

State of Nevada Department of Veterans Services

2022-2023 CIP Request

August 27, 2020



Nevada Department of Veterans Services

"Serving Nevada's Heroes"

Vision: Every Nevada Veteran and their family, no matter where they live, connect with needed services that they have earned.

Mission: Serve Nevada Veterans and their families by connecting them to earned benefits, support, quality care, and recognition that enrich their lives. Through our six major programs we:

- Assist Veterans and families obtain Federal / State veterans' benefits
- Provide quality skilled nursing care at our Veterans Homes
- Provide dignified burial support at our Veterans Memorial Cemeteries
- Develop and support programs for at-risk veterans
- Successfully reintegrate returning servicemembers
- Honor the service of Nevada's Veterans

Who We Serve: Veterans, National Guard and Reserve, Active Duty members, their families, and their survivors

Statewide Projects

Statewide Roofing Program:

#7621: Chapel Roof \$296,404
(Southern Nevada Veterans Memorial Cemetery)

Project Justification:

The current roofing systems are beyond their useful service life. A roof replacement will ensure a water-tight roofing system and protect the building interior.

Statewide Paving Program:

#7636b: Site Improvements \$266,453
(Northern Nevada Veterans Memorial Cemetery)

#7620: Pavement Preservation \$257,105
(Southern Nevada Veterans Memorial Cemetery)

Project Justification:

The purpose of this Statewide Paving Program is to optimize paving life cycle costs, extend the pavement longevity and maintain safe paving surfaces for employees and the public.

#21277: Pavilion Renovation \$215,391 (Northern Nevada Veterans Memorial Cemetery)

Detail Description:

This project will design and renovate the Pavilion at the Northern Nevada Veterans Memorial Cemetery. Renovation work includes replacing the glass window units with perforated metal panels, replacing the low CMU walls, a new roof and re-finishing the heavy timber roof structure.

Project Justification:

The project is necessary in order to meet the goals of honoring veterans, eligible family members, and gold star parents with dignified burial and final resting places, commemorating service and sacrifice.

Background Information:

The pavilion is storefront glass / sloped glazing component on three side and the fourth side is open. The February 2012 Facility Condition Analysis notes the need for the Concrete Repair; concrete sections and expansion joints in the concrete patio between the Cemetery Pavilion and the Cemetery Public Information Office have become tripping hazards due to heaving. The Analysis also notes the need for pavilion glazing replacement and exterior finishes. No major maintenance projects have been funded for this structure.

Department Rank: #1 (This project would restore the previously approved Project #19-M27 that was deferred in Spring 2020.)

#21277: Pavilion Renovation (Continued)



#19176: Chilled Water Plant Replacement \$1,718,371 (Southern Nevada State Veterans Home)

Detail Description:

This project will replace the chillers and associated equipment at the Veterans Home.

Project Justification:

