

2011 DRAFTING REQUEST

Bill

Received: **01/25/2012**

Received By: **jkuesel**

Wanted: **As time permits**

Companion to LRB:

For: **Van Wanggaard (608) 266-1832**

By/Representing: **Scott Kelly**

May Contact:

Drafter: **jkuesel**

Subject: **State Govt - state bldg proj**

Addl. Drafters:

Extra Copies:

Submit via email: **YES**

Requester's email: **Sen.Wanggaard@legis.wisconsin.gov**

Carbon copy (CC:) to:

Pre Topic:

No specific pre topic given

Topic:

Union Grove Gates Hall renovation

Instructions:

Per attached E mails, 1/24/12.

Drafting History:

<u>Vers.</u>	<u>Drafted</u>	<u>Reviewed</u>	<u>Typed</u>	<u>Proofed</u>	<u>Submitted</u>	<u>Jacketed</u>	<u>Required</u>
/?	jkuesel 01/30/2012	wjackson 01/30/2012		_____			State
/1			phenry 01/30/2012	_____	ggodwin 01/30/2012	lparisi 02/02/2012	

FE Sent For:

*At intro
2/1/12*

<END>

2011 DRAFTING REQUEST

Bill

Received: **01/25/2012**

Received By: **jkuesel**

Wanted: **As time permits**

Companion to LRB:

For: **Van Wanggaard (608) 266-1832**

By/Representing: **Scott Kelly**

May Contact:

Drafter: **jkuesel**

Subject: **State Govt - state bldg proj**

Addl. Drafters:

Extra Copies:

Submit via email: **YES**

Requester's email: **Sen.Wanggaard@legis.wisconsin.gov**

Carbon copy (CC:) to:

Pre Topic:

No specific pre topic given

Topic:

Union Grove Gates Hall renovation

Instructions:

Per attached E mails, 1/24/12.

Drafting History:

<u>Vers.</u>	<u>Drafted</u>	<u>Reviewed</u>	<u>Typed</u>	<u>Proofed</u>	<u>Submitted</u>	<u>Jacketed</u>	<u>Required</u>
/?	jkuesel 01/30/2012	wjackson 01/30/2012		_____			State
/1			phenry 01/30/2012	_____	ggodwin 01/30/2012		

FE Sent For:

<END>

2011 DRAFTING REQUEST

Bill

Received: 01/25/2012

Received By: jkuesel

Wanted: As time permits

Companion to LRB:

For: Van Wanggaard (608) 266-1832

By/Representing: Scott Kelly

May Contact:

Drafter: jkuesel

Subject: State Govt - state bldg proj

Addl. Drafters:

Extra Copies:

Submit via email: YES

Requester's email: Sen.Wanggaard@legis.wisconsin.gov

Carbon copy (CC:) to:

Pre Topic:

No specific pre topic given

Topic:

Union Grove Gates Hall renovation

Instructions:

Per attached E mails, 1/24/12.

Drafting History:

<u>Vers.</u>	<u>Drafted</u>	<u>Reviewed</u>	<u>Typed</u>	<u>Proofed</u>	<u>Submitted</u>	<u>Jacketed</u>	<u>Required</u>
12/1	jkuesel 1/30/12	1 WLj 1/30	1/30 ph	JKW OP			

FE Sent For:

<END>

Kuesel, Jeffery

From: Gibson-Glass, Mary
Sent: Tuesday, January 24, 2012 2:28 PM
To: Kuesel, Jeffery
Cc: Kite, Robin
Subject: New drafting request regarding state building program

Attachments: Enumeration - Union Grove - Gates Hall.doc; Enumeration White Paper-Gates Hall.doc

Jeff,

This is an amendment to the state building program. Let me know if you don't think it's yours. If you do think it's yours, will you let Scott know you are the drafter?

Thanks,

Mary

From: Kelly, Scott
Sent: Tuesday, January 24, 2012 2:22 PM
To: Kite, Robin; Gibson-Glass, Mary
Cc: Johns, Jason E - DVA; Hale, Janine
Subject: Bill Draft ASAP

Hi Robin & Mary –

I'm not sure which of you would handle the draft, but I need it ASAP

Basically what we want it is:

This bill amends the 2011-13 Authorized State Building Program to add one project for the Wisconsin department of Veterans Affairs. The project consists of a renovation of Gates Hall at the Wisconsin Veterans Home at Union Grove. The project is 65% financed by a Federal VA State Home Construction Grant (approx \$3.25M) and the remaining 35% (approx \$1.75M) is financed with Program Revenue. For a total estimated construction cost of \$5M. No general purpose revenue is being requested”.

I've also attached two white papers providing greater details.

I suspect that you can use the following bills as a template:

2009 AB 698
2007 AB 766

If you need additional information, please contact Jason Johns at DVA and/or myself.

Thanks

Scott

Scott Kelly
Senator Van Wanggaard
21st Senate District
(608)266-1832
scott.kelly@legis.wisconsin.gov



Enumeration - Enumeration
Jnion Grove - Ga.. White Paper-Gates

Kuesel, Jeffery

From: Gibson-Glass, Mary
Sent: Tuesday, January 24, 2012 4:22 PM
To: Kelly, Scott
Cc: Kuesel, Jeffery
Subject: RE: Bill Draft ASAP

Scott,

Jeff Kuesel will be the drafter since he dos the state building program. He will get to this draft as soon as he can.

