

ARKANSAS DEPARTMENT OF HUMAN SERVICES

STATE INSTITUTIONAL SYSTEM BOARD

Division of Youth Services
Mansfield Juvenile Treatment Center
36 Johnny Cake Road
Mansfield, AR 72944

Thursday, July 14, 2011

Members Present: Carlton Jones, Chairman
Clara Ferron, Vice Chairman
Stephen Foti, Secretary
Dianne Thomas
Bonnie Coates
Micheal Burden
Doug Kidd

DHS Staff Present: Steve Jones, Deputy Director of Department of Human Services
Ron Angel, Director, Division of Youth Services
Doyle Young, Program Administrator, Division of Youth Services
Breck Hopkins, Office of Chief Counsel
Glenn Sago, Director of Hospital Operations, Arkansas State Hospital
Jay Hill, Assistant Nursing Home Administrator, Arkansas Health Center
Liz Ganahl, Division of Youth Services

Others Present: Alan New, Taggart Architects

Mr. Carlton Jones called the meeting to order at 12:40 p.m.

Mr. Jones thanked everyone for coming to the meeting.

APPROVAL OF MINUTES FROM April 14, 2011 MEETING

Mr. Micheal Burden made a motion for the minutes of April 14, 2011 meeting to be approved. Ms. Clara Ferron seconded the motion. Motion was passed.

DIVISION OF BEHAVIORAL HEALTH SERVICES REPORT

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

ARKANSAS STATE HOSPITAL

Mr. Glenn Sago presented the report for the Arkansas State Hospital (ASH).

Mr. Sago reported on the ASH ARRA Projects:

Replace HVAC System for Forensic Units 5 and 6:

The work on Unit 6, Upper and Lower is complete. The patients on Unit 5 Upper have been moved to the finished Unit 6 Upper. The Unit 5 Upper was completed on June 10, 2011. Patients were moved from Unit 5 Lower to Unit 5 Upper on June 21, 2011. The current schedule calls for Unit 5 Lower to be completed by August 5, 2011. The process will begin to move everyone back to their original units.

It was determined that during the installation of the HVAC equipment on Unit 6, the roof was in crisis condition, with large cracks in three different places. Plans for a new roof have been approved by ABA, with Roberts McNutt winning the low bid of \$103,487. At this time ABA is working with McNutt on paperwork, to start the roofing project by July 30, 2011.

Seal and Tuck Point Forensic Units 5 and 6: This project was completed in October, 2010.

Seal and Tuck Point on the ASH Court Building: This project was completed on February 15, 2011.

ASH Court Building Ramp: The estimate for a new ramp for the Court building came in at \$37,000. ABA has determined this project cannot be included in the ARRA monies. The current ramp has been closed down. ASH is working with Morris Architects to build a metal ramp and stairs. The plan is to cap the whole ramp and stairs with a composite type lumber and put a black sand paper like tread on it. The total cost will be \$4,900.

New Sign Package:

All of the new signs are up and the project was completed on June 1, 2011.

CMHC Roof & HVAC:

The roof and HVAC system of the Little Rock Community Mental Health Center (LRCMHC) were evaluated by Douglas Brown, P.E. of Consulting Engineers, Inc. and Rex Morris, ASH's on call architect. The estimate to replace the roof is \$276,115. The estimate to replace the HVAC system is \$1,530,295. Neither estimate included architectural or engineering fees. The total estimate for both projects is \$1,848,635. Copies of the estimates have been provided to

LRCMHC. Different funding sources have been investigated but as of this date DBHS has no funding available for this project.

Mr. Sago opened the discussion concerning the repairs to the LRCMHC building. Mr. Sago said one idea was to raise the rent for the Little Rock Community Mental Health Center and to use that money to help pay for the repairs but Mr. Tom Grunden, the LRCMHC Director would not agree to this proposal. Mr. Sago said the past two DBHS Directors also did not want to put any money toward this project. Mr. Burden asked if the building was worth saving. Mr. Sago said he would like to see LRCMHC relocate to another building. DBHS would then take over the building, do the repairs and remodel it to accommodate the DBHS offices. The old DBHS offices could then be used for patients. The building would then be worth saving. Mr. Burden asked if the building could be put up for sale. Mr. Sago continued to say a new yearly lease has not been signed. Mr. Jones said he wanted to give them something flexible but also something positive concerning the repairs.

