

ARKANSAS DEPARTMENT OF HUMAN SERVICES
STATE INSTITUTIONAL SYSTEM BOARD

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

July 9, 2015

Members Present: Micheal Burden, Chairman
Doug Kidd
Dianne Thomas
James Luker
David Williams

DHS Staff Present: Charlie Green, Director of Division of Behavioral Health Services
Gary Hollis, 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
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: Courtney Massey, Governor's Office
Kevin Murphy, Chief Deputy Director, Arkansas Community Corrections
Jerry Bradshaw, Deputy of Residential Services, Arkansas Community Corrections

Mr. Micheal Burden, Chairman, called the meeting to order at 1:45 p.m.

Ms. Dianne Thomas made a motion for the minutes of April 9, 2015 meeting to be approved. Mr. David Williams 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 bid was opened on May 13, 2015. The lowest conforming bidder was Tri State Track, Inc. in the amount of \$145,000 and the contracts has been signed. Construction is estimated to begin in mid-July.

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 99% complete; however the weather has certainly affected the completion of the project. There are issues that have risen and the contractor is making repairs/alterations.

Roof Ice Dams:

The project has been completed and inspected and close out documents processed.

Egress Sidewalks:

The Joint Commission and State Fire Marshall have determined that egress walkways are required on the west side of the building. The walkways will extend from all of the west fire exits on Units A, B, and C. The attached drawing indicates the locations. Due to the severity of grade by the courtyard exterior, there will be a significant amount of retaining wall and fill involved. As of today we received the engineer's estimate, and the total estimated cost will be \$87,500.

When asked if this had always been a State Fire Marshall rule, Mr. Sellars reported the State Fire Marshall had been out to inspect the building every year since it was built in 2007 and it was never mentioned before. Dr. Charlie Green stated it was not unusual for the building codes to change or the interpretation change from year to year, and to be told we are currently out of compliance. Once told, the burden is on us to get in compliance. When asked what would happen if nothing was done, Dr. Green stated ASH has to be accredited yearly by the Joint Commission on Accreditation of Healthcare Organizations, (JCAHO), in order to bill for Medicare or Medicaid. Mr. Jay Hill reported the same thing happens at the Arkansas Health Center (AHC). It's not uncommon for the inspectors to notice something for the first time in years and then they want it fixed immediately.

ARKANSAS HEALTH CENTER (AHC)

Mr. Jay Hill presented the report for AHC.

City of Haskell Fire Station Project:

A lease was drawn up by the Arkansas Building Authority (ABA) and signed by the City of Haskell, Department of Human Services, and Mr. Stephen Foti as the Chairman of the State Institutional System Board. A building permit has been obtained by the City of Haskell with an estimation of \$300,000 for construction of the new fire station. Building plans have been submitted to ABA for approval and a copy of the plans has been delivered to the Arkansas Health Center for retention. Mr. Hill reported the City of Haskell wanted to express their gratitude to the Board for working with all involved on the project.

Freezer Project:

Brister Construction has been awarded the contract for \$482,000. The contract start date was May 13, 2015, with a completion date of September 10, 2015. As of June 19, 2015, approved submittals have been received and Brister Construction has started work on the storm drain phase of the project.

Sale of Property to UAMS:

Dr. Green reported the sale of the property to UAMS is complete except for one piece of paper that needs to be signed by the Board and then the money will be transferred. He reported they will receive about \$2,000,000 and it will be reserved for capital improvements.

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 DHS report.

Ms. Shipley reported DHS wanted to request approval from the Board for two (2) projects.

Arkansas Juvenile Treatment and Assessment Center (AJATC):

Replace Fence:

Replace approximately 194 lineal feet of damaged 10'9 gauge, hot dipped galvanized, chain link fence with a 2" mesh. Replace concrete mow strip, as necessary. The concrete mow strip will have straps anchoring bottom rail to ground (4 per section). Install two (2) stacked rows of 18" razor ribbon to top barbed wire and to top fence with proper ties to secure. Rework, straighten or retie outer perimeter fence along entire area. This work is necessary due to damaged sustained by a privately owned dump truck. The estimated cost is \$36,000, with a possibility of being reimbursed by insurance at a later date. This work is critical to secure the facility.

When inquired about the owner of the dump truck, Ms. Shipley reported they had done a very aggressive investigation and the owner had no insurance and no means to pay but they were still aggressively trying to make the owner responsible to pay for the fence.

Three Cottage Roofs:

Three (3) cottage roofs need to be replaced due to old age, they are 20 years old. The roofers will tear off one layer of the existing roof, install 15 lb. felt, install 30 year, 3 tab shingles, and 5 year warranty on labor. They will also install a GTA rubber modified membrane on dead valleys and install three (3) 14” turbines. The approximate cost for all three roofs is \$44,519.50.

Mr. Doug Kidd inquired how many square feet each cottage was. Ms. Shipley reported she did not have that information available with her at this time but she would get back to the Board with the information. Mr. Micheal Burden inquired about how many layers were on the roof if they were going to only take off one. Ms. Shipley reported she understood it was a complete replacement of the roof but she would check on that and reply back to the Board. Mr. Burden felt it would be better to take off all the layers of the roof and not just the top layer. He stated the roof would last longer if they took off all of the layers.

Chairman Micheal Burden stated the Board would vote separately on these two (2) items under the “New Business” title.

Surveillance System:

Ms. Shipley reported at the last meeting, when questioned about the surveillance system, the DYS Director Marcus Devine stated he would provide a list of all the cameras and their location. Ms. Shipley asked everyone to review the camera report for each facility that was supplied with the DYS report.

DYS Facility Reports:**Arkansas Juvenile Treatment and Assessment Center (AJATC):**

The emergency work, due to the main pipe bursting in front of Building 4, consisted of installing parts, pipes and fittings with a three (3) man crew required was completed by Chris Dyer Plumbing - \$1,770.00.