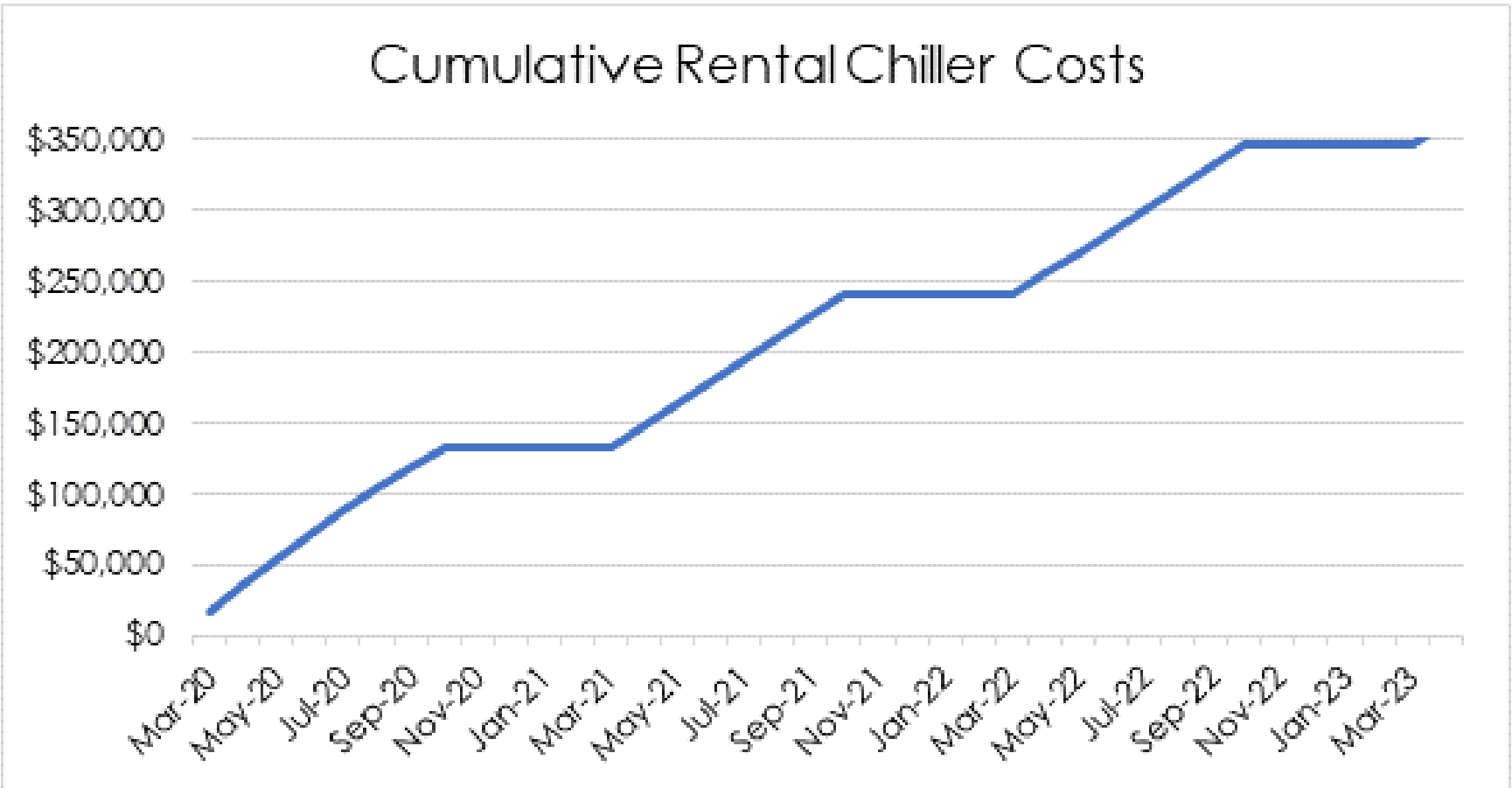
The chillers are approximately 20 years old and are at the end of their useful service life. One of the two chillers has failed, leaving the facility with one chiller plus a rental chiller. The chillers are necessary to maintain proper indoor temperatures for the occupants. The equipment contains R-22 refrigerant which is no longer manufactured in or imported to the United States. While still available in limited quantities, it is expensive and increasing in cost. A recharge at current market prices is almost \$10,000.

Background Information:

One of the two chillers has already failed, and it is likely that the remaining chiller will fail as it has accumulated the same amount of operational hours. We have rented a temporary chiller for \$15,210 per month. If this project is approved this biennium, the estimated rental cost is \$346,030. Ongoing rental costs are estimated at \$228,150 per year. If approved next biennium, this would increase to \$802,330 in rental fees in addition to inflationary costs.

Department Rank: #2

#19176: Chilled Water Plant Replacement (Continued)



#19176: Chilled Water Plant Replacement (Continued)



#7334: Temperature Controls Replacement \$445,600 (Southern Nevada State Veterans Home)

Detail Description:

This project will provide for the replacement of the temperature control system serving the Nevada State Veteran's Home.