Mr. Micheal Burden made a motion for DBHS to write a letter giving LRCMHC 90 days to vacate the building or to provide terms (including completion timeframes) concerning the repairs and the signing of a long term lease, to be approved by the Board. Ms. Dianne Thomas seconded the motion. Motion was passed.

Mr. Steven Foti felt this was going to be a very political situation. Mr. Foti said there was a long history of not only the building but of the services being provided. LRCMHC takes care of some of the worst cases. Mr. Foti said funding has always been an issue and has had some legislative support. Mr. Burden felt it was no different because they were putting people at risk by putting them in a building that was not safe. Mr. Burden said he wanted to push the issue in a positive way to get something done to the building, not to penalize anyone or the program, but something had to be done. Mr. Steve Jones said he and the DHS Chief Counsel would draw up a draft letter. Mr. Breck Hopkins suggested that the letter consist of the proposal as stated in the minutes, and also suggested that Mr. Burden's motion be amended to authorize the chair to review the minutes and finalize the text of the minutes and the letter, and to send the letter under the chair's signature.

Mr. Micheal Burden made a motion to amend the previous motion in accordance with Mr. Hopkins' suggestions. Ms. Dianne Thomas seconded the motion. Motion was passed.

Materials Management Department Roof:

The roof on the Materials Management Department is in terrible condition. Douglas Brown, P.E. has estimated it will cost \$300,000 to replace the roof. He says within five years the roof could become unsafe in some areas. Materials Management has to keep equipment and supplies covered with plastic tarps. This roof needs to be addressed next.

Mr. Burden expressed his concerns that the Divisions have always been re-active, not pro-active and this is why they get in situations like this. Mr. Burden stated he hoped with all the new facilities being built, they will keep them up, plan and budget for future maintenance issues.

Ms. Bonnie Coates questioned other projects going over budget and wanted to know where they come up with the extra money to cover those. Ms. Coates stated there must be some place to get the money to fix the roof on the Materials Management Department building.

Mr. Steven Jones stated within the funded budget of DHS, just like at your own house, we have to make priorities. The priorities of DHS have always been our client needs. Often these other priorities get pushed back in order to meet the needs of our clients. During my 4 years with DHS, the client needs have always been our priority. We have set up a critical needs priority list and are working our way down that list. It is not that we want to be negligent or to be unreasonable but the client needs always come first. Mr. Jones said he would talk with others within the DHS Department to see what can be done.

ARKANSAS HEALTH CENTER

Mr. Jay Hill gave the report for the Arkansas Health Center.

Mr. Hill reported on the AHC ARRA Projects.

Underground Utilities:

Mr. Hill reported the work is being done by B.R. McGinty Mechanical Contractors at a projected cost of \$1,200,257.70. The project is 65% complete with the primary focus now on the water line installation.

Upgrade Dietary Equipment in Central Kitchen:

The upgrade of the dietary equipment in the central kitchen is being done by Ross Sparks Construction at \$822,936.00. The project is 50% complete. The dish machine has been installed. All kitchen operations have been temporarily relocated to the bakery. The mechanical work is being completed in the central kitchen area to allow for new equipment to be installed. A new overhead sprinkler system is being installed in the food storage room next to the kitchen.

HVAC and Floor Repairs to Building 80:

The flooring is 100% complete and the HVAC is 99% complete in Building 80. There have been some complications getting the remote access for the HVAC. The residents found it difficult to adjust the digital thermostat controls in the room units so they are being switched out to manual thermostats.

