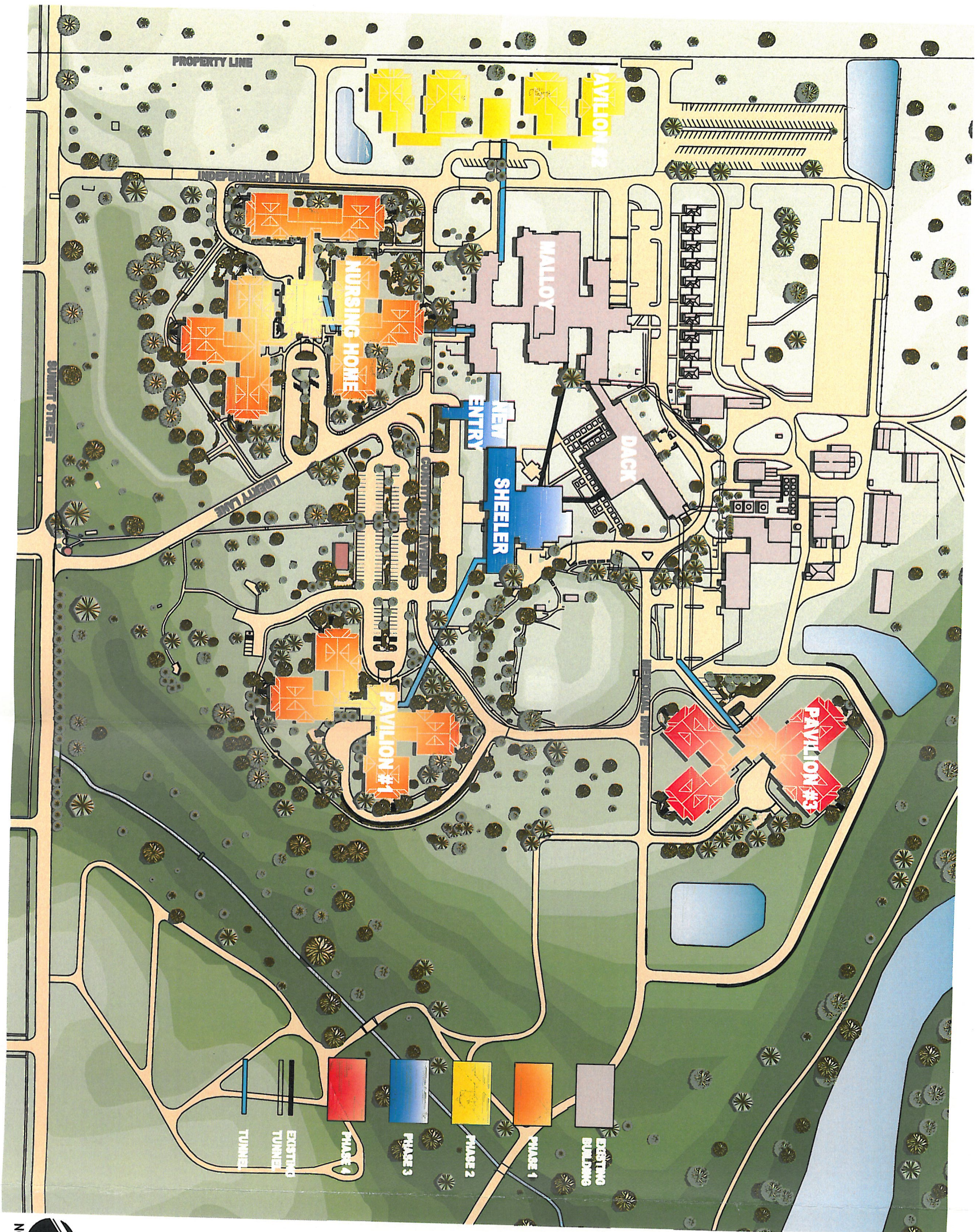


IOWA VETERANS HOME

MASTER PLAN IMPLEMENTATION

MARSHALLTOWN, IOWA

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IOWA VETERANS HOME

MASTER PLAN IMPLEMENTATION

MARSHALLTOWN, IOWA

SCHMIDT
ARCHITECTS | ENGINEERS | PLANNERS

NORTH

0 100' 200' 400'