Project Justification:

The existing direct digital control system is approximately 20 years old and is significantly outdated. The manufacturer no longer supports the hardware or software. Safe temperatures levels in nursing homes are necessary to preserve the life and ensure the comfort of the homes' residents. Under the federal law [42 CFR Part 483. 483.15(h)(6)], facilities initially certified after October 1, 1990 must maintain a temperature range of 71 to 81 degrees Fahrenheit.

Background Information:

This project completes the remaining pieces of the ongoing temperature controls project. The first part of the temperature controls project was the air handler project that was approved in the last biennium (FY20-21). This is additional hardware and software controls that is needed to complete the project.

Department Rank: #3

#7334: Temperature Controls Replacement (Continued)



#21241 - Kitchen Hood Addition \$659,064 (Southern Nevada State Veterans Home)

Detail Description:

This project will add a kitchen hood and ventilation to the food preparation area in the dining room expansion area at the Nevada State Veterans Home.

Project Justification:

Over time, grease and smoke from food preparation in the dining room expansion area has contaminated the space, ductwork and room finishes. The addition of a kitchen hood and ventilation will capture the airborne contaminants and provide fresh air to the space.

Background Information:

The dining room expansion project at the Nevada State Veterans Home in Boulder City was completed in 2009.

Department Rank: #4

#21241: Kitchen Hood Addition (Continued)

This vent currently serves as the food preparation area vent



#21266: Advance Planning: Remodel and Addition (Southern Nevada State Veterans Home)

Federal Funds: \$2,593,840, State Funds: \$1,635,877. Total: \$4,229,717

Detail Description:

The project includes programming and a feasibility study of the facility use. Exterior renovations include the main entrance, vehicular drop off, and parking. Interior renovations include bedrooms, common areas, central dining, nurse stations, physical therapy spaces, staff work areas, the chapel as well as other support spaces. The proposed project would remodel 82,000 sf of existing spaces and add an additional 14,400 sf for resident's rooms.

Includes:

- Remodel bedrooms/ bathrooms from double to single occupancy (180 to 120 beds)
- Create a "Town Hall," to include opening access to the central dining room for restaurant style dining. This will create a multi-purpose area with greater recreational opportunities
- Enlarge the chapel creating more room for residents to join services
- Increase the physical therapy room size to allow for more equipment and group sessions
- Reconfigure parking to better accommodate the site topography and increase both functionality and aesthetics
- Install perimeter security fencing and other force protection measures (DPS recommendation)
- Motion activated security lighting and modification of landscaping materials

#21266: Advance Planning: Remodel and Addition (Continued)

Project Justification:

On 2/1/17, the U.S. Department of Veterans Affairs (VA) replaced their "Community Living Center" design guide with the "Small House Model Design Guide." VA regulations now require all bedrooms and bathrooms in new construction to be single occupancy, in lieu to the present double occupancy. While a remodel of nursing homes built under previous guideline is not yet required, it is not possible to follow all the procedural and operational guidelines with the current design. The remodel of the Southern Nevada State Veterans Home will provide a more secure and home-like environment for residents, and, improve work environments for dedicated staff. This is a new CIP request.

Background Information:

The Southern Nevada State Veterans Home opened in 2000 and was constructed under VA "Community Living Centers" design specifications, under which nursing homes looked much like hospitals. In 2005, the VA committed to the "small house" model with individual rooms and common community spaces, creating more homelike atmospheres. The CDC also supports individual room models as they reduce the spread of communicable diseases, such as COVID-19. Achieving a residential model will require significant modification of the Southern Nevada State Veterans Home.

Department Rank: #5

#21266: Advance Planning: Remodel and Addition (Continued)



#7619: Chapel Remodel \$710,534 (Southern Nevada Veterans Memorial Cemetery)

Detail Description:

This project will design and construct the remodel of the interior and exterior of the Chapel at the Southern Nevada Veterans Memorial Cemetery. The work will include replacement of the ceiling tiles, door hardware, windows, bollards, carpet, lights, patch and repaint of the interior and exterior, and removal of the decorative column bases and the operable partition in the center of the main chapel space.

