

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

Division of Behavioral Health Services
Administration Building
4800 West 7th Street
Little Rock, Arkansas 72205

Thursday, October 14, 2010

Members Present: Mark Tripp, Chairman
Micheal Burden
Stephen Foti
Dianne Thomas

DHS Staff Present: John Selig, Director, Department of Human Services
Doyle Young, Program Administrator, Division of Youth Services
Barry Rowland, Division of Youth Services
Shane Cater, Office of Chief Counsel
David Laffoon, Director, Division of Behavioral Health Services
Charles Smith, Administrator, Arkansas State Hospital
Ed Hood, Administrator, Arkansas Health Center
Glenn Sago, Facility Manager, Arkansas State Hospital
Scottie Leslie, Division of Behavioral Health Services

Chairman Mark Tripp called the meeting to order at 1:45 p.m. He requested the minutes from July 8, 2010 be reviewed for action.

APPROVAL OF MINUTES FROM JULY 8, 2010 MEETING

Mr. Micheal Burden made a motion for the minutes of July 8, 2010 meeting to be approved. Mr. Stephen Foti seconded the motion. Motion was passed.

DIVISION OF BEHAVIORAL HEALTH SERVICES REPORT

The Division of Behavioral Health Services (DBHS) quarterly report had been previously distributed and is attached to the meeting minutes.

Arkansas State Hospital

The DBHS Director, Mr. David Laffoon, asked Mr. Charles Smith to present the report for the Arkansas State Hospital (ASH).

ASH Economic Stimulus Projects:

Replace HVAC System for Forensic Units 5 and 6: Mr. Smith reported the work on Unit 6 upper is almost complete. Within two week they should begin work on Unit 6 lower. This project is on schedule.

Seal and Tuck Point Forensic Units 5 and 6: Mr. Smith reported this project is complete except for cleaned up and punch list.

Seal and Tuck Point on the Court Building: The seal and tuck point has been completed. There are still some windows to be replaced. This should be completed within the next two weeks. While working on the court building it was determined the large double wheelchair ramp had deteriorated to the point it was not usable for wheel chairs or any assistance devices. The ramp does not meet ADA standards. Morris & Associates, the architects for this project, received a bid from Mid-Continental Restoration Company to replace the entire ramp for \$38,121. This amount was added to the ARRA monies used to complete the seal and tuck point project. Mr. Mark Tripp asked about the length of the wheelchair ramp. Mr. David Laffoon stated it is approximately 20 feet long with stairs and a porch and large concrete supporters. Mr. Glenn Sago reported the ramp has sunk 12 inches below the door jam.

New Sign Package:

Mr. Smith reported the sign package winning bid was submitted by Arkansas Sign and Neon Company for \$14,670 which was much lower than the original estimate of \$27,000.

CMHC Roof & HVAC:

Mr. Smith reported CMHC was given a copy of the estimates for the CMHC roof (\$318,140) and replacement of the HVAC system (\$1,530,295). Mr. David Laffoon stated Arkansas Building Authority (ABA) funding through a revolving energy loan program has been requested. Ms. Dianne Thomas asked if one company does the heat and air for all state buildings. Mr. Smith replied each project has to be bid out and if the project is over \$25,000 it has to be formally bid out through the Office of State Procurement.

Arkansas Health Center

Mr. David Laffoon asked Mr. Ed Hood to present the report for the Arkansas Health Center (AHC).

Underground Utilities:

Mr. Hood reported the bid process has been completed on the underground utilities project to replace all the underground sewer, water and gas lines across campus. The winning bid was B.R. McGinty Mechanical Contractors at a projected cost of \$1,200,257.70 which is over the allotted \$959,907 certified for the project. Craig Parsons is negotiating with ABA and the vendor to try to get the project within the 25% overage allotment. The project is currently at a 25.03%

overage or about \$300 over the allotted amount. Hopefully, ABA will allow the project to proceed instead of going back through the bid process. Mr. Burden questioned the \$1.5 million in capital funds in the DBHS report to the Board. Mr. Hood explained the report indicates the money that was originally granted by the Governor in January 2009. In March 2009 the money for this project was reduced by approximately \$400,000. When looking at where money could be re-allotted it was decided to reduce the utility project rather than the heat/air system or the flooring project. This was a choice that was made before bidding the projects out. Mr. Burden requested updated figures in the next report.