The replacement of a Kohler automatic transfer switch, perform startup services and program ATS controller, and test to ensure proper operations with labor has been completed by RP Power - \$4,950.00.

The diagnostics and assessment regarding upgrading the ASI control has been completed by National HVAC - \$4,489.00.

The lower water driveway behind Cottage 3 has been rebuilt consisting of regrading the drive to fill over culvert, install rip rap on the downstream shore, and form a concrete drive over the culvert has been completed by Precision Excavating - \$2,750.00.

The replacement of an existing 100 gallon natural gas fury 75000 BTU hot water heater including labor and materials has been completed by Southern Pipe and Supply - \$2,437.47.

The replacement of the mobile home furnace, coil and condenser at the Chapel has been completed by National HVAC - \$4,878.62.

Colt Juvenile Treatment Center:

The installation of a tank less hot water heater in the dormitory, replacing the smaller tank has been completed by Stricklin Plumbing, Inc. - \$6,925.56.

The replacement of a vent-a-hood blower in the kitchen has been completed by Clean Hood Services - \$681.66.

The removal of four (4) trees with stumps has been completed by Lewis Tree Service - \$1,800.00.

Dermott Juvenile Correctional Facility:

The replacement and removal of two (2) air conditioning units in the kitchen has been completed by Wayne Burks Heating and Air - \$8,212.50.

Dermott Juvenile Treatment Center:

The replacement and removal of one (1) air conditioning unit in the kitchen has been completed by Wayne Burks Heating and Air - \$8,541.00.

Harrisburg Juvenile Treatment Center:

The replacement of an air conditioner with a Tempstar 16 Seer Mainline 5 ton air conditioner for the dormitory has been completed by Springle Electric - \$6,415.16.

The installation of five (5) new vent fans in the dining area, old education, quite room and the kitchen's bathroom has been completed by Springle Electric - \$1,728.69.

The installation of a new blower motor and pulley belt in the kitchen's vent-a-hood has been completed by Clean Hood Service - \$554.08.

Lewisville Juvenile Treatment Center:

The replacement of two (2) water fountains, one in each dormitory has been completed by Scott's Plumbing - \$3,841.05.

Mansfield Juvenile Treatment Center:

The replacement of the pump assembly and actuator on the climate master water source heat pump at Boy's Bungalow #1 has been completed by Blaylock Heating and Air Conditioning - \$1,198.18.

The replacement of the ECM blower and motor protector fuse in the kitchen and dining area has been completed by Atchley Mechanical - \$1,379.20.

The trenching of 225 feet, adding a new base station, and an intercom at the Administration Building has been completed by Modern Fence - \$1,670.95.

The replacement of windows with tempered safe glass in the dormitory rooms and forty three (43) doors has been completed by B & B Specialties - \$6,254.89.

The resurfacing of the boys' basketball court with 2" asphalt has been completed by David Floyd/River Valley Asphalt - \$16,679.70.

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

NEW BUSINESS:

Arkansas Juvenile Treatment and Assessment Center (AJATC):

Fence Replacement:

Ms. Dianne Thomas made a motion for the fence replacement to be approved. Mr. David Williams seconded the motion. Motion was passed.

Re-roof Three Cottage Roofs:

Mr. James Luker made a motion to defer the approval until further information is provided via a telephone conference call. Mr. Doug Kidd seconded the motion. Motion was passed.

OLD BUSINESS:

Lease Agreement with Arkansas Community Corrections (ACC):

Mr. Green reported at the last meeting the Board authorized him to negotiate a lease and to negotiate the best lease possible. At this point ACC is unwilling to accept anything less than a 20 year lease. Their reason being 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. He stated ACC has agreed to provide 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 ACC for work skills as part of their therapeutic treatment. ACC 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 stated he thought the lease was going to be less than 20 years. Mr. Green stated the best deal Mr. Mark White, DHS Attorney, could get was 20 years.

Mr. Kevin Murphy and Mr. Jerry Bradshaw, both from ACC, requested to address the Board. Mr. Murphy reported there are 150 residents at this facility and it's a licensed treatment facility. It has the lowest recidivism rate out of all their facilities. It has one of the only college partnerships with 43 inmates in college. It also has one of the largest work crews that go out daily. This facility is one of their jewels as far as recidivism. They have a great partnership with the state hospital in providing labor for maintenance but if they were not there, they could not provide it. It would be provided to the local community where they were located but they do not have a backup location. One of the reasons for the 20 year lease is the building requires a lot of maintenance with a lot of revenue to invest and we are currently doing that and are willing to continue. He reported regarding the roof, Arkansas Building Authority (ABA) will not guarantee the roof unless it's a 20 year lease and there are some other problems but they cannot invest the money unless it's a 20 year lease.

Mr. Burden asked if the Board approved the 20 year lease today, could ACC keep the Board informed concerning the upgrades to the building. This way they could see exactly what's being invested through the years. Mr. Murphy replied they could do that and invited the Board to tour the facility. Mr. Bradshaw reported they have 876 volunteers at the facility and that is because of the location.

Mr. Doug Kidd made a motion to approve a 20 year lease of Roger's Hall to ACC. Mr. David Williams seconded the motion. Motion was passed.

NEXT MEETING:

The next meeting will be Thursday, October 8, 2015, at 1:30 p.m. at the Arkansas State Hospital in Little Rock, AR. A tour of Rogers Hall will take place after the meeting.

Mr. Micheal Burden made a motion to adjourn the meeting. Ms. Dianne Thomas seconded the motion. Motion was passed and the meeting adjourned at 2:40 p.m.

Respectfully Submitted:

Dianne Thomas, Secretary