Project Justification:

Since opening, the chapel has seen very high usage, resulting in wear and tear on the finishes and doors. The storefront glazing system is at the end of its useful service life, with gaps developing between the double pane glazing. The operable partition in center of the chapel is no longer used; the user experience would be improved with its removal as the pockets encroach on the auditorium space. In places, the paint is stained, sagging, and flaking (interior and exterior). The column bases are a trip hazard that have resulted in several accidents. This project will improve energy efficiency at the facility, which will result in reduced Greenhouse Gas emissions, supporting the intent of Senate Bill 254.

Background Information:

The chapel was constructed in 1999. This project was previously requested in 2015, 2017 and 2019.

Department Rank: #6

#7619: Chapel Remodel (Continued)



#7616: Chapel Rehabilitation \$349,521 (Southern Nevada Veterans Memorial Cemetery)

Detail Description:

This project will rehabilitate the interior and exterior of the chapel at the Southern Nevada Veterans Memorial Cemetery. The work will include repainting the interior and exterior, replacing the ceiling tile and carpet, and removing the decorative column bases.

Project Justification:

Many areas of the paint are stained or sagging from prior water damage. There are several locations both on the interior and exterior where the paint is flaking and requires repair and fresh paint. The large square column bases are a trip hazard that have resulted in several accidents over the years.

Background Information:

This project is a less expensive option to Project #7619. It would accomplish some, but not all, of the work proposed in Project #7619. It does not include window replacements, doors replacements, lavatory upgrades, etc.

Department Rank: #7

#7616: Chapel Rehabilitation (Continued)



#19377: Administration Building and Site Upgrades \$321,649 (Northern Nevada Veterans Memorial Cemetery)

Detail Description:

This project will upgrade the Administrative and Public Information Offices. Administrative Office: painting (interior and exterior) replace carpet, add an exit door for safety, and add protective bollards at the entrance. Public Information Office: painting (interior and exterior) replace carpet, replace the HVAC system, and complete construction of a Kiosk Enclosure surrounding the existing Kiosk used to locate gravesites. Additionally, this project will complete a lighting retrofit at the flagpoles adjacent to the columbarium walls and construct bollards by the flagpoles to prevent visitors from parking on the adjacent sidewalk apron. Finally, solar powered spotlights will be constructed at the main entrance to the cemetery.

Project Justification:

