

Project #	54-14-01	Project Title	North/South Wing Shower Complex Remodel
Department	HCC	Manager	Dave Rademacher
Phase	Construction		
Budget Action	Delay	Date	March 1, 2013

CAPITAL BUDGET SUMMARY						
Year	2014	2014	2015	2016	2017	Total
Project Phase	Concept	Design	Construction	Construction	Construction	Project
Expenditure Budget		12,400		40,000		52,400
Revenue Budget						0
Net County Cost	0	12,400	0	40,000	0	52,400
COST DOCUMENTATION				REVENUE		
Architect/Engineering		2,400				-
Land		-				-
Land Improvements		-				-
Building		-				-
Building Improvements		40,000				-
Plans		-				-
Project Manager/Contractor		10,000				-
Site Preparation		-				-
Equipment		-				-
Furniture		-				-
Fixtures		-				-
Advertising/Legal Notices		-				-
Total Project Cost		52,400				-
Expenditure Budget		52,400				-
				Total Revenue		-
				Revenue Budget		-

Project Scope & Description:

Remodel and expand the shower complex in both North and South Wings.

Location:

North and South Wings of Portage County Health Care Center.

Analysis of Need:

Both shower complexes are extremely small and cramped and are unable to accommodate the larger shower chairs with lifting equipment that we are currently using for resident care. This requires the resident to be prepped for the shower in their room and then is transported with a shower towel or gown covering them through other residential areas, creating dignity issues for the resident. The décor and age of the showers are also a concern from a safety and dignity standpoint.

We anticipate that we may need state approval as there is a potential of moving walls.

Alternatives:

None at this time.

Ongoing Operation Costs:

None.

Previous Action:

2014-2019 Capital Plan: Approved as new project.

Project #	54-14-02	Project Title	New Portage County Health Care Center (PCHCC)
Department	HCC	Manager	County Executive Dreier
Phase	Concept		
Budget Action	Update Scope, \$	Date	June 2, 2014

CAPITAL BUDGET SUMMARY						
Year	2014	2014	2015	2016	2017	Total
Project Phase	Feasibility	Concept	Design	Construction	Construction	Project
Expenditure Budget	36,000	36,000	28,000	0		100,000
Revenue Budget						0
Net County Cost	36,000	36,000	28,000	0	0	100,000
COST DOCUMENTATION				REVENUE		
Architect/Engineering		100,000				-
Land		-				-
Land Improvements		-				-
Building		-				-
Building Improvements		-				-
Plans		-				-
Project Manager/Contractor		-				-
Site Preparation		-				-
Equipment		-				-
Furniture		-				-
Fixtures		-				-
Advertising/Legal Notices		-				-
Total Project Cost		100,000		Total Revenue		-
Expenditure Budget		100,000		Revenue Budget		-

Project Scope & Description:

This capital project creates an opportunity for Portage County to capitalize on synergies in our local and regional communities to continue to be a leader in meeting the needs of our aging population.

Pending a promising marketing study to be completed in Summer 2014, this project would design and construct a new, modern, 100-bed health care center facility on county owned property or donated property into which the current Portage County Health Care Center (PCHCC) operation would move. Portage County would borrow funding for this project and then loan it to the Health Care Center enterprise which would pay it back over time with interest.

Portage County has been a leader in health and human services for aging and disabled populations. This is evidenced by its model Aging and Disability Resource Center, by the way in which it works in partnership with government, community, educational, medical and research partners on various initiatives such as falls prevention, memory care, Med-wise program for seniors, and more. Also evidence of Portage County's leadership in serving elderly/disabled populations is the fact that it was a pilot county in Wisconsin for managed care which now reaches out to serve 16 counties. Capitalizing on these existing capacities and partnerships, Portage County would create a research hub at the new PCHCC that would partner with other organizations (e.g., UW-Medical School, Medical College of Wisconsin, Wisconsin Institute for Healthy Aging, Greater Wisconsin Agency on Aging Resources, Inc., etc.) to put research into practice in the state-of-the-art practical setting while it creates sponsorship opportunities (operational subsidies) to support the financial sustainability of the new PCHCC.

Location:

To be determined on property owned by Portage County or on land donated to Portage County (there may be interest).

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Phase	Concept		
Budget Action	Update Scope, \$	Date	June 2, 2014

Analysis of Need:

The current PCHCC facility is a one-story building located on a 7.5 acre lot with construction done in 1932, 1966, 1985, and 1994. A strategic plan and physical facility analysis prepared by E J J Olson & Associates with Flad & Associates, and WIPFLI (April 2002) as well as an operational study in 2013 by Schenck with Community Living Solutions have both documented the aged facility and the importance of creating a series of “households” using the concept of neighborhoods within a larger community to improve resident outcomes and to address today’s challenges and opportunities in long term care. The Schenck study lays out the fact that “status quo is not an option.” It also outlines opportunities for 1) remodeling the current facility (which will yield about 80 beds since some beds will be “lost” in the retrofits necessary); 2) building a new 80-bed facility; or 3) building a new 100-bed facility (the same number of beds for which the PCHCC is currently licensed).

It is understood that we must operate in better alignment with field benchmarks as articulated in the Schenck study and we are working in that direction. However, if Portage County is going to continue providing long term care as has been its tradition based on community values for over 80 years, it makes no sense to remodel the aged facility which will result in a still old, institutional facility after that investment of an estimated \$13.8 million (Schenck estimates). Furthermore, the construction process in the existing facility would create serious issues of safety/comfort and compromise our financial model by taking beds out of commission during construction and afterward when we lose about 20 licensed beds in the retrofit to create private bathrooms.

