

**ARKANSAS DEPARTMENT OF HUMAN SERVICES
STATE INSTITUTIONAL SYSTEM BOARD**

Division of Behavioral Health Services
Arkansas State Hospital
305 South Palm Street
Little Rock, Arkansas 72205

Thursday, October 9, 2008

Members Present: Micheal Burden, Chairman
Bonnie Coates
Clara Ferron
Stephen Foti

DHS Staff Present: Rich Rosen, Attorney, DHS Office of Chief Counsel
Doyle Young, Program Administrator, Division of Youth Services
Kim Luckett, Assistant Director, Division of Youth Services
Jay Bradford, Director, Division of Behavioral Health Services
John Althoff, Deputy Director, Division of Behavioral Health Services
Charles Smith, Administrator, Arkansas State Hospital
Ed Hood, Administrator, Arkansas Health Center
Glenn Sago, Division of Behavioral Health Services
Scottie Leslie, Admin. Assistant, Division of Behavioral Health Services

Chairman Micheal Burden called the meeting to order at 1:30 p.m.

APPROVAL OF MINUTES FROM JULY 10, 2008 MEETING

Mr. Stephen Foti made a motion that the minutes of July 10, 2008 meeting be approved as amended. Ms. Clara Ferron seconded the motion. Motion passed.

DIVISION OF BEHAVIORAL HEALTH SERVICES REPORT

The Division of Behavioral Health Services report with attachments had been previously distributed and is attached to the meeting minutes.

Dr. John Althoff, Deputy Director of the Division of Behavioral Health Services, asked Mr. Charles Smith to present the report for the Arkansas State Hospital (ASH).

Arkansas State Hospital

Mr. Charles Smith reported that substantial completion has taken effect at the new state hospital. The commissioning process is complete and all work is under warranty.

Mr. Smith said the Central Energy Plant (CEP) is complete and online. The Arkansas State Hospital is powered through the CEP. The long term agreement on the CEP has not been signed.

Mr. Smith stated as soon as a formal proposal is received from UAMS it will be reviewed by DHS Office of Chief Counsel then presented to the SIS Board with a recommendation.

Mr. Smith provided an update on the mold problems on Units 5 and 6 stating the mold is being cleaned as it appears but this does not permanently fix the problem. Mr. Smith asked Mr. Glenn Sago to report on items that may fix the mold problem long term. Mr. Sago said he has consulted with engineers and Rex Morris, an architect who is an expert on mold. Mr. Sago stated in order to stay ahead of the mold ASH is removing carpet and installing hard surface flooring. They are using a new mold resistant paint on all problem surfaces. Mr. Sago will meet with Craig Parsons from DHS and Rex Morris to discuss ideas to not only remove the mold but keep it from returning. A proposal will be presented to Director Jay Bradford. The proposal will not involve replacing a million dollar HVAC system. Mr. Morris's suggestions could probably be implemented for under \$100,000. Mr. Smith added ASH believes they can come up with an affordable solution.

Mr. Smith asked Mr. Sago to report on the court building roof. Mr. Sago said the roof on the court building is over 40-years old and continues to deteriorate. After the hurricanes came through five rooms of carpet were replaced. Mr. Sago said the water didn't just leak in, it gushed in. Mr. Smith reported replacement of the court building roof is included in the capital improvements budget request.

Mr. Stephen Foti questioned if the million dollar figure for a HVAC replacement was a good number. Mr. Sago replied this year the quote was \$987,000. Mr. Sago said the HVAC system was installed in 1965 and when the building was remodeled in 1992 the HVAC was not balanced or large enough. The HVAC is only an adequate system. It has been repeatedly recommended that the system be replaced. Rex Morris is suggesting a combination of more fresh air and industrial dehumidifiers. He recommends putting a 10-ton unit on each of the two roofs. The cost would be around \$3,000 a ton which would be \$30,000 per roof. Ms. Clara Ferron asked for a projected time line. Mr. Sago stated the goal is to have a proposal in 30-60 days to give to the Division. Director Jay Bradford said if we obtain certification that the dehumidifiers will work they will be a priority but the roof replacement will have to wait until after July 2009. Ms. Bonnie Coates asked for an estimate on the roof of the court building. Mr. Sago replied that the last estimate obtained this spring was \$250,000. Mr. Micheal Burden asked if emergency funds could be requested. Mr. Bradford said the Arkansas Health Center has roofs leaking on patients so if we have to choose, the roofs over our residents and patients will be a priority. Mr. Bradford noted we just received approval for roofs at the Arkansas Health Center (AHC) which will be presented by Mr. Ed Hood in the AHC report. Mr. Burden commended the use of dehumidifiers, mold resistant paint and removing carpet.

