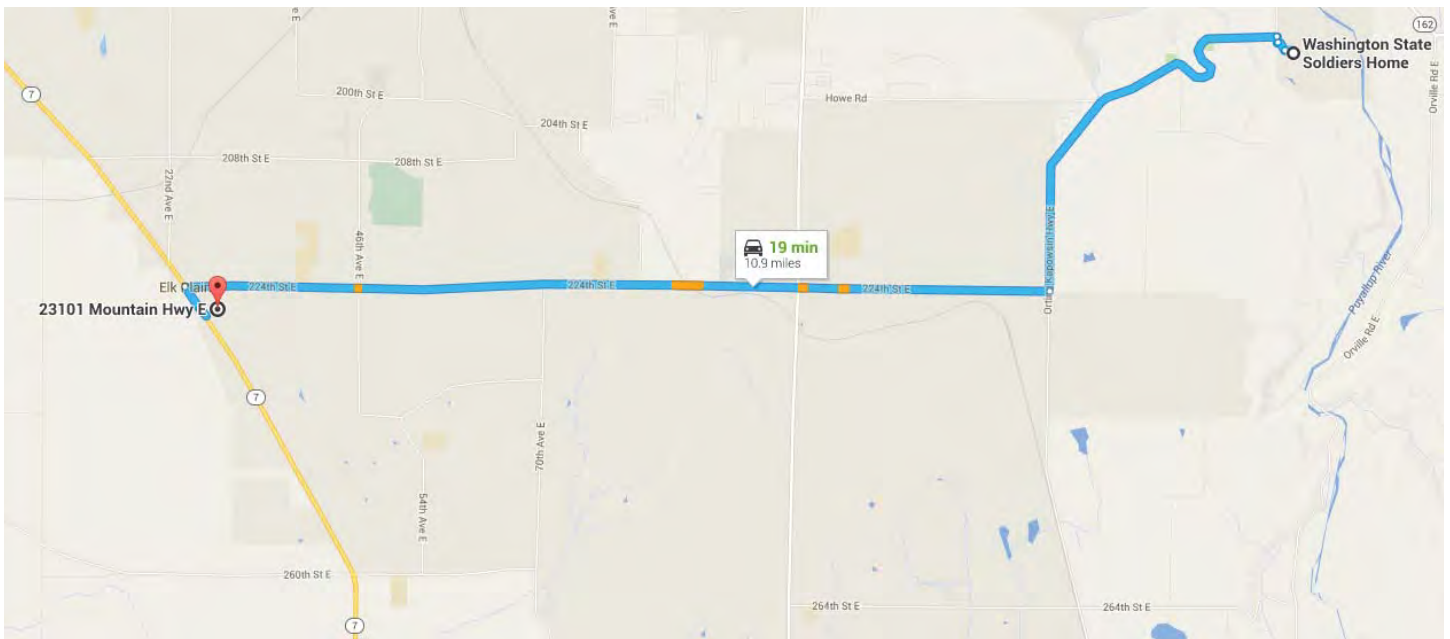
Parcel 'C' - View South East from Intersection of 224th Ave E and Mountain Hwy E.



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
Total Site Work + Building Construction Cost				\$23,683,938	\$29,427,420	\$35,675,676
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
Total Project Cost (Including Design and Permitting)				\$27,888,320	\$35,201,667	\$43,630,806
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
Total Project Cost (Including Escalation + Tax + Land)				\$32,640,490	\$42,717,223	\$54,883,191

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 RSMeans 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.

