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## FACT SHEET

February 2022

### DEPARTMENT OF VETERANS AFFAIRS - CANANDAIGUA VA MEDICAL CENTER CANANDAIGUA, NEW YORK International and Interagency Services (IIS)

#### Location

- 400 Fort Hill Avenue Canandaigua, New York

#### Project Description

- The Department of Veterans Affairs (DVA), Office of Construction and Facilities Management (CFM), in response to the Capital Asset Realignment for Enhanced Services (CARES) review, has planned a major construction project for a new Outpatient Care (OPC) clinic, a 120 bed Community Living Center (CLC), renovation of an existing 50 bed domiciliary facility, and several existing buildings for medical, administrative, and logistical services.
- The project encompasses:
  - **Phase 1:** Consolidation of OPC functions by renovating Buildings 1 and 2 along with construction of a (3) three story in-fill between Buildings 1 and 2 to accommodate spatial layouts necessary for the Patient Aligned Care Team (PACT) care model.
  - Construction of a new Chiller & Emergency Generator Plant, and upgrades to existing site utilities to support the new/renovated spaces.
  - **Phase 2:** Demolition of Buildings 33 and 34 to provide adequate space for the construction of ten (10), single story, cottage style CLC structures with a centralized Community Center.
  - Renovation of Buildings 3 and 4 to accommodate spatial layouts necessary for the PACT care model and Building 9 to accommodate domiciliary facilities and Logistic functions (Loading Dock).
  - Installation of a centralized HVAC system in Building 5 (Auditorium).

- Partial renovation of 5 existing buildings to accommodate needed non-patient functions and swing-space.
- Upgrades to site utilities to support the new/renovated spaces.

#### Project Capabilities

- The project provides a right-sized, modern medical facility to enhance health care services for a Veteran population of approximately 65,000 in and around the greater Canandaigua area.
- Housing clinicians in a single building reduces patient travel times and benefits medical staff with improved efficiencies.

#### Importance

- This project aligns the current facility with the DVA's Major Initiatives including eliminating Veteran homelessness, improving Veterans' mental health, and enhancing the Veteran experience and access to health care.

#### Consequences

- Without the proposed construction and renovation, existing gaps with Sterile Processing and Distribution (SPD) department's safety/compliance requirements, patient privacy standards, security, and access points will not be corrected.
- Underutilized and antiquated areas of the medical facility will not permit healthcare services to be delivered in an operationally efficient manner.
- Recurring maintenance costs for underutilized buildings will continue to burden the medical center's operations and maintenance budget in future fiscal years.

Project Phase 1 OPC	Estimated Cost of Phase	Funding Thru FY21*	FY22 Requirement*	FY22 Budget*	FY23 Requirement*	FY23 Budget*
Initial Review, Project Planning, & Validation	\$1.8M	\$1.8M	N/A	N/A	N/A	N/A
Acquisition & Construction Award	\$800K	\$800K	N/A	N/A	N/A	N/A
Construction & Construction Mgt.	\$208.2M	\$202.2M	\$5M	\$5M	\$1M	\$1M

Project Phase 2 CLC	Estimated Cost of Phase	Funding Thru FY21*	FY22 Requirement*	FY22 Budget*	FY23 Requirement*	FY23 Budget*
Updated Review, Project Planning, & Validation	\$1.46M	\$1.46M	N/A	N/A	N/A	N/A
Acquisition & Construction Award	\$625.2K	\$625.2K	N/A	N/A	N/A	N/A
Construction & Construction Mgt.	\$325.3M	\$234.1M	\$61.2M	\$61.2M	\$30M	\$30M

\* All funding figures include Government labor and contracts through IAA Mod 16. Out year funding includes all funding types (construction, construction mgt., construction period services, asbestos, hazardous waste).

#### **Project Partner**

- U.S. Department of Veterans Affairs

#### **USACE Partnership**

- Buffalo and Louisville Districts

#### **Congressional Interests**

- Representative Chris Jacobs R-NY-27
- Senator Charles Schumer D-NY
- Senator Kirsten Gillibrand D-NY

#### **Current Status**

- **Completed Work FY 2017:**
  - Initial review of construction documents
  - Initial project validation workshop and issue Project Definition Risk Index and Cost & Schedule Risk Analysis (PDRI & CSRA) reports
  - Acquisition plan and criteria Phase 1
  - Draft Project Management Plan (PMP)
  - Issue updates to initial project validation PDRI & CSRA reports
  - Construction schedule and project phasing
  - Complete Value Engineering determination and Geophysical investigation Phase 1
  - Prepare total cost estimate (Phase 1 & 2)
  - Issue Solicitation Phase 1
- **Completed Work FY 2018:**
  - Award construction/issue Notice to Proceed Phase 1
  - Construction start April 2018 Phase 1