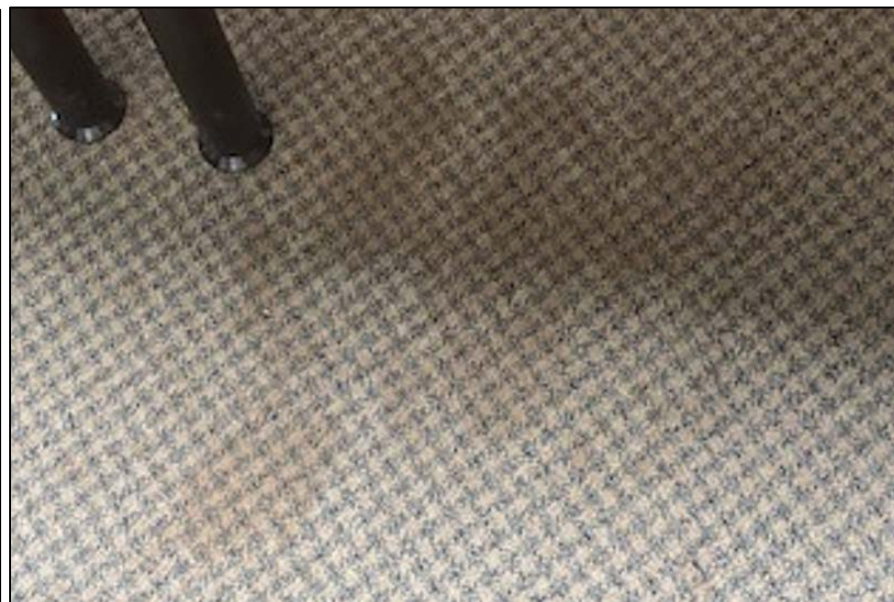
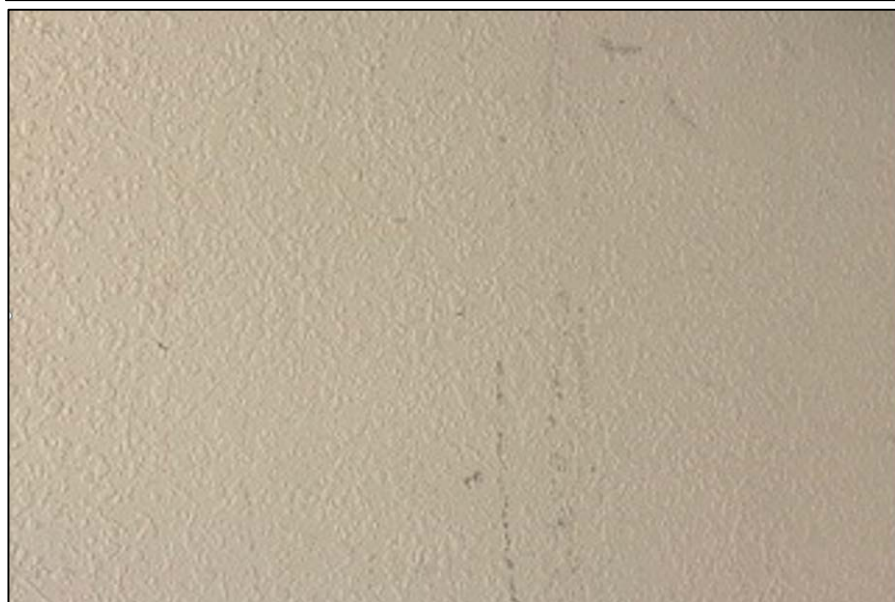
The offices have not been painted or carpeted for 16 years. The HVAC system is over 20 years old, requires frequent repairs and has outlived its useful life cycle. An enclosure around the Kiosk will help visitors see the computer display; direct sunlight makes this very difficult at present time. It will also prolong the life gravesite locator as it currently is exposed to the elements. Retrofitting the lighting at the flagpoles and entrance will result in increased energy efficiency. The solar powered spotlights at the entrance will increase public safety for visitors at the cemetery and reduce the risk of the public incurring an injury at the cemetery after hours.

Background Information:

The Facility Conditions Analysis Report from 2012 noted the need for the Exterior and Interior Finishes at both the Cemetery Public Information Office and Administration Office.

Department Rank: #8

#19377: Administration Building and Site Upgrades (Continued)



#7644: Maintenance and Welding Shop Construction \$2,856,626 (Northern Nevada Veterans Memorial Cemetery)

Detail Description:

This project will design and construct a pre-engineered 2,600 square foot Maintenance and Welding Shop and demolish two 1,400 square foot Maintenance and Storage structures. The new maintenance structure will accommodate a welding shop, and roll-up doors for servicing of larger equipment.

Project Justification:

