

ARKANSAS DEPARTMENT OF HUMAN SERVICES
STATE INSTITUTIONAL SYSTEM BOARD

Arkansas State Hospital
305 South Palm Street
Little Rock, AR 72205

April 9, 2015

Members Present: Stephen Foti, Chairman
Doug Kidd
Micheal Burden
Dianne Thomas
James Luker
Clara Ferron
David Williams

DHS Staff Present: Mark White, Assistant Deputy Director of DHS
David Sterling, Office of Policy & Legal Services
Charlie Green, Interim Director of Division of Behavioral Health Services
Pat Sellars, Division of Behavioral Health Services
Scottie Leslie, Division of Behavioral Health Services
Jay Hill, Director, Arkansas Health Center
Steve Henson, Director, Arkansas State Hospital
Marcus Devine, Director of Division of Youth Services
James Walker, Division of Youth Services
Cathy Shipley, Division of Youth Services
Lee Ann Harper, Division of Youth Services
Liz Ganahl, Division of Youth Services

Guests Present: Phyllis Bell, Governor's Office
Asisa Musn, Arkansas Democrat Gazette

Mr. Stephen Foti, Chairman, called the meeting to order at 1:30 p.m.

APPROVAL OF MINUTES FROM THE January 8, 2015 MEETING

Ms. Clara Ferron made a motion for the minutes of January 8, 2015 meeting 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 STATE HOSPITAL (ASH)

Mr. Pat Sellars presented the report.

Repave Southeast Parking:

Mr. Sellars reported the Southeast Parking lot was still under design. The estimated cost remains at \$205,000.00. Arkansas Building Authority (ABA) has sent revisions to the architect and/or engineer. Those revisions are being implemented for return to ABA for approval.

Reroof Building 4:

The Building 4 re-roof project has been bid and a contract awarded to Jancour, Inc., in the amount of \$176,185.00. The project is approximately 65% complete.

Fullerton Hall:

The current tenant in Fullerton Hall is expected to vacate by April 30, 2015. The facility is included in the anticipated sale of property to the University of Arkansas for Medical Sciences (UAMS).

Mr. Foti questioned if there was asbestos in Fullerton Hall. Mr. Sellars reported he thought there was but UAMS wants to tear it down. Mr. Sellars stated he would get the information from a file he has regarding asbestos. Mr. Foti stated he was curious because later on in the meeting an offer of acceptance from UAMS was going to be discussed. Mr. Foti believed there was a term in the offer whereas if they find asbestos in the building, the deal is off. Mr. Mark White reported after his discussions with UAMS, he felt they understood the poor condition of the building and the issues it has.

Roof Ice Dams:

During winter precipitation events, ice and snow accumulate in areas that when melting begins, can slide off of the roof and injure personnel. Design has been completed to install ice dams in those areas that people traverse at an approximate cost of \$40,000. The project has been rebid and the contractor selected is Covington Roofing in the amount of \$36,090. Installation will begin this spring.

UAMS Sale: The negotiations with UAMS regarding the sale of land south of 7th Street have concluded. The sale is pending approval and signatures of both Boards. Mr. Sellars stated this would be reported by Mr. Mark White later in the meeting.

ARKANSAS HEALTH CENTER (AHC)

Mr. Jay Hill presented the report for AHC.

Water Plant: Duncan Construction was awarded the bid for replacing the filter media at the water plant. The filter media pits have been sand blasted and waterproofed and painting is underway. The total cost is not expected to exceed \$175,000 that has been set aside for the project. Duncan estimated 60 days for project completion which will extend into May 2015. Currently AHC is purchasing water from the City of Haskell.

City of Haskell Fire Station Project:

The proposed lot for a new city fire station has been approved by the ABA and a lease is currently being reviewed by the ABA legal department. Mr. Hill reported the SIS Board approved the construction of the fire station and the property to be awarded to the City of Haskell at the last meeting. He reported as soon as the lease is drawn up, they will send it to him and he will take it down to the City for signatures with the Mayor. He will then forward it to DHS for approval.

Freezer Project:

The drawings have been completed by Lockeby and Assoc. and reviewed by ABA. The project was estimated not to exceed \$509,000. The bid opening was April 7, 2015. The low bid came in at \$482,000 from Brister Construction which is located in Benton, AR. The anticipated start date for construction is May 4, 2015.

