



Date: February 3, 2023

To:

Senator Erin P. Murphy, Chair
State and Local Government and Veterans
Committee
3211 Minnesota Senate Building

Senator Bruce Anderson, Ranking Member
State and Local Government and Veterans
Committee
2209 Minnesota Senate Building

Representative Jerry Newton, Chair
Veterans and Military Affairs Finance and Policy
367 State Office Building

Representative Matt Bliss, Ranking member
Veterans and Military Affairs Finance and Policy
311 State Office Building

From: Alice Roberts-Davis, Commissioner *ARD*

RE: Veterans Home; Report

Pursuant to Minnesota Laws 2022, Chapter 54, Article 2, Section 11.

Cc: Larry Herke, Commissioner
Legislative Reference Library

State of Minnesota

Department of Administration

Phone: 651.201.2555 / Fax: 651.297.7909

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Alice Roberts-Davis, Commissioner



**DEPARTMENT OF
ADMINISTRATION**

**VETERANS HOMES
SUMMARY REPORT**

For Calendar Year 2022

This document is in accessible format and can also be made available in alternative formats, such as large print, Braille, or audio tape or disk upon request at TTY 1-800-627-3529 or by contacting:

**Department of Administration
Real Estate and Construction Services**

Voice: 651-201-2550

Fax: 651-215-6245

Cost to prepare report: \$800

Reporting requirements

Minnesota Session Laws, 92nd Legislation, 2022 Regular Session, Chapter 54—S.F.No. 4233

Article 2, Sec. 11

- By February 15, 2023, the commissioner of administration must report to the legislative committees with jurisdiction over veterans affairs on the use of the money appropriated under article 1, section 3, subdivision 2, paragraph (b), and section 4, including information on the status of the Bemidji, Montevideo, and Preston state veterans homes building projects. By February 15, 2026, the commissioner of administration must submit a final report to the legislative committees with jurisdiction over veterans affairs on how the total appropriations were spent.

Funding summary

- Art. 1, Sec. 3, Subd. 2(b)
Veterans Homes. \$16,544,000 is for transfer to the commissioner of administration for the design, construction, and equipping of site and building improvements at the Bemidji, Montevideo, and Preston state veterans home building projects. This appropriation may also be utilized for furniture, fixtures, and equipment. Of this amount, \$4,351,000 is for the Bemidji state veterans home, \$5,269,000 is for the Montevideo state veterans home, and \$6,924,000 is for the Preston state veterans home. This is a onetime appropriation and is available until the project is completed or abandoned subject to Minnesota Statutes, section 16A.642.
- Art. 1, Sec. 4 NEW VETERANS HOMES; BEMIDJI, MONTEVIDEO, AND PRESTON; APPROPRIATION.
 - (a) \$10,329,000 in fiscal year 2022 is appropriated from the general fund to the commissioner of administration for new veterans homes in Bemidji, Montevideo, and Preston. This appropriation is in addition to the appropriation for the same purposes in Laws 2018, chapter 214, article 1, section 19, subdivision 3, and is available until the project is completed or abandoned subject to Minnesota Statutes, section 16A.642.
 - (b) \$2,389,000 of this appropriation is to design, construct, furnish, and equip the veterans home in Bemidji.
 - (c) \$6,955,000 of this appropriation is to design, construct, furnish, and equip the veterans home in Montevideo.
 - (d) \$985,000 of this appropriation is to design, construct, furnish, and equip the veterans home in Preston

Overall Project Info and Status Update

Minnesota Veterans Home – Preston is a one level with 58,217 gross square feet new construction on a 14.43 acres site. The program will provide 54 resident rooms for veterans and family with skilled nursing care, including three 18-bed households and center core for facility operations and administration areas. Notice to proceed with construction was August 26, 2021.

Minnesota Veterans Home – Montevideo is a one level and partial basement with 95,513 gross square feet new construction on a 13.4 acres site. The program will provide 72 resident rooms for veterans and family with skilled nursing care, including four 18-bed households and center core for facility operations and administration areas including a community room wing. Notice to proceed with construction was August 24, 2021.

Minnesota Veterans Home – Bemidji is a one level and partial basement with 80,616 gross square feet new construction on a 14.75 acres site. The program will provide 72 resident rooms for veterans and family with skilled nursing care, including four 18-bed households and center core for facility operations and administration areas. Notice to proceed with construction was August 4, 2021.

Each Home is using similar construction materials of steel structure with steel studs, brick and stone veneer. Surface parking lots surround the facility along with landscaping and storm water retention area. Each site includes a detached maintenance garage of 2,250 square feet.

Veterans Homes completion status as of December 31, 2022 are approximately Bemidji at 65%, Montevideo at 65%, and Preston at 80%. All Homes are scheduled to be complete in 2023.