SCALE: 1" = 200'

DAS Iowa Department of
Administrative Services

IOWA VETERANS HOME
1001 Summit Street - Marshalltown, Iowa 50158

July 30, 2007 IOWA VETERANS HOME-FACILITY ASSESSMENT & MASTER PLAN													
Master Plan		Current Practical Beds-2007						Beds-2020					
Building	Floor	Dom	Nursing	Dem	MH	Building SF	GSF/Res	Dom	Nursing	Dem	MH	Building SF	GSF/Res
Dack	D1					99,345	625	16				99,345	887
"	D2		54					32					
"	D3		52					32					
"	D4		53					32					
Heinz	H2 & H3	113				74,328	658						
Loftus	L1			37		45,936	656						
"	L2				33								
Malloy	M2N		56			243,964	744		38			243,964	1,070
"	M2S		54						38				
"	M3N		54						38				
"	M3S		54						38				
"	M4N		56						38				
"	M4S		54						38				
			328						228				
Sheeler	S2W				14	94,383	1,180					94,383	
"	S2E			25									
"	S3W			20									
"	S3E			21									
New Nursing	NN 1								120	12		100,000	758
Pavilion 1	P1										60	38,500	642
New Entry	NE 1											10,000	
Pavilion 2	P2									60		38,500	642
Pavilion 3	P3									60		38,500	642
SUBTOTALS		113	487	103	47			112	348	132	60		
DEMAND								113	347	132	60		
TOTAL					750	557,956	744				652	663,192	1,017



IOWA VETERANS HOME

1301 Summit Street ~ Marshalltown, Iowa 50158

Iowa Veterans' Home Facility Assessment & Master Plan

II. Executive Summary

The Iowa Veterans Home and the State of Iowa Department of Veterans Affairs is responsible for honoring the promise and sacred trust made to provide benefits for the State's Veterans and their dependents by virtue of their service in defense of The United States of America. This commitment transcends the physical attributes associated with providing medical, social and statutory benefits prescribed by law. These eligible individuals are members of a special fraternity embodying Americanism, patriotism and sacrifice that encompasses much more than the care, welfare, support, maintenance and treatment of individuals. Embodied in this trust and promise is the establishment, administration and maintenance of State Veterans' Homes to provide care, shelter and services for the Veteran, Veterans' family members or survivors of Veterans. These Homes honor members for service with a special character that recognizes the great contributions that our State's Veterans have made in service to our country and reflects their unique, shared experience.

Immediately after his appointment as Commandant of the Iowa Veterans Home, Mr. Dan Steen has led the development of a Strategic Plan for the facility, including its vision to serve Iowa's Veterans in the year 2020. The Strategic Plan vision for Iowa Veterans Home is focused on "Resident Centered Care" as the model for the future. Its premise is based on respect for each resident's dignity, privacy and accommodation of attributes associated with personal and individual needs. Resident Centered Care is a departure from the traditional "institutional model" of care that has been part of the Iowa Veterans Home over the years. One result of the Iowa Veterans Home Strategic Plan development was the identification of need to define quality beds, quantify physical attributes, assess functional relationships and plan for enhancements to support Resident Centered Care.

A good deal of physical information about the home was gathered and cataloged as part of the 1999 Iowa Vertical Infrastructure Study. It provided the basis for information about the physical condition of the facility. Originally established in 1887, the Iowa Veterans Home has experienced significant evolution over the years to meet contemporary needs and provide care for the citizens of Iowa who have answered their nation's call to military service. It is currently home to over 725 Veterans and has licensed capacity for 830 in an institutional setting. Direct care at several levels of acuity is provided to Veterans in five (5) facilities:



