

CAPITAL PROJECTS DETAIL

313 Veterans Home

Version: 2015-R03-00313

Date: 12/23/2014

Time: 12:39:59

Capital Project			
Resident Workshop			
	Total Project Cost	Request/Optional	Recommendation
		126,800	126,800
	General Fund	0	0
	Federal Funds	0	0
	Special Funds	126,800	126,800
	Bonding	0	0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 261,660

Future Increased Costs Associated with Project Approval								
	2015-2017	2017-2019	2019-2021		2015-2017	2017-2019	2019-2021	
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00	
Operating Expenses	0	0	0					
Equipment > \$5,000	0	0	0	General Fund	0	0	0	
IT Equipment > \$5,000	0	0	0	Federal Funds	0	0	0	
Special Lines	261,660	0	0	Special Funds	261,660	0	0	
Total	261,660	0	0	Total	261,660	0	0	

Project Specifications

Increase in construction costs due to time delay in construction. The funding would be added to our 2013-2015 appropriation; allowing us to build a 4,504 sq. ft. resident workshop onto the existing veterans home. The workshop would include a wood shop, finishing room, ceramics studio, kiln room, storage area, an office and toilets. All of these services were provided in our old building but due to funding we were unable to include these areas in our original budget for the new veterans home.

Cost Benefit Analysis

No cost benefit analysis.

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Capital Project			
Adminstrators House			
	Total Project Cost	Request/Optional	Recommendation
	General Fund	880,000	0
	Federal Funds	0	0
	Special Funds	0	0
	Bonding	880,000	0
		0	0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 880,000

Future Increased Costs Associated with Project Approval								
	2015-2017	2017-2019	2019-2021		2015-2017	2017-2019	2019-2021	
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00	
Operating Expenses	0	0	0	General Fund	528,000	0	0	
Equipment > \$5,000	0	0	0	Federal Funds	0	0	0	
IT Equipment > \$5,000	0	0	0	Special Funds	352,000	0	0	
Special Lines	880,000	0	0	Total	880,000	0	0	
Total	880,000	0	0					

Project Specifications

Funding would build a 4,000 sq. ft. house that is handicap accessible, all one level with a three stall garage. This would replace the existing 107 year old home.

Cost Benefit Analysis

The campus of the North Dakota Veterans Home has an existing administrator's residence that was built in 1907. They are now considering the benefits of replacing this structure for a new residence on the Campus.

Older structures can be stately and handsome. Some of the details shed light on the "glory of the good old days". But they also have several challenges that have to be addressed to evaluate their effectiveness for continued service.

If it were to remain in service as an administrator's residence, these limitations will have to be addressed:

1. The entire house will require all the old wiring removed and replaced to meet current codes and current demands.
2. The entire plumbing should be removed, as the plumbing from that era was either lead pipe or galvanized pipe. Both will have serious constraints to water flow and pressure. The lead pipe is also a serious health concern.
3. The soils upon which the house rests have shifted in places allowing some settlement and resulting cracks that have allowed insects and small critters to find a home inside.
4. The house has no wall insulation an old roof with minimal insulation and thus would be expensive to heat for continued use as a residence.
5. The house is not very cost effective to heat as it is heated by the old steam boiler system located in the maintenance shop.
6. The house does not have any central air conditioning, a common requirement for current residences and home office applications.

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7. The roof top chimney is sitting on the old roof without masonry support below as these walls have been removed in past remodeling efforts.
 8. The existing roof would have to be replace.
 9. The existing windows would have to be replaced; due both to energy efficiency and life cycle cost effectiveness.
 10. The multi-levels presents a significant restraint to continued usage. It is virtually impossible to convert this structure to comply with the Americans with Disability Act (ADA).

It contrast, a new residence could be created that provides for continued cost effective use for many decades. Some of the benefits of a replacement residence include:

1. It would be energy efficient. Even the heating source could be Geo Thermal, as is the new Veterans Home.
2. It would be built as fully ADA compliant.
3. All doors, hallways, cabinets, and toilet details would allow for compliance with ADA.
4. It could contain four bedrooms, an office, and appropriate spaces both for family living and for entertaining visiting dignitaries.
5. It would include current state of the art electronics and wiring to respond to the changing demands of today's families.
6. It would include a large three-stall garage that would have room for a special high-lift van to accommodate a future administrator who may be a wounded Veteran as well as the Administrator.
7. Finally a new residence can include detailing that is both functional and aesthetically pleasing. It will provide the North Dakota Veterans Home an administrator's home worthy of praise and many years of service.