

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

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

April 10, 2014

Members Present: Stephen Foti, Vice Chairman
Micheal Burden
Doug Kidd
Dianne Thomas
David Williams

DHS Staff Present: Janie Huddleston, DHS Deputy Director
Breck Hopkins, Office of Policy & Legal Services
Joy Figarsky, Director of Division of Behavioral Health Services
Jay Hill, Director, Arkansas Health Center
Tracy Steele, Director of Division of Youth Services
Carla Daniels, Personnel/Construction Administrator
Liz Ganahl, Division of Youth Services
Josh Hooten, Division of Youth Services

Guests Present: Keith Klemmer, Arkansas National Guard
James Treece, Arkansas National Guard
Mark Kennedy, UAMS
Phil McDall, UAMS

Mr. Stephen Foti, Vice Chairman, called the meeting to order at 1:20 p.m.

Mr. Foti thanked everyone for coming. Mr. Foti also thanked Mr. Mark Barton, Program Director of South Arkansas Youth Services and his crew for hosting the SIS Board meeting and for the wonderful lunch that was provided. Mr. Foti stated a tour of the facility will follow after the meeting.

Mr. Foti reported the agenda has been changed due to some guests having to leave to get back to Little Rock and he would start the meeting with "New Business".

APPROVAL OF MINUTES FROM THE JANUARY 9, 2014 MEETING

Mr. Micheal Burden made a motion for the minutes of January 9, 2014 meeting to be approved. Mr. Doug Kidd seconded the motion. Motion was passed.

NEW BUSINESS:

Rick's Armory Property:

Brigadier General Keith Klemmer, Deputy Director of the State Military Department, reported the following:

- 1) The Arkansas State Hospital (ASH) Board leased the MG Earl Ricks National Guard Readiness Center (Ricks Armory) in Little Rock to the National Guard, and that the lease expires October 31, 2057;
- 2) The National Guard desires to move its operations currently located at Ricks Armory to Camp Robinson in North Little Rock;
- 3) Existing Camp Robinson facilities are not suitable to accommodate the transfer;
- 4) Modifications necessary to accomplish the transfer will require a congressionally approved military construction project estimated at six (6) million dollars. This process takes up to eight (8) years to complete.
- 5) There is a one-time opportunity that will allow the National Guard to vacate Ricks as early as 12 months from now. However:
 - (a) This alternative is time-critical and requires the bidding process to be complete by June 30, 2014;
 - (b) The State of Arkansas must provide funding estimated to be \$230,000 to \$250,000 depending on the final project cost, and the Arkansas National Guard has no funds to contribute to that payment.

Mr. Jim Treece, Arkansas National Guard Facility Manager, added that the National Guard may surrender the lease before the end of the lease term, at which point the property will revert to ASH.

Ms. Janie Huddleston, Department of Human Services Deputy Director, reported that UAMS wants to buy Ricks Armory from ASH. She reminded the Board that the LRCMHC would be vacating two (2) buildings that ASH also owns. Ms. Huddleston stated that the Division of Behavioral Health Services (DBHS) is redesigning the Arkansas behavioral health system, and

that expansion of community-based services – including forensic outpatient services – is a key component of the redesign.

Mr. Micheal Burden inquired about ASH's long term plans. Mr. Burden expressed concern about ASH selling off more of their property and not being able to expand. Mr. Breck Hopkins reminded the Board that ASH currently does not have access to this property and that unless the Arkansas National Guard surrenders the lease, ASH would not regain the property until 2057. Mr. Burden noted that the Arkansas National Guard plans to surrender the lease when it is able to move the Ricks Armory operations to Camp Robinson, and that should occur within 8 years even if the short-term opportunity does not work out.

Mr. Mark Kennedy, Vice Chairman of Operations for UAMS, presented the UAMS campus master plan, which includes the creation of a business village to be located on the Ricks Armory property as well as other ASH properties. Mr. Kennedy suggested that ASH should consider the positive cash flow that would result from the sale of Ricks Armory to UAMS.

Mr. Kennedy explained that the project includes many eco-friendly components (e.g., solar, wind, water recycling), as well as street modifications and a new UAMS entrance. Mr. Kennedy stated if the State Institutional System Board (SISB) accepted this plan, he would like a Memorandum of Understanding (MOU) from the SIS Board, which would enable him to contact the facilities contractor. When asked what UAMS would be willing to pay for Ricks Armory, Mr. Kennedy stated about \$1,400,000 but that the total for all UAMS properties included within the master plan is about \$4,000,000. Mr. Breck Hopkins reported the money would go to DBHS, and that DBHS would present plans to the SISB. Several SISB members stated that the money should be used to defray behavioral health care expenses.

Mr. Burden asked DBHS to present a long term strategic plan proposal for the use of ASH property, and expressed concern that piecemeal sale of smaller parcels would prove detrimental to the implementation of long-range strategies.

Mr. Kennedy stated he had committed to DHS architectural support in the amount of \$10,000, which is what UAMS paid for their master plan study and handouts.