Our population is aging. More people will need nursing/hospice/dementia and rehabilitative care in our future. By 2035, 3.8% of our county population will be age 85+ which is double that of 2010. Over 24% will be over age 65. Our 2012 daily resident census was 81.4 and in 2013 it was 81.0. In 2014, we have seen a recent record high census of 95 and we are averaging about 83 residents/day. Therefore, it doesn’t make sense to reduce our licensed bed capacity to 80. Once the beds are gone, we cannot get them back.

The vast majority of PCHCC residents are Portage County residents. Even with 2013 census levels of 81/day, we served 29,565 resident days/year (daily census of 81 x 365 days/year). Over the 40-year lifetime (industry standard) of a new facility at current census levels, we will provide an estimated 1,182,600 resident days of long term and rehabilitative care. If every PCHCC resident has at least one loved one also served by having him/her live at the PCHCC locally, over 2.2 million people will be served through this \$20 million investment over 40 years. This does not account for the benefits to over 100 staff and hundreds of volunteers including Mid-State Technical College nursing students who also benefit through this organization each year.

In other words, the \$20 million loan is an investment of \$8.45 in having this skilled nursing home capacity available for each “family” served by the PCHCC each day for the next 40 years. Considering that in their lifetime, a Portage County resident residing in a home of median value pays over \$23,000 in County taxes and has contributed in immeasurable ways toward improving our community, this is a very small way to give back to them. These rough calculations exclude accounting for the fact that \$20 million is a LOAN from Portage County to be paid back with interest by the PCHCC enterprise over time. It also excludes revenues generated by resident stays (payor mix) and the economic benefits of over \$11 million (\$3.8 million for 2014 staff wages compounded by a factor of three for economic benefit to our local economy).

When elders need quality, local skilled nursing care including memory and end of life care, Portage County’s tradition of having accessible nursing home care is available for them making it easy for their family (including their grandchildren) to visit them and “keep them home” in Portage County.

Alternatives:

Status quo is not an option. To delay in making a decision is not responsible and will continue to cost us more. Replacement of 65-year-old boilers, installation of air conditioning and windows, etc. will cost millions and will be very difficult in a facility that is currently in operation serving an average daily census of 81 people. Remodeling

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will cost nearly \$14 million and will essentially leave us with what is still an old building that limits flexibilities as we seek to remain competitive and change appropriately with the dynamic field of long term care. The health outcomes are proven to be better in facilities that have “neighborhood concept” design—not the long, split hallway “wing” design that currently exists.

Privatizing the PCHCC is an alternative, but as private organizations must be profit motivated, people seeking long term care may be turned away if they cannot pay (or pay enough). We would have less control over the economic impacts of this operation (over \$11 million annually). The creation of a research-to-practice hub to serve the greater public good (falls prevention and other research areas) at the facility will not likely be undertaken by a private or corporate organization.

Ongoing Operation Costs:

In accordance with the Operational Review conducted by Schenck Health Service Solutions, October 2013, we are working to bring operational costs of the PCHCC into better alignment with field benchmarks. It is imperative that we continue to make progress on this matter.

The disposition of the current PCHCC on Whiting Avenue is yet to be determined. It could be repurposed. It could be sold. Maintenance will continue to grow as the existing facility ages. It would likely be easier to replace the HVAC infrastructure of this building if it was not occupied at the same time.

Previous Action:

2014-2019 Capital Plan: Approved as new project.

Project #	54-15-01	Project Title	Removal of Asbestos Flooring
Department	HCC	Manager	Dave Rademacher
Phase	Construction		
Budget Action	Delay	Date	March 1, 2013

CAPITAL BUDGET SUMMARY						
Year	2014	2014	2015	2016	2017	Total
Project Phase	Concept	Design	Construction	Construction	Construction	Project
Expenditure Budget				80,000		80,000
Revenue Budget						0
Net County Cost	0	0	0	80,000	0	80,000
COST DOCUMENTATION				REVENUE		
Architect/Engineering		-				-
Land		-				-
Land Improvements		-				-
Building		-				-
Building Improvements		80,000				-
Plans		-				-
Project Manager/Contractor		-				-
Site Preparation		-				-
Equipment		-				-
Furniture		-				-
Fixtures		-				-
Advertising/Legal Notices		-				-
Total Project Cost		80,000				-
Expenditure Budget		80,000				-
				Total Revenue		-
				Revenue Budget		-

Project Scope & Description:

Removal of asbestos tiles and glue from basement areas.

Location:

Basement of Portage County Health Care Center and isolated rooms on the main floor.

Analysis of Need:

Floor tiles have been coming loose for quite some time, becoming a safety hazard in break room hallway laundry room and loading dock area. Cleaning is more difficult as we need to be careful to not dislodge more tiles which would incur more maintenance staff time gluing and replacing tile. This will eliminate another environmental hazard as the tiles have asbestos.

Repairing and replacing tiles and sporadic removal and asbestos abatement. Regardless of future facility plans, the removal of the tiles will remain a need for any future building purpose as well as the existing need.

Alternatives:

Continue to replace and repair tiles as they come loose.

Ongoing Operation Costs:

Costs to repair floor will be reduced and easier to clean. Floor will be safer by reducing a tripping hazard. The costs to abate floors in future are sure to rise.

Previous Action:

2014-2019 Capital Plan: Approved as new project.