

JOINT GENERAL SERVICES AND HEALTH SERVICES COMMITTEES

November 2, 2010

PRESENT: Chair Bussie; Supervisors Brill, Combs, Fizzle, Fox, Heidenreich, Mawhinney, and Owens

ABSENT: None

ALSO PRESENT: Sherry Gunderson, NH Administrator; David Sudmeier, Controller; Ginger Katzman, Director of Nurses; Brent Sutherland, Maintenance Manager; David Hayes, Food Service Manager; Randy Terronez, Assistant to County Administrator; Russell Podzilni, County Board Chair; Chair; Rob Leu, General Services Director; Tom Berner, Materials Manager; Cathy Hinds, Environmental Services Supervisor; Greg Zastrow and Jeff Bogart, Eppstein Uhen Architects; Tim Wendt, Arnold O'Sheridan, Inc.

CALL TO ORDER/APPROVAL OF AGENDA - Chair Bussie called the joint meeting of Rock County's General Services and Health Services Committees to order at 3:00 p.m. in the Rock Haven Classroom. Supervisors Mawhinney and Owens moved approval of the agenda. ADOPTED.

CITIZEN PARTICIPATION - In attendance: Jim Haseman, Volunteer Ombudsman. There were no citizen comments.

ROCK HAVEN PROJECT - FINAL SCHEMATIC DESIGN - The draft document of the Final Schematic Design for the Rock Haven Project was distributed. Mr. Bogart explained that the facility would be located immediately Southeast of the existing nursing home with the main entrance immediately off County F. The design is similar to a cluster of houses in a village where residents will be engaged by a variety of outdoor views. There would be a main tower entrance to the central core facility which will house a lobby, administrative offices, a conference room, an outpatient therapy services and resident fitness area, a hair salon, a dental suite, a physician/clinic area, and a staff education/training area.

The rear section of the center core would house the Dietary Department. There would be a full basement under the center core where the Maintenance, Materials, and Environmental Services Departments would be located. Central storage of furniture, durable medical equipment, general and office supplies would be located there as well. Part of the basement would also be reserved for the mechanical systems of the facility.

The facility would be comprised of four neighborhoods which spoke off from the central core, each with its own entrance for family access and resident drop-off, as well as a separate entrance for staff. Each neighborhood would consist of two 16-bed

households, each with its own dining and living areas, sunroom, screen-in porch and access to a secure courtyard. Each household will be comprised of twelve 16' resident rooms and four 18' resident rooms with an access-controlled vestibule off the family entrance. The 16 beds will be divided into two 8-bed clusters, each with their own public resident lavatory, public visitor lavatory, clean linen and equipment room, and charging station for electric wheelchairs. Between the two households would be a transition area allowing space for staff to do charting, storage for med carts, oxygen, linen, pantry items and other equipment. This space will also house a general bathing suite which includes a bath, shower, lavatory, and resident laundry area.

There will be a connecting staff entry area for each two neighborhoods. These areas will house staff lockers, break rooms and lavatories, as well as a conference room; file storage space; office space for the MDS nurses, a Nursing Supervisor, a Social Worker and an Assistant Director of Nursing. These areas would also include space for families to come to when conducting general nursing home business or attending staffing conferences, an area for residents waiting for out-of-facility transport, and a covered drop-off or van pick-up portico for residents being admitted.

The plan includes two enclosed courtyards. There residents will find covered porch areas, umbrella tables and chairs, raised planter beds, and a small storage area for gardening supplies.

Discussion ensued about Department of Transportation requirements, delivery truck maneuverability and loading dock access, traffic flow, resident drop-off and pick-up accessibility, resident security, parking, snow removal, turf size, larger maintenance vehicle accessibility to courtyard areas, roof area, annual maintenance costs, storm water runoff, soil tests, well drilling, domestic water access, power plant and Geothermal concerns, and mechanicals.

Mr. Zastrow outlined the "hard costs" of the project which include site improvements, building construction, paving, sidewalks, outer shell and interior partitions, mechanicals and plumbing. "Soft costs" are all other costs which include fees associated with building, land costs, surveys, Geotechnical services, utility costs during construction, security systems/equipment, computer/phone wiring and other devices. According to the draft document, total hard costs are estimated to be \$28,425,214 and soft costs are estimated to be \$5,675,042 for a total project cost of up to \$34,100,256.

Arnold & O'Sheridan will be working with Focus on Energy, a group that encourages green design. Mr. Wendt explained that there would be a one-time incentive for going with the Geothermal system, resulting in the lower cost of \$900,000 for that system. Also, the system is anticipated to produce a six-year payoff. Mr. Wendt said the project will allow Rock Haven to take advantage of 12-14 different measures to explore energy savings and incentives, all of which have been taken into account in the costs.

Overall, committee members were pleased with the presentation and the proposed facility. Suggestions made by committee members included hiring an owner's representative to assist with the project since this has worked well for the jail as well as making wise, economical choices during construction process. Concerns expressed included resident security, severe weather protection, and the cost of physical plant maintenance for a facility with such a large footprint. Ms. Gunderson responded to some of the concerns stating that, during the study process, Rock County wanted to learn from other's experiences. Some facilities underestimated resident needs and required space, resulting in further upgrades to recently-constructed facilities. The proposed footprint addresses the cultural change in long term care, transitioning from institutional to a more home-like environment and thereby supporting a resident-focused philosophy and an improved quality of life. Ms. Gunderson assured committee members that economical choices would be made whenever and wherever possible whilst ensuring that the facility built will provide a safe, secure and healthy environment for Rock County's citizens.

TIMETABLE - Mr. Zastrow said rezoning would be done first. The State allows 45 days for plan review but there has been a back log. For that reason, he has worked in an additional two months for the bidding and planning process which would be set to begin in June, 2011. Hopes would be to begin construction in August or September of 2011, with an anticipated move into the finished facility in October or November of 2012.

Eppstein Uhen Architects and Arnold and O'Sheridan, Inc. will present the final schematic design to the full County Board on Thursday, November 18, at 6 p.m.

NEXT MEETING DATE: A joint General Services and Health Services Committee meeting has been scheduled for Tuesday, December 7, at 8:00 a.m. in N1-N2 on 5th floor of the Courthouse.

ADJOURNMENT - Supervisors Combs and Mawhinney moved to adjourn the meeting. ADOPTED. The meeting adjourned at 4:40 p.m.

Respectfully submitted,
Terri Fena

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