Arkansas Health Center

Mr. Ed Hood reported for the Arkansas Health Center (AHC). The tree management process has begun. Mr. Hood stated they have succeeded in finding a buyer for the first small track of timber. A contract is being developed. Income estimate is around \$5,000.

Mr. Hood stated emergency funds were awarded in March for roof projects on buildings 16, 7, 10 and 18. Bids opened September 23, 2008 and a contractor, Reynolds Construction, has been selected. The bid was \$251,983 to repair the roofs on four buildings. The bid is under the awarded amount so additional improvements can be completed on walls and bricks to create a water tight seal in drainage areas. Construction should start within the next 30 to 45 days.

Mr. Hood noted Elm Court is the last unit that doesn't have an open day area. He reported AHC maintenance department is working on drawings and cost estimates for this project. Work should begin after the first of the year.

Mr. Hood stated that due to requests from employees through a satisfaction survey a new well-packed gravel parking area with bumpers has been constructed. This parking area added 30 slots and has been well received by employees. Ms. Bonnie Coates asked if SB2 was used on the parking lot. Mr. Hood confirmed SB2 was used and a packing machine was leased so the lot is almost as hard a concrete.

Mr. Hood referred to the summary of all AHC leases submitted to the Board with the DBHS report. There are eleven lease/agreements with various entities. Ms. Bonnie Coates asked for clarification on the lease summary report. Mr. Hood explained AHC barter with Department of Correction (DOC) exchanging leases on buildings for inmate labor. AHC has an agreement with DOC for seven workers per day, five days a week which over a year equals the leased amount. Mr. Micheal Burden asked if DOC maintains the upkeep of the building. Mr. Hood responded that DOC has complete responsibility for their buildings. Ms. Coates asked if the lease amount would increase at renewal. Mr. Hood explained the leased dollar amount is determined by Arkansas Building Authority (ABA).

Mr. Hood referred to the AHC capital improvements request for 2009/2011 that was attached to the DBHS quarterly report. The attachment shows several million dollars in requests for the Arkansas Health Center. Some of these items have been requested for the past several years. Last year the top two items went to the Governor's desk but were not funded. The items listed are prioritized in order.

Mr. Hood explained there is a new federal regulation coming out in October that will require all nursing homes to be sprinkled in resident care areas by 2013. Building 70 is not sprinkled. Previous estimates indicated a cost of 2-million dollars to put in larger water lines to carry the volume of water that could manage the sprinklers. Mr. Hood noted Building 70 is an older building with asbestos and AHC would like to move residents out of that building. This will become a priority in that AHC has only five years to adhere to the federal regulation. Mr. Hood will be working with DBHS administration on this issue. Ms. Carla Ferron questioned the federal regulations on sprinklers. Mr. Hood explained as new regulations are implemented usually waivers are allowed for pre-existing facilities. This year the federal government has stated that all pre-existing facilities have to meet standards. Obviously this will be a huge burden on older facilities. Mr. Hood stated he will be looking into details on financial assistance from the federal government. Mr. Stephen Foti asked Mr. Hood if it was his priority to sprinkle the facility or get out of the facility. He stated his priority would be to move the residents out of

the building but it depends on money. Mr. Hood said sprinkling is only required in residents areas so the building could be utilized as office space. Mr. Hood reported there are 56 male beds in building 70. He explained this is where some of the most aggressive male residents are located. Mr. Hood noted in the capital improvement proposal the last priority listed is for construction of greenhouses (home-styles facilities). He stated home-styled facilities are the direction the industry is going for housing residents. Mr. Hood reiterated other items on the capital improvement proposal are a greater priority. Such as repair of the HVAC system on Building 80 with 256 beds.

Arkansas Services Center – Jonesboro

Attorney Rich Rosen provided an update on the Arkansas Services Center property in Jonesboro. Mr. Rosen reported there is a significant typographical error in the lease. It is not until next year (2009) that the options are exercisable. The lease states 40-years from September 1969 which will be 2009 instead of 2008. The bonds will not be paid off until 2009. Mr. Rosen said he informed the state leasing agent, Arkansas Building Authority (ABA), and they agreed the contract should be reformed because of the typographical error. Mr. Rosen said the property is no longer in dispute and it has been work out with the Governor's office. Mr. Bradford stated owners have agreed to seek an independent appraisal on the property to be commissioned by ABA. The appraisal will be presented to the SIS Board for consideration. Mr. Bradford asked Mr. Rosen to contact ABA regarding the appraisal.