- Update project validation CSRA reports and schedule/phasing analysis Phase 2
- Complete Value Engineering study Phase 2

#### • **Completed Work FY 2019:**

- Acquisition plan/evaluation criteria Phase 2
- Design Update Phase 2
- Establish total cost estimate Phase 2
- Issue solicitation and receive bids Phase 2

#### • **Completed Work FY 2020:**

- Award construction/issue Notice to Proceed Phase 2
- Construction start March 2020 Phase 2

#### • **Completed Work FY 2021:**

- Construction Phase 1 (60% complete)
- Phase 2 Bldg. 33 & 34 demolition (100% complete)
- Construction Phase 2 (25% complete)

#### **Planned Work (FY 2022 and beyond):**

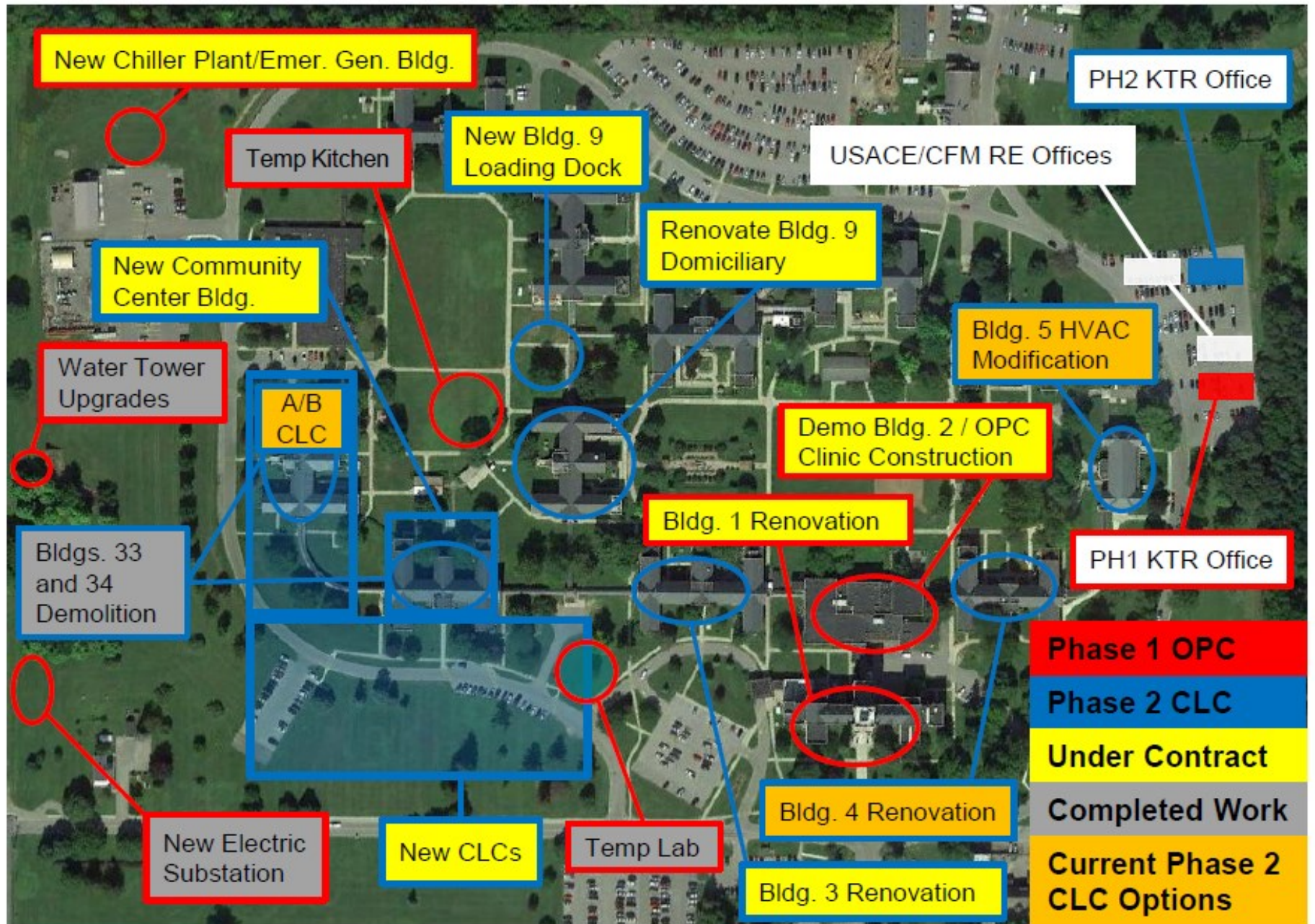
- Construction Phase 1 (estimated completion December 2023)
- Construction Phase 2 (estimated completion December 2024)
- Award Bldg. 3 Options Phase 2- October 2021)
- Award Bldg. 4, 5, Cottage A/B (FY23)