IOWA VETERANS HOME

1301 Summit Street - Marshalltown, Iowa 50158

Iowa Veterans' Home Facility Assessment & Master Plan

IOWA VETERANS HOME-FACILITY ASSESSMENT & MASTER PLAN													
June 14, 2007													
Concept 4Ad		Current Practical Beds-2007						Beds-2020					
Building	Floor	Dom	Nursing	Dem	MH	Building SF	GSF/Res	Dom	Nursing	Dem	MH	Building SF	GSF/Res
Deck	D1					99,345	625	16				99,345	887
"	D2		54					32					
"	D3		52					32					
"	D4		53					32					
Heinz	H2 & H3	113				74,328	656						
Loftus	L1			37		45,936	656						
"	L2				33								
Malloy	M2N		56			243,964	744		36			243,964	1,070
"	M2S		54						36				
"	M3N		54						36				
"	M3S		54						36				
"	M4N		56						36				
"	M4S		54						36				
Sheeler	S2W		326		14	94,363	1,180		226			94,363	
"	S2E			25									
"	S3W			20									
"	S3E			21									
New Nursing	NN 1								120	12		100,000	756
Pavilion 1	P1										60	38,500	642
New Entry	NE 1											10,000	
Pavilion 2	P2									60		38,500	642
Pavilion 3	P3									60		38,500	642
SUBTOTALS		113	487	103	47			112	348	132	60		
DEMAND								113	347	132	60		
TOTAL					750	557,956	744				652	663,192	1,017

Although the Iowa Veterans' Home is licensed for 830 beds, these are not all quality beds. Currently, at any one time because of maintenance, conversion to other functional requirements, repairs, moves, etc., 750 beds are practical, operating beds for resident use. However many of the "practical" 750 beds do not meet Iowa Administrative Code 481, Chapter 61, Minimum Physical Standards for Nursing Facilities, 61.5(7) j, which permits no more than two beds per resident bedroom. This is the situation for the majority of residents in Loftus and Sheeler, which have 3 and 4 persons in a bedroom, and these residents share a toilet. 61.5(7) n states that a toilet room shall serve no more than four beds and two rooms. Because of its age, construction and building systems, these buildings have limited capability to be adapted to meet the changing profile of resident needs. The Functional Facility Assessment was conducted to identify and quantify inadequacies related to Resident Centered Care and place an order of magnitude cost on the related functional items required at Iowa Veterans' Home.

In order to objectively describe and characterize the facility requirements, Department of Veterans' Affairs space criteria, State of Iowa regulatory standards