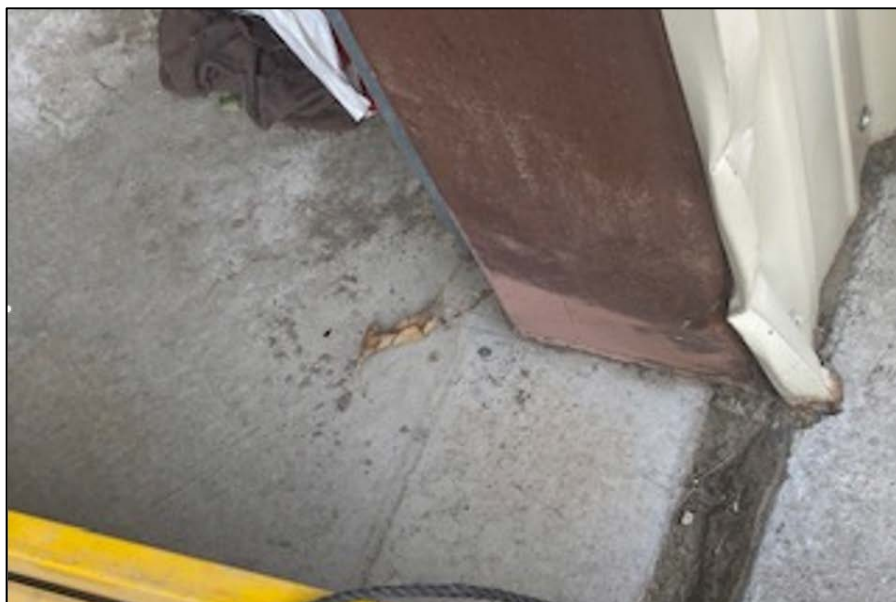
Currently, the Cemetery Storage building and Cemetery Welding / Storage Shop both need extensive repair on both interior and exterior surfaces and neither structure is heated. The Cemetery Welding/Storage Shop does not have an HVAC system that would allow for indoor welding and the storage building has no lighting or power. Replacing the current structures will provide greater functional storage and workspaces. Additionally, the project will eliminate ongoing and costly maintenance repairs on the old structures.

Background Information:

This is the third CIP request for this project. The current cemetery storage building is a structural steel prefabricated metal building, has no utilities and was built in 1994. The other structure to be demolished, the Cemetery Welding / Storage Shop is also a structural steel prefabricated metal building with a small office / restroom which is no longer in use and was built in 1990.

Department Rank: #9

#7644: Maintenance and Welding Shop Construction (Continued)



#7643: Committal Building Construction \$2,576,062 (Northern Nevada Veterans Memorial Cemetery)

Detail Description:

This project will complete design through construction of an 1,800 square foot Committal Building to conduct memorial services, especially during inclement weather. The Committal Building will be sited at a location close to the Columbarium Walls to accommodate family members who cannot walk far distances. Facilities will include restrooms, storage and adjacent parking.

Project Justification:

During the summer, services with several 100 mourners can be held in the Pavilion, and smaller services of up to 30 mourners can be held in the 1,100 sf Public Information Building. However, during inclement weather, the Pavilion is not a safe option for persons with medical conditions or in frail health. As a result, in these conditions we cannot conduct simultaneous services (a scheduling necessity with our demand), or services with over 30 participants.

Background Information:

In 2017 and 2019 we requested the construction of an open-air committal shelter. Over time it has become clear that a temperature-controlled building makes more operational sense and better protects the health of participants. This new request will require a Master Plan modification in order to accommodate the change.

Department Rank: #10

#7643: Committal Building Construction (Continued)



Example Only

#7646: Construct Irrigation Water Delivery System \$1,284,834 (Northern Nevada Veterans Memorial Cemetery)

Detail Description:

This project will design and construct an irrigation water delivery system for the Northern Nevada Veterans Memorial Cemetery (NNVMC). The project scope includes purchase of approximately 25 acre of surface water rights, right of way work to obtain utility easements, a 4" main to convey water to the site, a backflow preventer and a package water treatment plant.

Project Justification:

The current yearly water usage cost from the City of Fernley to irrigate the NNVMC is approximately \$75,000. The estimated annual cost after these improvements will be less than \$1,000 a year, a significant annual operations savings.

Background Information:

Since opening in 1990, the cost we pay to water the sod at the NNVMC has continued to rise. While we are required by state statute to offer burial under sod, there are less expensive water options than paying for city water.

Department Rank: #11

#7646: Construct Irrigation Water Delivery System (Continued)



Nevada Department of Veterans Services

"Serving Nevada's Heroes"

CIP Contacts:

Katherine Miller, Director 775-688-1653
millerk@veterans.nv.gov

Amy Garland, Deputy Director of Support, 775-825-9750
garlanda@veterans.nv.gov

Fred Wagar, Deputy Director of Operations, 702-486-3830
wagarf@veterans.nv.gov

Kurt Green, Chief Financial Officer, 775-825-9751
greenk@veterans.nv.gov