#### **Issues**

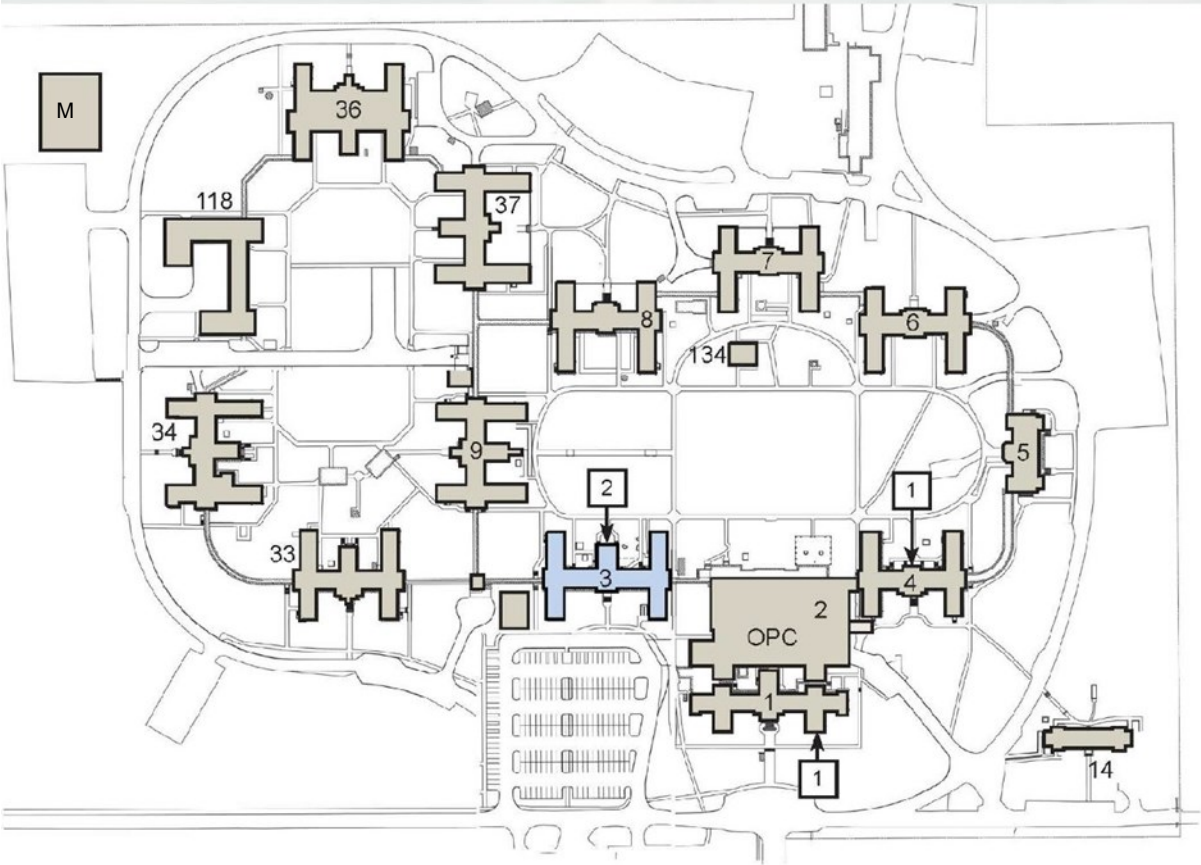
- Differing site conditions, swing space relocations, required design, changes during construction, and additional asbestos/hazardous waste (lead) abatement required.