Mr. Hopkins agreed that a long-term plan is needed, and stated that the location of the Ricks Armory property likely minimizes its impact on long-range property use, particularly considering that the Community Mental Health Center site is being vacated.

Mr. Burden stated that UAMS should pay the state share of the cost (estimated at \$250,000) to modify Camp Robinson as necessary to affect the move from Ricks Armory, because as the purchaser, the sale will benefit UAMS.

Mr. Micheal Burden made a motion to table the sale of Rick's Armory until UAMS agrees to pay the total \$250,000.00 plus the appraised value. The Board would then take action via a telephone conference by June 1, 2014. Mr. David Williams seconded the motion. Motion was passed.

DIVISION OF YOUTH SERVICES REPORT (DYS)

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

Ms. Carla Daniels presented the DYS report. Ms. Daniels reported DYS is continuing with the maintenance process as reported last month. Ms. Daniels stated DYS will submit a report concerning a one (1), two (2) and five (5) year maintenance plan, after gathering all the information from the facilities.

Colt and Harrisburg Juvenile Treatment Centers:

Ms. Daniels reported at this time DYS will only be re-roofing one (1) building, the Classroom Building. Three (3) contractors were asked for bids and two (2) were non-responsive. The contractors contacted were Architectural Concepts, Raintight Roofing and Jonesboro Roofing. Jonesboro Roofing's bid was \$2.75 per square foot for a total of \$7,418.00. A payment to Morris & Associates Architects in the amount of \$1,668.17 was paid for the assessment of the re-roofing.

Mansfield Juvenile Treatment Center:

Ms. Daniels reported DYS is currently working with Lockeby and Associates Engineers to provide an estimate for the repairs to the sewer treatment project, water treatment and water line. DYS has budgeted approximately \$89,100.00 for the project. Upon receipt of plans and specs documents will be submitted to Arkansas Building Association (ABA) for review and approval. Afterwards ABA and Lockeby and Associates will complete the bid process and report back to DYS. The SIS Board approved the repairs at the July 11, 2013 meeting.

Dermott Juvenile Correctional Facility:

DYS has initiated the repairs for the sewer system with Lockeby and Associates Engineers. Upon receipt of plans and specs, documents will be submitted to ABA for review and approval. Afterwards ABA and Lockeby and Associates will complete the bid process and report back to DHS. The SIS Board approval is required to proceed with the process.

DYS Facility Reports:

Arkansas Juvenile Treatment and Assessment Center:

The purchase of a 100 gallon hot water tank has been completed by Southern Pipe & Supply - \$4,015.45.

The locating of the underground utilities for the Fiber Project has been completed by Randy Carter Construction - \$1,000.00.

The installation of a hot water heater in the Medical Building has been completed by Dyer Plumbing - \$821.25.

The purchase of a portable screening audiometer and phone covers has been completed by School Health Corp. - \$2,308.92.

The purchase of parts for a 5 HP Blower in the Records Building has been completed by Carrier, Inc. - \$679.82.

The repair and inspection of the gas line has been completed by Chris Dyer - \$1,275.00.

Colt Juvenile Treatment Center:

The replacement and installation of a new compressor has been completed by Store Services - \$2,170.00.

The installation of a 6" sewer line from the Admin Building to the Pump Station has been completed by Stricklin Plumbing - \$3,906.00

Dermott Juvenile Correctional Facility:

The repair of the grinder sewer pump has been completed by Mark Doss - \$2,135.25.

Dermott Juvenile Treatment Center:

The replacement of the old heating unit and evap. Coil in the Vo-Tech Building has been completed by Barhams Heating and Air - \$3,394.50.

The installation of a bi-level water cooler in the dining hall has been completed by Mark Doss - \$1,822.08

Mansfield Juvenile Treatment Center:

The purchase of the parts to repair the generator has been completed by Cummins Mid South - \$1,052.00.

The repair of the fire pump generator has been completed by Cummins Mid South - \$1,343.92.

The installation of smoke detectors to the upstairs HVAC area in the Commons Building has been completed by SimplexGrinnell - \$ 3,421.06.

The purchase of 7 institutional head wrenches and 1 common head wrench has been completed by Northwest Fire Protection - \$854.60.

Mr. Doug Kidd made a motion for the DYS report to be approved. Ms. Dianne Thomas seconded the motion. Motion was passed.

THE DIVISION OF BEHAVIORAL HEALTH SERVICES (DBHS)

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

ARKANSAS HEALTH CENTER (AHC)

Mr. Jay Hill presented the report for AHC.