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. Cathy Shipley presented the DYS report.

Ms. Shipley introduced herself and reported DYS wanted to request approval from the Board for four (4) projects.

Arkansas Juvenile Treatment and Assessment Center (AJATC):

Administration Building Roof:

The Administration Building roof was inspected by Morris & Associates in March 2015, as requested. Upon inspection of the roof, it was found to be holding water under the membrane due to the delaminating of the membrane seams, which is causing the leaks. The membrane has been recoated and patched extensively over the years and has reached the end of its life. The

roof is comprised of metal decking with poured light weight concrete. It was tested for asbestos, which came up negative. Morris & Associates do not recommend removing the concrete and membrane, but to roof over the existing with new insulation and a single-ply PVC membrane with a 20 year warranty. The estimated cost is \$101,698.00.

Mr. Micheal Burden made a motion to approve the replacement roof at the AJATC facility. Ms. Clara Ferron seconded the motion. Motion was passed.

Surveillance System:

All of the DYS facilities are in need of an updated surveillance system. The estimated cost is \$89,000 for an engineer to design the necessary upgrades for the AJATC facility system. We have an appropriation bill for general improvement funds to upgrade the DYS surveillance system at all facilities. If appropriation bill and subsequent general improvement funds become available, we'll implement the system to all facilities, starting with AJATC.

When questioned about the surveillance system, Mr. Marcus Devine introduced himself as the new DYS Director. Mr. Devine stated he would provide a list of where all the cameras were located. He reported the system has a long lifespan and the problems they were experiencing are the non-coverage areas. Mr. Devine reported one of the first things the new Governor Asa Hutchinson did was to visit AJATC and he saw the non-coverage areas. Mr. Devine stated whatever cameras are chosen will be adaptable and compatible to our system. He stated he would come back to the Board once he has an estimated cost of the cameras.

Mr. Micheal Burden made a motion to approve for an engineer to design the necessary upgrades to the AJATC facility system. Ms. Dianne Thomas seconded the motion. Motion was passed.

Storm Damage and Insurance Claims:

Ms. Shipley reported due to storm damage at the AJATC facility and the Harrisburg facility, \$100,000 is requested for the repair/replacement of roofing on various buildings, generator, HVAC repairs, windows, structure, turbines and other forms of storm damage repair. The lowest bid for repair/replacement cost is \$78,900. On further inspection from the engineer it has been determined 3 additional roof replacements are required at Harrisburg. This raises the cost to an estimate of \$100,000.00. Insurance will pay the cost to repair (less \$25,000.00 deductible).

Ms. Clara Ferron made a motion to approve the repair/ replacement of the roofs and other items. Ms. Dianne Thomas seconded the motion. Motion was passed.

Colt Juvenile Treatment Center (CJTC):

Roof Replacement:

\$25,000.00 is requested to replace three original roofs at CJTC facility, pending engineering survey.

Mr. Micheal Burden made a motion to approve the roof replacements at the CJTC facility. Mr. Doug Kidd seconded the motion. Motion was passed.

DYS Facility Reports:

Arkansas Juvenile Treatment and Assessment Center (AJATC):

The labor and material to remove and replace existing fire alarm panel and devices with new Simplex 4010ES fire alarm control panel and peripheral devices in Cottage 3 has been completed by Simplex Grinnell LP - \$6,428.00

The removal and replacement of one (1) generator battery in Buildings 2, 4, 5, 6, 7, 9, 10, 11, 12, 16 and two (2) batteries each in Buildings 14 and 19 has been completed by RP Power LLC - \$3,568.00

The removal of a 40 KW generator and replacement with a Kohler 38KW, 3-phase natural gas generator has been completed by Gary Houston Electric Co. - \$19,000.00

The emergency roof patch of the Administration Building #3 has been completed by Landon Roofing, Inc. - \$3,279.00

Colt Juvenile Treatment Center:

The purchase of a 75 gallon, LP water heater in the kitchen has been completed by Mid-South Plumbing & Electric Supply - \$1,079.00

The installation of the same water heater in the kitchen has been completed by Stricklin Plumbing, Inc. - \$600.00