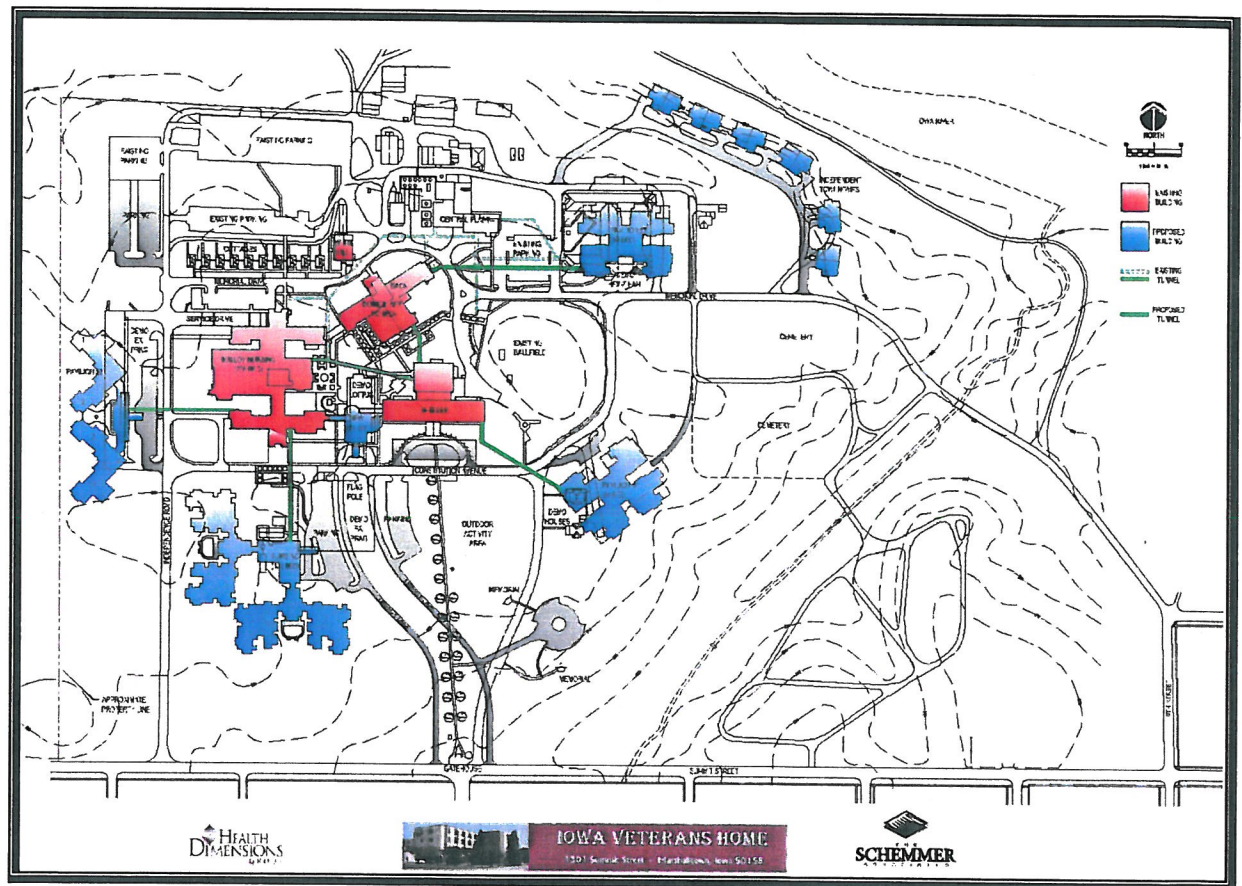


IOWA VETERANS HOME

1301 Summit Street - Marshalltown, Iowa 50158

Iowa Veterans' Home Facility Assessment & Master Plan

2. Construct two 60-bed Pavilions, with flexibility to accommodate Resident Centered Care for a variety of programs and care levels within a 15 person household concept
3. Remodel Sheeler Hall to accommodate administrative and therapeutic functions in a centralized location
4. Reorganize the site circulation to provide more clarity and control, focused on the new Main Entry building, replacing or remodeling Loftus
5. Convert Dock Hall into the domiciliary, which would allow the demolition of the inadequate, aged, Heinz Hall, which, in turn would be replaced with a third 60-bed pavilion.



Iowa Veterans Home Master Plan

Figure 3

IOWA VETERANS HOME

MASTER PLAN, PROGRAMMING, PHASED LEED® DESIGN

MARSHALLTOWN, IOWA

MASTER PLAN

The Iowa Veterans Home (IVH) master plan addressed the majority of the site in Marshalltown, with direct study of five buildings. The campus serves 750 veterans and qualifying family members.

Schemmer reviewed and assessed the current infrastructure, programs and living arrangements of the resident population. Existing drawings were referenced. Renovation and expansion were considered to meet the needs for space, service and programs and to overcome physical deficiencies.

Based on responses at planning workshops and demand surveys, Schemmer recommended 312 new private beds in four buildings, all incorporating Resident Centered Care with a household concept.

The master plan implementation consists of four phases totaling \$99 million, with funding assistance from the Federal Department of Veterans Affairs State Home Construction Grants Program.

PROGRAMMING

The programming process involved a series of meetings with departments affected by the expansion plan to determine quantity and configuration of all spaces, desired adjacencies, room environment conditions, fixed and moveable equipment and furnishings. A diagrammatic sketch was prepared for each space. An updated project budget also was prepared.

PHASE 1 IMPLEMENTATION, LEED® DESIGN

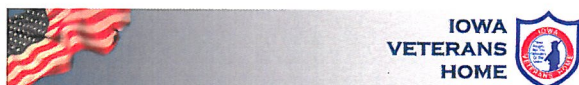
Schemmer designed two new buildings for Phase 1 Implementation that focus on care resources for the individual resident, replacing functions of the existing Sheeler and Loftus buildings.

The new designs are for construction of a 120-bed nursing home and a 60-bed pavilion for nursing care. The nursing home is one story, 103,231 SF, with eight 15-bed households clustered around shared neighborhood commons space. The new 60-bed pavilion also is single story, with 56,280 SF. Each of its four 15-bed units is organized around a core support area. Design promotes individual privacy for living and bathing, along with more home-like dining and activity space.

Nine general contractor bids were received in February 2009, all within the \$35 million budget established in 2008.