Table One: use of the money appropriated under Article 1, Section 3, Subdivision 2, Paragraph (b) referenced above

Agency and Project Number	Location	Description	Amount
Veterans Affairs			
75PR0001	Preston	Temporary easement for entry road.	\$820.00
75PR0001	Preston	Add front entry canopy, interior finishes, porches, transfer garage, alternate road, snowmelt at entrance canopy, ceiling lifts, maintenance building utilities, flag poles, and motorized shades.	\$4,235,745.91
75PR0001	Preston	Add maintenance building.	\$1,291,896.00
		Agency Total	\$5,528,461.91

Agency and Project Number	Location	Description	Amount
Veterans Affairs			
75MT0001	Montevideo	Additional soil, concrete, steel observations and testing for added construction.	\$63,369.00
75MT0001	Montevideo	Add design services for maintenance building.	\$66,500.00
75MT0001	Montevideo	Add front entry canopy, and interior finishes.	\$633,979.86
75MT0001	Montevideo	Add sidewalks, loading dock canopy, ceiling lifts, utilities for Maintenance Building, and motorized shades.	\$882,516.65
75MT0001	Montevideo	Add maintenance building.	\$1,456,615.00
		Agency Total	\$3,102,980.51

Agency and Project Number	Location	Description	Amount
Veterans Affairs			
75BJ0001	Bemidji	Add design services for maintenance building.	\$66,500.00
75BJ0001	Bemidji	Add turn lane, cast stone, and resident toilet door blocking.	\$725,635.00
75BJ0001	Bemidji	Add shear wall extension, laundry room duct re-route, and motorized shades.	\$102,832.00
75BJ0001	Bemidji	Add entry drive enhancements.	\$543,716.00
75BJ0001	Bemidji	Add extended entry canopy.	\$172,095.00
75BJ0001	Bemidji	Add interior finishes, ceiling lifts, stone in gallery, maintenance garage utilities.	\$777,530.00
75BJ0001	Bemidji	Add maintenance building.	\$1,564,142.88
		Agency Total	\$3,952,450.88

Table Two: use of the money appropriated under Article 1, Section 4 referenced above

Agency and Project Number	Location	Description	Amount
Veterans Affairs			
75PR0001	Preston	Add design services for front entry canopy, interior finishes, porches, transfer garage, trash enclosure, alternate road, canopy at loading dock, and snowmelt at entry canopy.	\$165,498.00
75PR0001	Preston	Add design services for flag poles, motorized shades, and civil for alternate road.	\$13,685.00
75PR0001	Preston	Add design services for Maintenance Building.	\$66,500.00
75PR0001	Preston	Geotechnical evaluation for entry road.	\$14,975.00
75PR0001	Preston	Add or change walls, recessed scales, mechanical, lockers, time clocks, toilet modifications, induction unit heater, knox boxes, memory boxes, smoke dampers, pipe material, concrete, storm pond, ceiling, trusses, and spa walls.	\$77,420.00
		Agency Total	\$338,078.00

Agency and Project Number	Location	Description	Amount
Veterans Affairs	-	-	-
75MT0001	Montevideo	Add design services for front entry canopy, interior finishes, canopy at loading dock, and snowmelt at entry canopy.	\$32,019.00
75MT0001	Montevideo	Add schematic design for maintenance building.	\$9,950.00
75MT0001	Montevideo	Add design services for sidewalks, community area pergola, pergolas in courtyards, additional flag poles, and motorized sunshades.	\$39,076.00
75MT0001	Montevideo	Portion of project GMP for project to cover base design.	\$641,770.70
75MT0001	Montevideo	Civil, structural, sound channeling, natural gas piping, and hydronic pumps.	\$142,030.22
75MT0001	Montevideo	Resident unit entry changes, cart wash, wall changes, door schedule modifications, VRF, community room exterior column modification, linear metal soffit venting change, shaft walls, moment grid, structural, and porch wall materials.	\$142,489.40
75MT0001	Montevideo	Wall protection, door card readers, dining room mechanical penetrations, lower-level ceiling heights, exhaust duct, floor recess, lockers, wall modifications, foundation wall, toilet doors, and geothermal work.	\$102,161.29
75MT0001	Montevideo	Patient scale, kitchen monitors, timeclocks, column, soffit and flat roof changes.	\$185,515.81
75MT0001	Montevideo	Interior drain tile, winter conditions, concrete production losses, and main level subgrade corrections.	\$1,894,038.72
75MT0001	Montevideo	Furniture, fixtures, and equipment.	\$340,959.51
		Agency Total	\$3,530,010.65

Agency and Project Number	Location	Description	Amount
Veterans Affairs			
75BJ0001	Bemidji	Add schematic design for maintenance building.	\$9,950.00
75BJ0001	Bemidji	Add design for motorized sunshades, stone wall, cast stone, and flag poles.	\$18,010.00
75BJ0001	Bemidji	Add grading, loading dock structural, door hardware, and below grade insulation.	\$143,391.75
75BJ0001	Bemidji	Add elevator shaft, pit, and cart wash.	\$23,626.00
75BJ0001	Bemidji	Add card readers, and wall protection.	\$44,832.00
75BJ0001	Bemidji	Add exhaust, and canopy steel.	\$18,545.00
75BJ0001	Bemidji	Add winter conditions.	\$286,424.00
75BJ0001	Bemidji	Add VRF unit handling, nurse call detail, roof edge flashing details, linear soffit redesign, building wall separation, RCP modifications, shaft wall modifications, recessed slab scales, and steel angle at rainscreen.	\$187,445.00
75BJ0001	Bemidji	Furniture, fixtures, and equipment.	\$323,747.02
		Agency Total	\$1,055,970.77