Mary

From: Kelly, Scott
Sent: Tuesday, January 24, 2012 2:22 PM
To: Kite, Robin; Gibson-Glass, Mary
Cc: Johns, Jason E - DVA; Hale, Janine
Subject: Bill Draft ASAP

Hi Robin & Mary –

I'm not sure which of you would handle the draft, but I need it ASAP

Basically what we want it is:

This bill amends the 2011-13 Authorized State Building Program to add one project for the Wisconsin department of Veterans Affairs. The project consists of a renovation of Gates Hall at the Wisconsin Veterans Home at Union Grove. The project is 65% financed by a Federal VA State Home Construction Grant (approx \$3.25M) and the remaining 35% (approx \$1.75M) is financed with Program Revenue. For a total estimated construction cost of \$5M. No general purpose revenue is being requested”.

I've also attached two white papers providing greater details.

I suspect that you can use the following bills as a template:

2009 AB 698
2007 AB 766

If you need additional information, please contact Jason Johns at DVA and/or myself.

Thanks

Scott

Scott Kelly
Senator Van Wanggaard
21st Senate District
(608)266-1832
scott.kelly@legis.wisconsin.gov

<< File: Enumeration - Union Grove - Gates Hall.doc >> << File: Enumeration White Paper-Gates Hall.doc >>

**Gates Hall
Wisconsin Veterans Home at Union Grove
Conversion from Assisted Living to Skilled Nursing Facility**

The Wisconsin Department of Veterans Affairs (WDVA) operates the Wisconsin Veterans Home at Union Grove (WVH-UG) comprised of buildings housing assisted living (AL) and skilled nursing beds serving the long term care needs of aged and disabled veterans in the southeastern corner of the state. In late 2010 WDVA began to look at alternatives to current building use at WVH-UG as Boland Hall, the 120-bed skilled nursing facility (SNF) completed in 2005 was fully occupied with an increasing waiting list.

The construction and operation of a skilled nursing facility are held to a higher standard than that of an assisted living facility. Gates Hall, the newest of the assisted living facilities at WVH-UG, constructed in 2003, showed the most promise for reclassification and conversion to a skilled nursing facility. An architect was selected through the Division of State Facilities (DSF) AE (architectural /engineering firm) on Call process and contracted to determine the feasibility of the conversion.

- The AE firm, referencing applicable codes and regulations, reviewed original drawings and performed a walkthrough survey of the facility.
- The January 2011 report confirmed the feasibility of converting and reclassifying Gates Hall from an AL to an SNF. It noted deficiencies and proposed solutions and an estimated construction budget to which was added construction contingency, and AE and DSF fees for a total estimated project budget of \$2.99 million.

Following this preliminary report, WDVA discussed the findings and budget with the (DSF) which approved moving forward to select an AE firm to work with WDVA to prepare schematic floor plans, budget and schedule revisions, as necessary, while ensuring compliance with all applicable state and federal codes and regulations. WDVA submitted the request for AE services and a firm was selected in April 2011.

- In development of schematic floor plans unforeseen design requirements to meet ADA, Life Safety and Mechanical, Electrical and Plumbing (MEP) Codes, and operational and programmatic needs, were identified totaling \$1,380,000.
- The total budget increase of \$1,917,600 breaks down as follows:

Construction (\$1,380,000)		
ADA Requirements ¹		\$ 133,500
MEP Code Requirements ²		212,200
Life Safety Requirements ³		431,200
Operational and Programmatic Needs ⁴		603,100
Construction Contingency	8%	110,400
AE fees	14%	211,800
DSF fees	4%	56,500
Moveable Equipment	10%	158,900
Total Budget Increase		\$1,917,600
Previous Budget Estimate		<u>2,990,000</u>
Total Revised Project Budget		<u>\$4,907,600</u>

WDVA submitted a pre-application to the USDVA State Homes Construction Grant Program (VA) in April 2011 requesting their review of the project to determine the project's feasibility for

VA's grant participation. WDVA received notification in May 2011 that the project appears feasible for participation by the VA.

Proposed Funding Sources

Existing Program Revenue Supported Borrowing (PRSB at 35%)	\$1,717,660
USDVA State Homes Construction Grant (VA at 65%)	<u>3,189,940</u>
Total Budget	<u>\$4,907,600</u>

- 1 ADA Requirements – wider doors on all member rooms and bathrooms, ADA showers, additional hand rails.
- 2 MEP Code Requirements – improved temperature control and room air exchanges. Improved task and egress lighting, lighting protection.
- 3 Life Safety Requirements – fire exit requirements widening corridors and associated renovations, additional connecting corridors between wings, perimeter walkways.
- 4 Operational and Programmatic Needs - Improvements to support areas (medication, therapy, data, utility and battery charging rooms, bariatric sleeping and bath rooms, enclosed corridor to Maurer Hall for movement of residents, staff, food service and laundry to Maurer and Boland Halls.