HVAC upgrades at Building 80:

In January 2009 the Governor allotted \$2,000,000 for this project. Three of the six units on Building 80 have been completed. Mr. Hood reported there has been a three week delay in the flooring project on Maple Court due to excessive moisture found under the old tile and carpet. The remaining ground floor areas will have to be treated with a concrete sealant product before the new tile can be installed. The change order for the project is \$92,215. The completion date for this project has been moved to March 2011.

Central Kitchen Project:

The Central Kitchen Project is still under review by ABA. Rex Morris, Architect and Craig Parsons report it should be released for bid by the end of October, 2010.

Birch Cottage Remodeling:

Mr. Hood reported the three cottages on the east side of Highway 229 on the southeastern corner of the AHC property have been completed and clients are being interviewed for placement. Mr. Laffoon said DD/MI patients are being moved out of ASH into these cottages. He noted it is very important to have additional community locations for patients; plans are to duplicate this in other areas.

Dietary Building:

Mr. Hood reported many buildings on the AHC property have cracks in the walls due to foundation shifts. There is an old crack in the wall in the employee dining room that has moved due to dry conditions. Mr. Charles Smith stated this is a long standing problem. There is a clay type material under the ground called infinite that has a high crack and expansion ratio based on how wet or dry the year is. Some of the older 1930's buildings developed such severe cracks they could not be restored and had to be demolished. Mr. Hood said the crack in the dietary building has moved and the architects are going to evaluate it. He stated this is a building they want to save and need desperately for operation. The building has a new roof on it and hopefully the crack can be repaired. Mr. Hood will keep the Board informed.

Arkansas Services Center

Mr. Laffoon reported Division offices located at the Arkansas Services Center are looking for space to move into. As soon as the building is vacated the plan is to sell the property. The Division is working with Mid-South to relocate 911 patients currently on a locked unit at the Services Center. Mr. Laffoon reported Arkansas Building Authority (ABA) continues to manage

the property. Mr. John Selig stated the highest and best value appraisal of the property is for the building to be demolished and the property to be sold.

Mr. Stephen Foti made a motion to accept the DBHS report. Mr. Micheal Burden seconded the motion. Motion passed

DIVISION OF YOUTH SERVICES REPORT

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

Mr. Doyle Young presented the DYS report. Mr. Young stated dry weather has allowing them to make progress on all construction projects. Mr. Young introduced Barry Rowland, with the IT section of DYS. Mr. Rowland assisted Mr. Young with a slide presentation of the facilities' construction sites.

American Recovery and Reinvestment Act (ARRA) Projects Report: Alexander Juvenile Assessment and Treatment Center

Mr. Young reported soil problems required extra work in the foundation of the education facility at Arkansas Juvenile Assessment and Treatment Center in Alexander. The foundation has been completed and steel wall framing is being installed. Mr. Young stated when the water line was tied-in the deterioration of joints from the 50+ year old pipe connections caused the water lines to become full of debris. The engineers and architects have determined the lines cannot be cleaned out. The entire system will have to be re-piped with a new 6-inch line which will run down the middle of campus. Mr. Young reported they are in the process of working up a change order. The water supply to the campus cannot be turned off for more than several hours at a time. This will add cost to the project. The new water line will be installed before the old line is disconnected. The estimated cost is \$300,000. This is considered an emergency by Arkansas Building Authority (ABA) due to the fact it is a threat to the health, fire safety and potable water supply and the Arkansas Department of Health requires it to be fixed.

Dermott Juvenile Treatment Center

Mr. Young reported the Dermott educational building is 95% complete. The final installation of IT equipment and painting on the inside are being done. It will be soon be ready to close out.

Colt Juvenile Treatment Center and Harrisburg Juvenile Treatment Center

The Colt classroom building project is underway with all foundation concrete work and wood framing complete. Rain in east Arkansas has caused some delays. Mechanical rough-in work is underway.

Harrisburg:

Mr. Young stated the Harrisburg classroom building is in similar stage of construction as the Colt facility.

Mansfield:

Mr. Young reported the Mansfield facility is DYS's largest project. It consists of three girls' cottages, three boys' cottages and a commons building plus a connection to an existing building which will become the administration building. All the cottages have roof decking on them. Geo-thermal wells will be used in the HVAC system, at this time approximately 18 of the 36 wells have been drilled. The wells are going 400 feet deep. This project was delayed due to poor soil conditions under the commons building. A change order was completed. The bad soil has been removed from the site and foundation work has begun.