STORMWATER SYSTEM

Landscape and site improvements also were designed for the Marshalltown campus, including extensive deciduous and evergreen tree plantings. A stormwater system will incorporate 15 individual rain gardens throughout the site, with retention basins designed to hold and filter runoff. New landscaping was also devised for building entries and household courtyards.



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FEATURES

Iowa Veterans Home Master Plan, Programming, Phase 1:

- Assessed 5 buildings, 551,500 SF (of 678,800 SF total in buildings on campus)
- Implementation of master plan
- LEED design

CLIENT CONTACT

Dean Ibsen, AIA
Iowa Dept. of Admin. Services
General Services Enterprise
Architectural / Engineering Services
Facilities Management Center
109 S.E. 13th St.
Des Moines, IA 50319
(515) 281-3101

Dan Steen, Immediate Past
Commandant (Administrator)
Iowa Veterans Home
25623 710th Ave.
Colo, IA 50056-8661
(641) 751-7339

CONSTRUCTION COST - PHASE 1

Estimated: \$40,450,620

Initial: \$32,933,600

Final: under construction

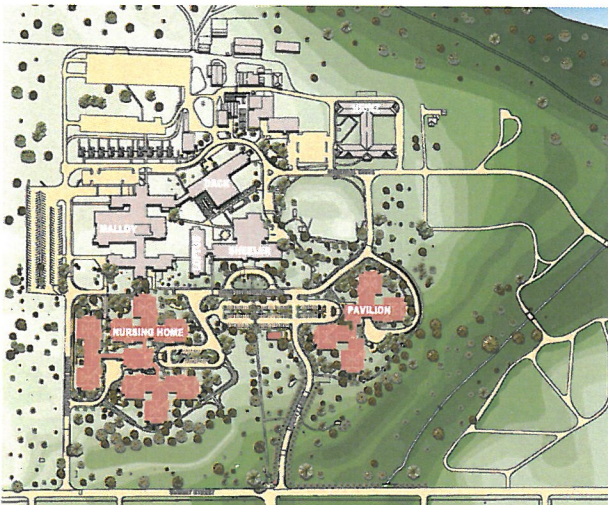
COMPLETION

Contract: 08/2011

Estimated: 08/2011

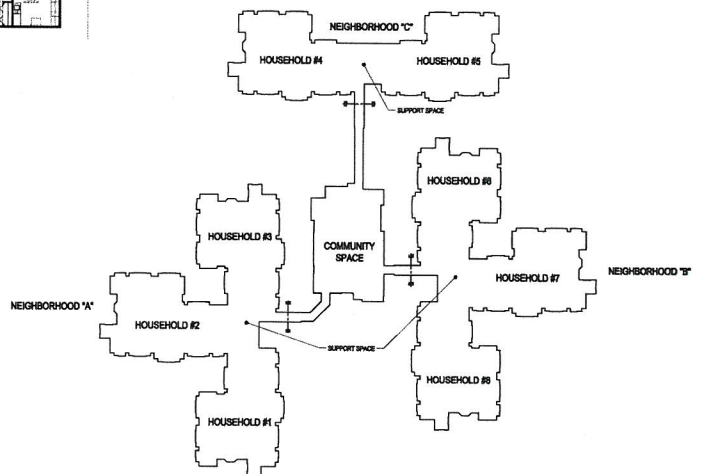
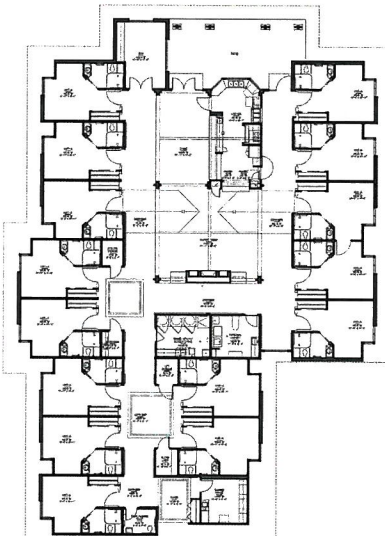
Actual: under construction