The replacement and installation of an American Standard 13-Seer heat pump system in Dorm A has been completed by Cumming Heating Cooling, Inc. - \$4,985.00

Dermott Juvenile Treatment Center:

The replacement of a Trane furnace in the Administration Building has been completed by Adcock Heat & Air Electrical - \$7,003.60

Mansfield Juvenile Treatment Center:

The replacement of the pump assembly and actuator on the climate master water source has been completed by Blaylock Heating and Air Conditioning - \$1,112.00

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

NEW BUSINESS:

Mr. Mark White stated he wanted to introduce a few people. He introduced Mr. Marcus Devine as the new DYS Director, Ms. Phyllis Bell with the Governor's Office, liaison for DHS, Mr. David Sterling, the new Chief Counsel with DHS and Mr. White reported he is now DHS Deputy Director.

OLD BUSINESS:

Sale of Property to the University of Arkansas for Medical Sciences (UAMS):

Mr. White reported at the last meeting the Board approved the sale of the DBHS/Arkansas State Hospital property to UAMS. The real estate contract which was provided at the last meeting was essentially a place holder for UAMS to use for their Board of Trustees. UAMS has met with their Board of Trustees and they have approved the sale, and as part of the formality, we are asking again for the SIS Board to approve the sale. We are in the progress of negotiating the lease with Department of Community Corrections (DCC). He reported there was a lease drawn up but there were still some negotiating on the terms of it.

Mr. Micheal Burden made a motion for the sale of the DBHS/ASH property to be sold to UAMS. Ms. Clara Ferron seconded the motion. Motion was passed.

Mr. Foti questioned if the money from the sale was still going into the IDE money which is for capital improvement. Dr. Charlie Green assured them it would.

Mr. James Luker expressed his concern regarding tying up Roger's Hall with a 20 year lease that DCC wants on the building. He stated that was the only significant piece of property in the area that would be available for expansion for ASH, UAMS or the Veteran's Hospital.

Mr. White reported at the last meeting the Board authorized him to negotiate a lease and to negotiate the best lease possible. At this point the DCC is unwilling to accept anything less than a 20 year lease. Their reason is the building needs a new roof and DHS does not have the funds to replace it. They are willing to replace it but want the 20 year lease to make sure they get their investment out of the roof. We also have the issue with DCC providing 9 full time people for doing grounds keeping and maintenance for ASH, UAMS and possibly the VA hospital. This is a considerable contribution to all of us for the next 20 years. This service also provides training opportunity for them for work skills as part of their therapeutic treatment. DCC wants to stay at Rogers Hall because the building was constructed as a maximum security treatment building for the State Hospital. The interior is set up as a jail with a maximum security features.

Mr. Burden questioned what would happen if DCC was denied the 20 year lease. Mr. White stated their current lease has expired and they are working on 90 day extensions. UAMS offered DCC up to an eight (8) year lease extension but UAMS has currently pulled out of the offer. If we refuse the 20 year lease, DCC may take what they can get or they may start looking at alternatives but then UAMS might want to reconsider. Mr. White stated the worst case scenario would be DCC would move out, UAMS would not be interested and we would lose all of that free labor. Mr. Burden felt if UAMS really wanted the building then they might be willing to build DCC a new facility close by. Mr. White stated he would continue negotiating with DCC and then he would bring those options back to the Board for review.

Mr. Jim Luker made a motion for Mr. White to continue negotiating with DCC on the lease and bring the options back to the Board for approval to be approved. Ms. Clara Ferron seconded the motion. Motion was passed.

Mr. Stephen Foti informed the Board this was his last meeting because his rotation was up. He stated even through all the years of problems, repairs, leases, and new buildings, he has enjoyed it. He wanted to thank everyone for all their good decisions, hard work and wished everyone well. Mr. Foti stated Mr. Micheal Burden would be the next Board Chairman.

NEXT MEETING:

The next meeting will be on Thursday, July 9, 2015, at 1:30 p.m. at the Arkansas State Hospital in Little Rock, AR.

Mr. Micheal Burden made a motion to adjourn the meeting. Ms. Dianne Thomas seconded the motion. Motion was passed and the meeting adjourned at 2:20 p.m.

Respectfully Submitted:

Doug Kidd, Secretary