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# VAMC CANANDAIGUA CAMPUS IMPROVEMENT OVERVIEW



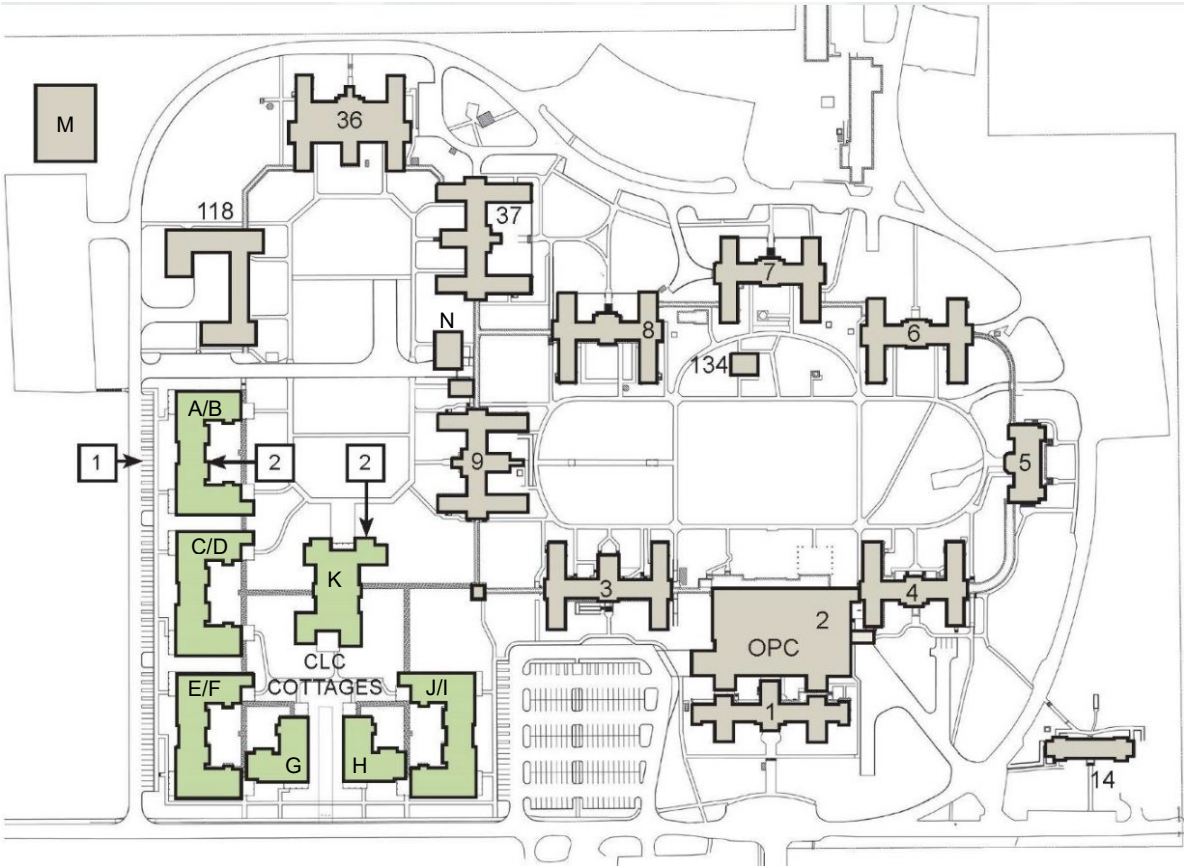
# SITE LAYOUT – FUTURE PHASE 1



BUILDING	FUNCTION
1	Outpatient Clinic (OPC) (Phase 1)
2	Partial Demo & New OPC (Phase 1)
3	Renovate (Phase 2 Option Awarded)
4	Renovate (Phase- TBD)
5	Renovate (Phase- TBD)
6	Swing Space
7	Swing Space
8	Not in Project
9	Renovate (Phase 2)
14	Not in Project
33	Demolish (Phase 2)
34	Demolish (Phase 2)
36	Swing Space
37	Not in Project
118	Swing Space
M	Chiller / Emergency Generator Plant



# SITE LAYOUT – FUTURE PHASE 2



BUILDING	FUNCTION
1	Outpatient Clinic (OPC) (Phase 1)
2	Partial Demo & New OPC (Phase 1)
3	Renovate (Phase 2 Option Awarded)
4	Renovate (Phase- TBD)
5	Renovate / Modify HVAC (Phase- TBD)
6	Swing Space
7	Swing Space
8	Not in Project
9	Renovate (Phase 2)
14	Not in Project
33	Demolish (Phase 2)
34	Demolish (Phase 2)
36	Swing Space
A-K	Community Living Center (Cottage Bldg. A/B Phase- TBD)
37	Not in Project
118	Swing Space
M	Not in Project
N	Loading Dock



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**PHASE 1 Outpatient Clinic**



Bldg. 2 Ground Floor Corridor



Bldg. 2 Mechanical Equip. Penthouse

# PHASE 2 Community Living Center



Bldgs. 33 & 34 Demolition



Cottage H/I/J Roofing/Exterior