Building 80 Water Problems:

Mr. Hill reported the excessive moisture problem has been determined to be an underground stream not sewage water. The recommended solution for the water is an extensive 1,800 foot French drain system to be installed around the building. The French drain system will pull the ground water out from under and away from the building. The estimated cost is \$120,000. AHC is still waiting for the second opinion from Glenn Lockeby, a design professional from Lockeby and Assoc, Inc., regarding the French drain system. Mr. Hill said they did not want to spend that kind of money if it is not going to take care of the problem. The cost has now risen to \$186,000

due to abatement of some asbestos board which skirts the entire perimeter of the slab of Building 80. Mr. Hill said this water issue has been there for 30 years and the magnitude of it is undetermined at this time. Mr. Hill said you can't just go up under the building to see where it is coming from. Mr. Hill stated the building is not flat underneath; it is built on a pylon system and therefore cannot be drilled under it. Mr. Hill said they drilled several holes around the building and put pumps in place to see how much water was there. Mr. Hill said in a 24 hour period, they pumped out in excess of 300 gallons of water from under the building. He said that it has dwindled down significantly but there is a consistent source of water under the building. Mr. Burden expressed his concerns regarding the French drain on the outside of the building, wondering how it was going to work. Mr. Hill said it may not and this is why we do not want to spend this kind of money on something that we don't know if it will work. Ms. Coates questioned where the extra money was coming from. Ms. Coates asked if Mr. Lockeby says it will work, will he then be responsible for it if it doesn't work? Mr. Hill said they want more than a best guess, they want an assurance that it will work. Mr. Burden asked if Mr. Hill would send the results from the second opinion and their decision to the SIS Board before the next meeting. Mr. Burden said the Board members did not need to meet but could do a phone conference. Mr. Hill agreed.

Building 7 Improvements:

AHC has begun long overdue painting and repairs to the three story Administrative Building 7. It houses the Departments of Human Resources, Medical Records, Business Services, Risk Management, Clinical Services, Public Safety and Administration. This will include new carpet, paint and lighting in some areas. The work will be phased in over the next 6 months at an estimated cost of \$55,000. AHC requested approval for these improvements as it will be over \$20,000.

Mr. Micheal Burden made a motion for the improvements to the AHC Administrative Building 7, not to exceed \$55,000, to be approved. Ms. Clara Ferron seconded the motion. Motion was passed.

Fishing Pier:

After several years of request AHC has finally gained approval and assistance from the Arkansas Game and Fish Commission to construct a new pier at the AHC Lake. The Game and Fish Commission have supplied the posts and braces and have contracted to have them driven into place. AHC will provide \$10,000 in treated lumber, materials, and labor to complete the project. The end result will be a T shaped pier, 60 feet out over the water and 40 feet across. It will have a large covered area for shade and will be entirely wheelchair accessible. Game and Fish will keep it stocked with fish. It will be completed in 2011.

Ray Winder Field:

Mr. Breck Hopkins reported that the Division of Behavioral Health Services (DBHS) received an offer from the University of Arkansas for Medical Sciences (UAMS) to purchase DBHS' portion of Ray Winder Field in Little Rock for \$1,220,878. Mr. Hopkins said there are two appraisals on the property, one for UAMS and one for the city

of Little Rock. The appraisals used different methodologies (mean and mode) but if you apply the mean to both appraisals, they yield amount of the UAMS offer. Mr. Hopkins stated the appraisals are for the bare property, and that UAMS will assume the cost of all demolition. As a result, the offer is in effect more than appraised value.

Mr. Burden asked where the money will go. Mr. Hopkins said it will stay within the Division. It is "one-time" money which typically is used for a "one-time" purpose subject to sufficient available appropriation. Mr. Burden wondered if there would be \$300,000 for a new roof.

Mr. Stephen Foti made a motion to approve the offer of the sale of DBHS's portion of Ray Winder Field to UAMS for \$1,220,878. Mr. Micheal Burden seconded the motion. Motion passed.

Mr. Foti said there was some good news and reported Mr. Ed Hood, from the Arkansas Health Center, arranged to get 50 of the lights out of Ray Winder Field. The lights have been moved to the AHC baseball field that is used by the whole community. Mr. Foti stated both the community and the facility would benefit. Mr. Foti said they also got the batting cage out. The Board wanted to say a job well done to Mr. Hood for using resources to get the items out of Ray Winder Field.