Energy Conservation Measures:

Mr. Hill reported the freezers located in the Central Kitchen have developed critical issues with the entryways. Due to ice buildup on the floor, the foundations have cracked and rendered it impossible to fully close the doors to both subzero freezers, as well as the cooler connected to the main kitchen. Ice builds up near the doors and is causing a slip hazard in the supply hallways. Schneider Electric returned a proposal for new construction totaling just under \$1,000,000. This amount exceeds available funding for the project. A second consultation was obtained from Larry Lingle of Lingle Freezers. His company originally installed the walk-in freezers. Two options are being considered. 1) Installation of three independent internally located freezers in the dry storage warehouse. A new floor would have to be installed, as well as ceiling mounts for the cooling systems. This project is estimated at \$300,000. Two negative aspects to this solution would be the distance from the freezers to the Central Kitchen and the loss of one third of our warehouse space. 2) New construction adjacent to the existing freezers. A doorway would be cut through the back wall of the building and a new freezer would be placed. With AHC controlling the project in-house, the cost is estimated at \$500,000.

Cottage Lane:

Cottage 9: Completed.

Cottages 1, 2, 3, 4, 6 and 7:

Cline Construction is working in the cottages and is on schedule with targeted completion dates.

Data/Voice Cabling:

AHC obtained consultations from Rex Morris and Associates and Lockeby and Associates regarding network access to the cottages. Cabling costs are estimated between \$100,000 and \$200,000.

Emergency Power:

Mr. Hill reported an emergency generator has been installed behind the vent unit at Willow Court to serve as backup to Building 80 generator. The generator is dedicated to the West Hall of the unit.

Water Plant Operation:

Mr. Hill reported an aerator has been installed in the reservoir and the ph levels for the water were tested at the end of March. Recent inspections by the Dept. of Health revealed the filter media for the plant needs to be replaced in order to generate at maximum capacity. Presently, the rate of chlorine additives prohibits maximum output due to the time required to treat the water. The filter media is no longer sufficiently cleaning the water timely and thus requires a

longer/heavier chlorine treatment. With the replacement of the filter media, costing \$175,000, the plant will be able to produce approximately 400,000 gallons daily.

ARKANSAS STATE HOSPITAL (ASH)

Ms. Joy Figarsky presented the report for ASH.

Asbestos Issue:

The old roof on Unit 4 Upper (a non-patient building) has begun leaking in several areas. Aside from the unit roof being old, a lot of the new leakage is doubtless the result of repeated freeze/thaw cycles from the unusually brutal winter in central Arkansas. The new leakage de-laminated asbestos containing materials (ACM) from the ceiling. Architect/Engineer services were requested and an appropriate response to clean up and encapsulate all affected areas was initiated. The area is back in use and poses no danger to employees. Interim roof repairs will be accomplished as we find the leaks once the roof is dry enough to effectively use sealing products.

Group Therapy Sound Attenuation:

A sound control contractor has reviewed three group therapy rooms to recommend a sound attenuation product and locations to mitigate the tremendous amount of echo in these rooms. The echo and reverberating noise makes group therapy nearly impossible. We will move forward with installation once methods, materials and funding have been approved.

Vacating the Material Management Building:

Tentative plans are in process to vacate the Material Management Building to relocate in the west end of the courthouse. Many personnel have been relocated to other areas and materials handling has been streamlined. The building is no longer required for its current function, and more appropriate space will be available with some renovation in the rear of the courthouse building. Once the configuration and current construction assessment is complete, cost estimates can be produced.

Mr. Micheal Burden made a motion for the DBHS report to be approved. Mr. Doug Kidd seconded the motion. Motion was passed.

OLD BUSINESS:

Little Rock Community Mental Health Center (LRCMHC) Lease Termination:

Ms. Figarsky reported the planning has started for the LRCMHC to vacate the LRCMHC and Fullerton Hall buildings by May 1, 2014. When the buildings are completely vacated, the Division of Behavioral Health Services will inspect for hazards and secure all nonessential systems. We will also be performing a thorough building assessment in both facilities, and will report to the Board at the July meeting.

Ms. Figarsky stated at the last meeting she expressed her concerns about the LRCMHC's transition plan. Ms. Figarsky reported she received written notice last week from the LRCMHC, stating as of May 1, 2014, they would no longer be providing services to the State. Ms. Figarsky stated she wanted to ask the SIS Board for their support and approval to utilize a long term plan for the Division and an emergency plan to insure the services are still available. Ms. Figarsky reported for the long term plan, we would like to advertise a Request for Proposal (RFP) for a capable provider to provide services and the contract would be effective January 1, 2015. For the short term emergency basis she asked to utilize a space for a different provider and they would not be from another mental health center. This Provider would come in and provide the medical detox services that are so necessary. This would be on an emergency contract beginning May 1, 2014 and ending December 31, 2014. The Provider chosen would be housed in a unit of the state hospital and would pay a percentage of the monthly utilities for that space.

Mr. Micheal Burden made a motion to approve the hiring of a new provider. Ms. Dianne Thomas seconded the motion. Motion was passed.

NEXT MEETING:

The next meeting will be on Thursday, July 10, 2014, at 1:30 pm, at the Arkansas State Hospital, 305 South Palm Street, Little Rock, AR. A tour of the facility will follow after the meeting.

Mr. Micheal Burden made a motion to adjourn the meeting. Mr. Doug Kidd seconded the motion. Motion was passed and the meeting adjourned at 2:55 pm.

Respectfully Submitted:

Micheal Burden, Secretary