December 9, 2011

WHITE PAPER –Enumeration Request

The Wisconsin Department of Veterans Affairs (WDVA) proposes to add additional nursing home beds to its Union Grove Veterans Home by remodeling 42 existing assisted living beds in Gates Hall into 38 nursing home beds (all private rooms). The additional nursing home beds proposed with this project, coupled with Boland Hall (a 120-bed facility opened in 2006) expands the number of available nursing home beds at the Wisconsin Veterans Home-Union Grove from 120 to 158 beds.

The rationale for completing this project is three-fold:

FEDS PAY 65% -NO GPR REQUESTED

The Federal VA has already committed to paying for 65% (approx. \$3,250,000) of the project through the Federal VA State Home Construction Grant Program. The balance of the cost would all be covered by program revenue (approx. \$1,750,000), with no request for GPR.

PROGRAM REVENUE PAYS FOR PROJECT IN 1 YEAR

The project will pay for itself in one year by capturing an additional \$2 million/yr. in program revenue and federal per diem dollars. An added financial benefit is that the Veterans Home at Union Grove has consistently operated “in the red” with its “assisted living beds”, and this project would “right size” that component of our business, thereby reducing our losses.

PENT UP DEMAND INSURES SUCCESS

Our current 120 bed nursing home (Boland Hall) has been consistently operating at full capacity for the last 4 years with a waiting list of 15 to 25 veterans.

With the concurrence and support of our members and VA stakeholders, the Wisconsin Department of Veterans Affairs stands ready to initiate this project in the spring of 2012 with a projected completion date and “grand opening” in December of 2012.



State of Wisconsin
2011 - 2012 LEGISLATURE



LRB-3931/R

JTK/...

JWLj

DRAFT

MON 1/30

~~PRELIMINARY DRAFT - NOT READY FOR INTRODUCTION~~

LPS: Please check auto ref.

- 1
- 2

AN ACT ^(generate) relating to: ~~an addition~~ ^{additions} to the 2011-13 Authorized State Building Program. STET

Analysis by the Legislative Reference Bureau

This bill amends the 2011-13 Authorized State Building Program to add one project for the Department of Veterans Affairs. The project involves a renovation of Gates hall at the Wisconsin Veterans Home at Union Grove. The project is financed with \$3,189,900 in federal funds and \$1,717,700 in existing program revenue supported borrowing authority.

For further information see the *state* fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

- 3
- 4
- 5
- 6
- 7

Create A.R. x

SECTION 1. 2011 Wisconsin Act 32, section 9106 (1) (j) 1g. and 1r. are created

to read:

INSERT x

[2011 Wisconsin Act 32] Section 9106 (1) (j) 1g. Projects financed by existing program revenue supported borrowing authority

Wisconsin Veterans Home at Union Grove Gates hall

=em

1 renovation (1) \$1,717,700

(Total project all funding sources \$4,907,600)

2 1r. *Projects financed by federal funds:*

3 Wisconsin Veterans Home at Union Grove -- Gates hall

4 renovation 3,189,900

(Total project all funding sources \$4,907,600)

5 **SECTION 2. Nonstatutory provisions.**

6 (1) In the 2011-13 Authorized State Building Program, the appropriate totals

use A.R. X

7 are adjusted to reflect the changes made by SECTION 1 of this act.

8 (END)

**DRAFTER'S NOTE
FROM THE
LEGISLATIVE REFERENCE BUREAU**

LRB-3931/1dn

JTK/.....

9 WJ

Date

Senator Wangaard: Wangaard

In the Authorized State Building Program, all numbers are rounded to the nearest \$100. This draft reflects that convention.

Jeffery T. Kuesel
Managing Attorney
Phone: (608) 266-6778

2011-2012 DRAFTING INSERT
FROM THE
LEGISLATIVE REFERENCE BUREAU

LRB-3931/linsX
JTK.....

INSERT X

1	[2011 Wisconsin Act 32] Section 9106 (1)	
2	(j) 1g. <i>Projects financed by existing program revenue</i>	
3	<i>supported borrowing authority:</i>	
4	Wisconsin Veterans Home at Union Grove —	
5	Gates Hall renovation	1,717,700
6	(Total project all funding sources \$4,907,600)	
7	1r. <i>Projects financed by federal funds:</i>	
8	Wisconsin Veterans Home at Union Grove —	
9	Gates Hall renovation	3,189,900
10	(Total project all funding sources \$4,907,600)	

**DRAFTER'S NOTE
FROM THE
LEGISLATIVE REFERENCE BUREAU**

LRB-3931/1dn
JTK:wlj:ph

January 30, 2012

Senator Wanggaard:

In the Authorized State Building Program, all numbers are rounded to the nearest \$100. This draft reflects that convention.

Jeffery T. Kuesel
Managing Attorney
Phone: (608) 266-6778

Parisi, Lori

From: Kelly, Scott
Sent: Thursday, February 02, 2012 12:46 PM
To: LRB.Legal
Subject: Draft Review: LRB 11-3931/1 Topic: Union Grove Gates Hall renovation

Please Jacket LRB 11-3931/1 for the SENATE.