Arkansas Services Center – Jonesboro:

Mr. Hill reported the DHS offices are expected to relocate by fiscal year end. The Treatment Facilities, operated by Mid-South, are still looking at ways to move to the new facilities by September, 2011. The Community Mental Health Center has not found a new facility for its residents. Ms. Coates inquired what was happening to all of the chairs and tables. Mr. Hill said the tenants will be taking their furniture with them.

Mr. Stephen Foti made a motion to approve the DBHS report. Ms. Bonnie Coates 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. Ron Angel thanked Mr. Mark Barton and his wife for providing a delicious lunch for the meeting.

Mr. Angel said the artwork on the cover of the Scott County Fair program was done by one of the residents and he was very proud of him.

Mr. Angel reported DYS is under budget on all of our construction projects.

Mr. Angel asked to add Mr. Carlton Jones, SIS Chairman, to the DYS email list to inform him on the updates on the new DYS facilities. Mr. Young said he would add him.

Mr. Angel asked Mr. Doyle Young to present the DYS report.

American Recovery and Reinvestment Act (ARRA) Projects Report:

Alexander Juvenile Assessment and Treatment Center:

Mr. Young reported he was at the AJATC facility earlier in the week to do a walk through and to see how they are doing on the punch list. The construction of the new Education Facility and Dining Hall building is 95% complete and should be finished by the early part of August, 2011. They plan on using this building as soon as the punch list items have been taken care of. With change orders the contract amount is now \$4,133,926.00. One large pending change order is for paving the road to the Wings building, the completion of a truck turn-around at the loading dock, and the installation of a sally port gate at the Administration building. All of these items have been approved and they are working on the engineering. The new waterline system is complete. The water pressure is within normal ranges as planned.

Colt Juvenile Treatment Center and Harrisburg Juvenile Treatment Center:

The new Education building at Colt is 99% complete and Harrisburg is 99% complete. Installation of the electronic surveillance system is the only thing pending completion of both buildings. The cost including the change orders is now \$1,413,351.09, which is under budget.

Dermott Juvenile Treatment Center:

The Dermott Educational building is complete and being used. The cost is \$765,778.70 including change orders. The installation of an electronic surveillance system is underway and should be completed by August 2011.

Lewisville Juvenile Treatment Center:

The new dormitory buildings and classroom remodel is 95% complete. This project was delayed by a requirement to redesign to include a sprinkler system. The cost is \$1,374,425.70 including change orders. Work on the electronic surveillance system and minor finish work in the remodeled education areas are all that remains to complete this project. The walk through punch list will be within the next few weeks.

Mansfield:

The replacement of the Mansfield facility is DYS's largest project. The project is 95% complete. The total cost of the project with change orders has increased to \$7,122,945.20. Installation of the electronic surveillance system is pending. Three change orders are pending: the installation of a new water line from the Mansfield water main, the repair work on the sewer treatment lagoon and the repainting and minor repairs to the walls in the Long Building. The project is on schedule and should be complete by August 2011.

Mr. Burden asked what they were going to do with the old buildings. Mr. Angel said they did not have the money to fix them up or to tear them down so they were going to close them up. Mr. Burden also asked if there were any funds left to fix the road. Mr. Young said he would see what could be done.

DYS Facility Reports:

Arkansas Juvenile Treatment and Assessment Center:

Mr. Young reported the lighting circuit in Dorm 1 developed a short and would not function. The short was in the walls and ceiling and it required a licensed electrician to do the work. The work was done by B&K Electrical at a cost of \$389.71.

A condenser serving one of the HVAC units in the Speaker building required replacement. The replacement was completed by G4S staff and DYS provided the parts from J&B Supply at a cost of \$1,869.35.

A HVAC condenser serving the Education building was replaced. The condenser was installed by G4S personnel and the parts from J&B Supply at a cost of \$895.98.