Mr. Stephen Foti made a motion to accept the Division of Behavioral Health Services' report. Ms. Clara Ferron seconded the motion. Motion passed.

DIVISION OF YOUTH SERVICES REPORT

The Division of Youth Services (DYS) report has been previously distributed to the Board and is attached to the minutes.

Mr. Doyle Young presented the report for the Division of Youth Services.

Mr. Young reported on the Mansfield fire and safety project. This project was bid out during last quarter. It resulted in a bid that was approximately \$300,000 over available budget. Mr. Young noted contributing factors were location and the need to dig 6000 feet of trenching in the Ouachita Mountains. DYS has asked DHS for additional funding. The funding request is up before the Arkansas Legislative Council on October 17th. Mr. Young said the engineering design had not changed so if the funding is approved the project will be rebid.

Mr. Young noted during the two hurricanes there were some significant roof leaks at Mansfield. It was necessary to patch roofs and replace ceiling tiles at an approximate cost of \$3000 to \$4000.

Mr. Young said the temporary classrooms that Consolidated Youth Services, Inc. agreed to purchase for the facilities at Colt and Harrisburg have been installed. They are in the final stages of installing the educational computers.

Mr. Young stated DYS agreed to purchase ceramic floor tiles for Harrisburg Juvenile Treatment Center. The facility operators agreed to provide installation.

Mr. Young reported Arkansas Juvenile Assessment and Treatment Center in Alexander needs a generator to provide power to the infirmary/intake building. This project has been put on hold until kitchen repair is completed and budget is reviewed.

Mr. Young noted at Alexander during recent storms related to hurricanes some trees were damaged. These trees will have to be felled by professionals and removed.

Mr. Young reported two air conditioner units in the kitchen/dining area at Alexander have been replaced.

Mr. Young stated five years ago DYS was under a consent order with the Department of Justice that required DYS to install sprinkler and various alarm systems. According to the life safety codes, sprinkler and alarm systems have to be torn down and inspected every five years. This inspection has been completed with a cost below the \$20,000 approval level.

Mr. Young reported the sewer lift station pump failed and was replaced at Lewisville Juvenile Treatment Center. The pump failure was the result of all the water that is in the ground in this low area. These pumps are put to extreme use and wear out quickly.

Regarding the DYS capital improvements request Mr. Young reported DYS will request new classroom construction at all facilities and additional improvements at Alexander to include a classroom, multipurpose, vocational, greenhouse type of educational/treatment facility building. DYS will request electronic surveillance expansion and replacement of the Mansfield campus. The last biennium budget allowed DYS replacement of both the Alexander and Mansfield campuses; however, funding was not available. Mr. Young reported the Juvenile Assessment campus still has water pressure problems, roofs and other items that need to be replaced. Mr. Young noted DYS plans to request \$130,000 for new roofs at Colt and Harrisburg juvenile treatment centers.

Ms. Clara Ferron asked for a visual time line of completion of projects. Mr. Doyle Young replied a report would be provided to the Board at the next meeting.

Ms. Bonnie Coates complimented DYS on the facility management check list. Mr. Young stated Mr. Kim Luckett, Residential Director, will visit each DYS facility monthly.

Mr. Stephen Foti made a motion to accept the Division of Youth Services' report. Ms. Bonnie Coates seconded the motion. Motion passed.

Division of Youth Services

New Business

Mr. Young reported the kitchen drain repair at Arkansas Juvenile Assessment and Treatment Center in Alexander is more significant than first thought. This project includes the replacement of approximately 100-feet of main drain line, repacking the drain line with engineering specified materials, replacement of the grease trap and concrete floor. It also includes closing and temporarily moving the kitchen until this work can be completed. Mr. Young asked for the Board's approval on this project.

Ms. Clara Ferron made a motion to approve the kitchen drain repair project at the Arkansas Juvenile Assessment and Treatment Center in Alexander. Mr. Stephen Foti seconded the motion. Motion passed.

Old Business

Mr. Stephen Foti reported on Ray Winder Field. In the City of Little Rock budget negotiations meeting Ray Winder Field was briefly discussed. The DBHS ownership was referred to as aligned from 1st base to 3rd base west. The City has not moved any further. Mr. Micheal Burden asked Mr. Foti to keep the Board updated on developments.

NEXT MEETING

The next meeting will be held January 8, 2009, 1:30 p.m., at the Arkansas State Hospital, 305 South Palm Street, Little Rock, Arkansas.

Ms. Bonnie Coates made a motion to adjourn the meeting. Ms. Clara Ferron seconded the motion. Motion passed and the meeting was adjourned at 2:30 p.m.

Respectfully submitted:

Carlton Jones, Secretary