IOWA VETERANS HOME



**IOWA
VETERANS
HOME**



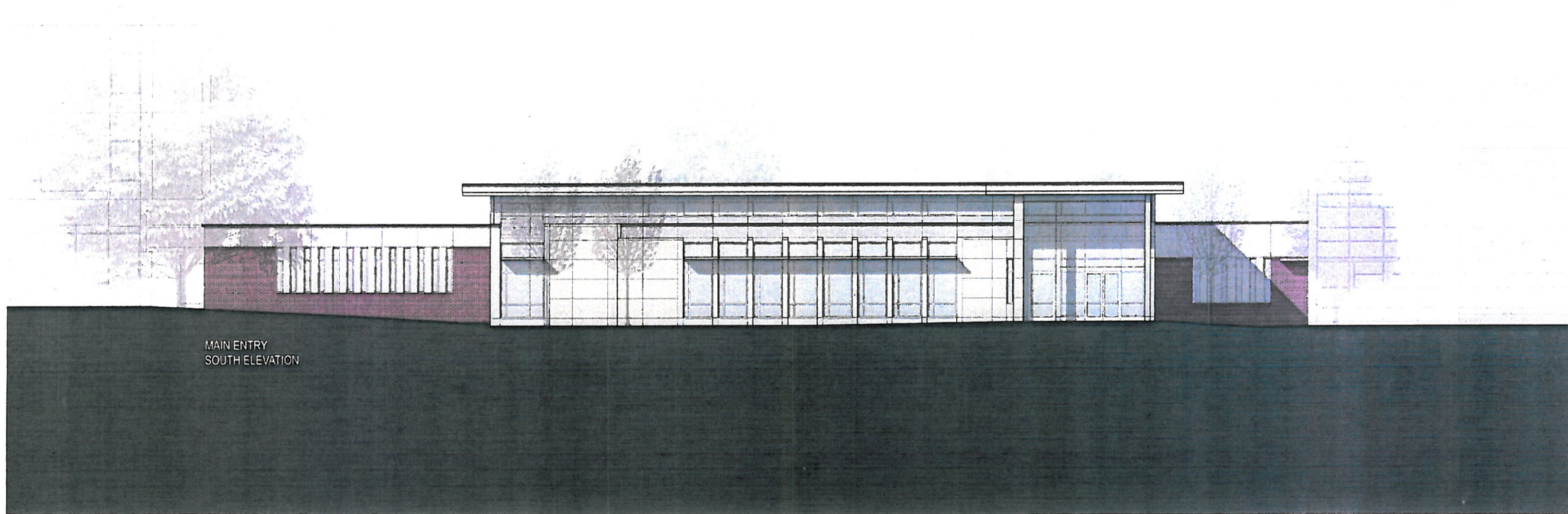








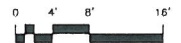




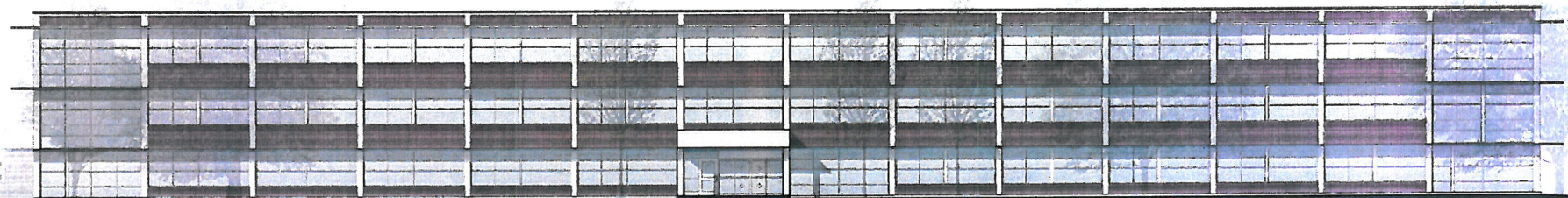
MAIN ENTRY
SOUTH ELEVATION

IOWA VETERANS HOME - MASTER PLAN - PHASE 3 - MAIN ENTRY & REMODEL SHEELER
MAIN ENTRY

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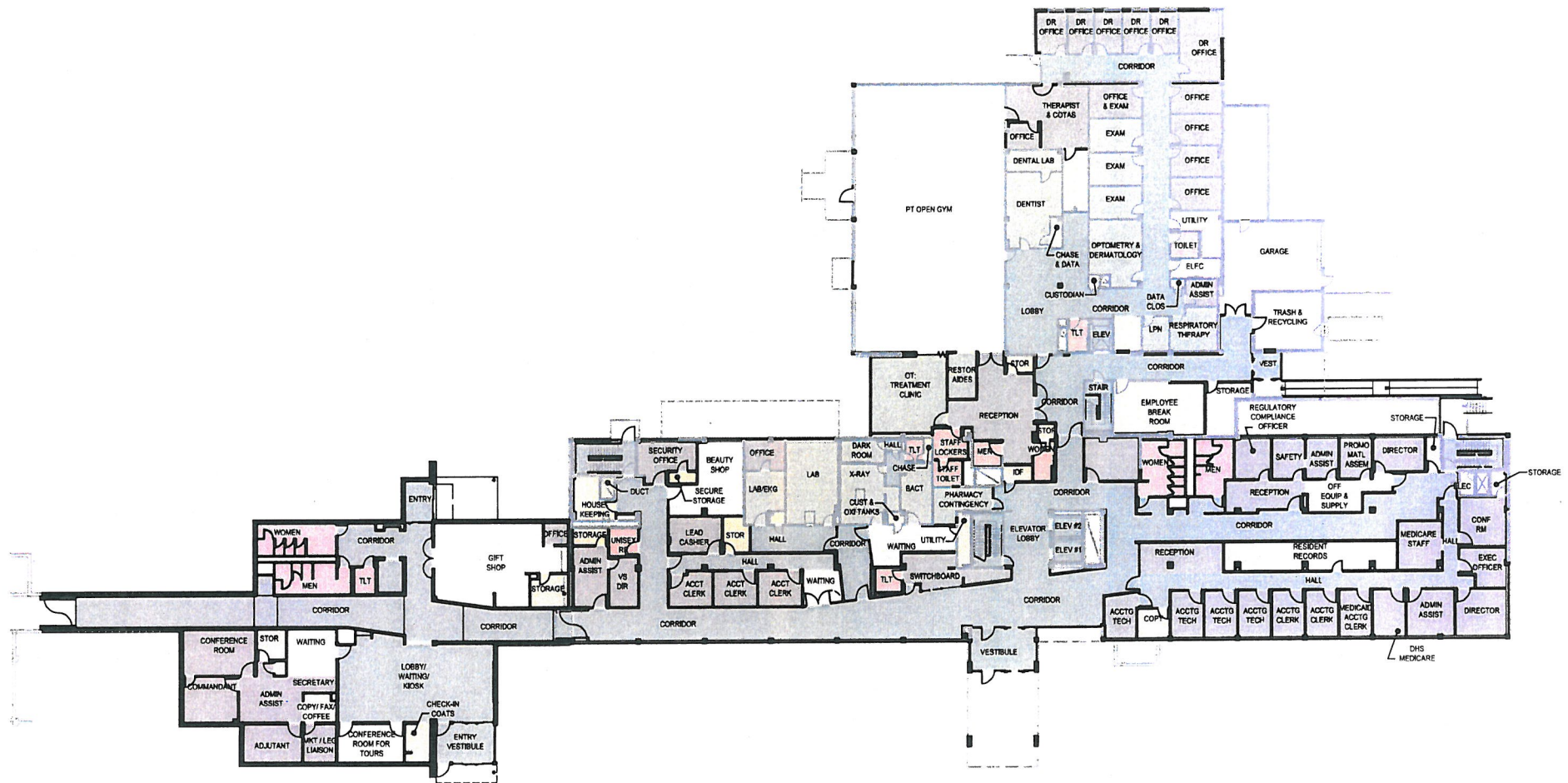


SHEELER
SOUTH ELEVATION

IOWA VETERANS HOME - MASTER PLAN - PHASE 3 - MAIN ENTRY & REMODEL SHEELER
MAIN ENTRY



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MAIN ENTRY BUILDING

EXISTING SHEELER BUILDING

IOWA VETERANS HOME PHASE III MAIN ENTRY & REMODEL SHEELER COMPOSITE PLAN



0 15' 30'

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