The repair of the John Deer Model 2155 tractor is delayed while the motor is being rebuilt using Arkansas Department of Correction inmate labor.

Dermott Juvenile Correction Facility:

One of the 5 ton HVAC units serving the older Administration building was replaced by Braham's Heating and Air for \$5,439.10.

Dermott Juvenile Treatment Center:

The replacement of one 5 ton unit and one 3.5 ton unit in the dorms required repairs that exceeded the value of the units and were replaced by Wayne's Heating and Air for \$9,374.00.

Soffit panels had been dislodged as a result of wind and storm activity this spring. Panels were replaced by Klaser Construction for \$2,774.00

Major repairs were necessary on several doors and windows throughout the facility due to wear and tear. Repairs were done by Klaser Construction for \$4,995.00.

The roof shingles, gutters and roof vents were damaged due to storms and wear and tear. They were repaired by Klaser Construction for \$4,329.00.

Harrisburg Juvenile Treatment Center:

The update of the Recreation building has started. New tile was installed on the Recreation building's concrete floor and was installed by CYS staff. The tile was purchased from J.T. White for \$1,782.36. New bright colored picnic tables and benches have been ordered. They are

expanded metal furniture that is rubber coated. Other planned changes include repainting and general redecoration.

Mansfield Juvenile Treatment Center:

The hot water heater in the Kitchen building malfunctioned and was replaced by Advanced Plumbing for \$650.00.

Ms. Coates wanted to thank Mr. Angel and DYS for updating the Recreation building at the Harrisburg facility. Ms. Coates felt the update was way over due and was sure the residents would enjoy their new room. Mr. Burden also wanted to thank DYS for the updates.

Mr. Angel stated they were using geothermal at the Mansfield facility in an effort to “Go Green”. Mr. Angel felt this was something to go along with the Governors’ efforts to “Go Green” in the State of Arkansas. Mr. Angel said all of the new buildings at all of the facilities have upgraded windows. Mr. Angel said he was very proud of the construction that has been done at all of the facilities.

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

New Business

Mr. Angel said the approval of the lease agreement with G4S Youth Services, LLC, for the Alexander Juvenile Assessment Treatment Center is an annual requirement for the continuation of the lease. Mr. Angel said the lease is always for one year to insure an opportunity to change the lease for the next year. Mr. Angel asked the SIS Board to approve the lease.

Mr. Micheal Burden made a motion to approve the DYS lease agreement with G4S Youth Services, LLC. Bonnie Coates seconded the motion. Motion passed.

Mr. Burden asked how G4S was doing at the facility. Mr. Angel replied G4S has done a lot of work at the facility and he was pleased and it was real nice but he was not pleased with the education part of it. Mr. Angel said he has a new quality assurance unit and Dr. Lisa Hutchinson is in charge of it. She was a professor at the University of Arkansas in Little Rock and an expert at Juvenile Justice. Mr. Angel said Dr. Hutchinson will monitor the facilities along with our education team to insure our education system is being carried out appropriately. Mr. Angel said he met with the CEO of G4S and gave them 30 days to respond and 90 days to correct it or the state would take it over.

Mr. Angel reported the old cafeteria at the Mansfield Facility will be turned into the recreation room. A local artist will help the residents paint and decorate the walls in the recreation room.

Mr. Jones welcomed the new SIS Board member, Mr. Doug Kidd. Mr. Kidd gave a brief description of his experience and said he was glad to be aboard.

Ms. Coates asked if the recent dismissal of the Director of DBHS and the Administrator of ASH was going to affect the SIS Board. Mr. Foti said not directly, unless as a result of that, there had to be modifications to the facilities. Mr. Foti said they are waiting on a thorough report.

NEXT MEETING

The next meeting will be Thursday, October 13, 2011, at the DYS Alexander facility.

Mr. Micheal Burden made a motion to adjourn the meeting. Ms. Bonnie Coates seconded the motion. Motion passed and the meeting adjourned at 2:00 p.m.

Respectfully Submitted:

Stephen Foti, Secretary