Lewisville Juvenile Treatment Center

Mr. Young reported two new dormitories with double occupancy rooms are being built at Lewisville. Mr. Mark Tripp questioned the bid on this project which is significantly higher than the funding. Mr. Young replied money had been re-allotted from other projects.

Facility Reports:

Arkansas Juvenile Treatment and Assessment Center

Mr. Young reported the roof of the administration building at Alexander was leaking in several places. It was repaired which should extend the life of the roof for five years.

A radio repeater used for facility operations was repaired.

The annual cost for fire alarm monitoring was paid.

A tree that was dying from the top and dropping limbs beside the Infirmary Building had to be removed.

Colt Juvenile Treatment Center

Mr. Young stated the HVAC contractor reported additional ventilation was needed in attic spaces to prevent condensation of the HVAC systems in the buildings at the Colt facility. This was remedied by the installation of two whirly bird vents on each building. Also, a heat pump unit on Dorm B had to be replaced.

Dermott Juvenile Correction Facility

Mr. Young reported the Dermott Juvenile Correction Facility was having a problem with evaporator coils. Repairs were necessary due to blocked air flow from insects. The solution was to cover the air intake with smaller diameter screen and to clean the screens regularly.

Dermott Juvenile Treatment Center

Mr. Young reported they are having the same problem with the evaporator coils at the Dermott Juvenile Treatment Center. There is an outside air conditioner intake vent that is under a light. The outside light attracts the insects increasing the bug population. The unit was replaced and the light will be disconnected or moved.

Harrisburg Juvenile Treatment Center

At Harrisburg Juvenile Treatment Center an aging HVAC unit in a dorm building had to be replaced due to an electric short.

A fire alarm panel was damaged during the summer. Replacement parts have been ordered to repair the panel.

Mansfield Juvenile Treatment Center

Mr. Young report that the HVAC air compressor servicing the administration building had to be replaced at the Mansfield Juvenile Treatment Center. This building will be used through next summer.

There was some cabling that deteriorated due to age and damage to the conduit on the fire alarm system in the boy's dorm. It was necessary to have this repaired. The boy residents are assisting in the repair by trenching the conduit run for this project.

Mr. Young mentioned that the contractor, HYDCO, is using South Arkansas Youth Services as a sub-contractor to provide some of the furnishing for the project. They are going to build beds. This will assist their clients in vocation skills and training.

Ms. Dianne Thomas made a motion to approve the DYS report. Mr. Stephen Foti seconded the motion. Motion passed

New Business

Ray Winder Field

Mr. David Laffoon reported UAMS has reached an agreement with the City of Little Rock to purchase the portion of Ray Winder Field owned by the City. The property is assessed at \$9.25 per sq. ft. with adjustments for the cost of abatement and demolition. Mr. John Selig said the price was based on two independent appraisals one commissioned by UAMS and the other by the City of Little Rock. Mr. Micheal Burden suggested waiting on the City's sale to go through before taking any action. Chairman Tripp agreed. Mr. Selig stated once a contract is received it could be forwarded to the Board. Chairman Tripp stated a called meeting could be arranged if necessary.

NEXT MEETING

Mr. Mark Tripp asked the members to review the 2011 Quarterly Meeting Dates and the SIS Board Member contact listing that had been previously distributed to verify all information is correct.

Mr. Tripp asked if it was the Board's pleasure to continue having the meetings in the central Arkansas area to make it accommodating as possible for all members. Mr. Burden stated he would like for the Board to see the facilities' new buildings upon completion. Mr. Tripp stated he and Mr. Selig had discussed scheduling field days to view the facilities when it would not be necessary to conduct regular business. Ms. Dianne Thomas agreed stating that during the school year it is sometimes hard to take off.

The next meeting will be on Thursday, January 13, 2011, 1:30 pm at the Division of Behavioral Health Services – Administration Building at 4800 West 7th Street, Little Rock, Arkansas.

Mr. Micheal Burden made a motion to adjourn the meeting. Ms. Dianne Thomas seconded the motion. Motion passed and the meeting adjourned at 2:35 p.m.

Respectfully Submitted:

Clara Ferron, Secretary