

June 21, 2006

**TO THE MEMBERS OF THE BROWN  
COUNTY BOARD OF SUPERVISORS**

Ladies and Gentlemen:

The HUMAN SERVICES COMMITTEE met in special session on May 24, 2006, and recommends the following motions:

1. Presentation by Eppstein Uhen & Boldt Construction in regard to plans for the Mental Health Center. Receive & place on file.
2. Comments from the public. Receive & place on file.
3. Action by committee to modify Mental Health Center Plans. That the County Board hire a consultant at a cost not to exceed \$15,000 to work with the Human Services Committee, the County Board, and the County Board Auditor to analyze the plans prepared by Eppstein Uhen Architects, to advise what options there are to reduce the cost for taxpayers and meet the needs of Brown County; and further that the consultant also review the renovation plans and report back to the committee within 60 days. Appropriate funding will be taken from the General Fund.

Approved by:

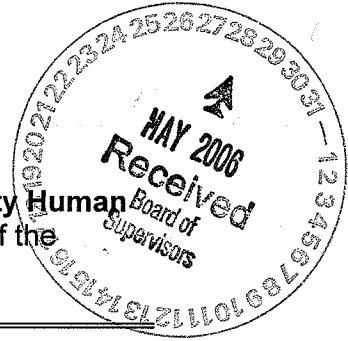
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COUNTY EXECUTIVE

Date

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**PROCEEDINGS OF THE BROWN COUNTY**  
**HUMAN SERVICES COMMITTEE**



Pursuant to Section 19.94 Wis. Stats., a special meeting of the **Brown County Human Services Committee** was held on Wednesday, May 24, 2006 in Room 200 of the Northern Building – 305 East Walnut Street, Green Bay, Wisconsin

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**Present:** Patrick Evans-Chair; Steve Fewell, Pat LaViolette, Mary Scray, Joe VanDeurzen, Chris Zabel, Guy Zima

**Excused:**

**Also Present:** Presentation Team – Epstein Uhen Architects  
Rich Tennessen, Russ McLaughlin, Jon Cechvala  
Boldt Construction – Blaine Tuscherer, Pat Loughrin  
Supervisors Jack Krueger, Tom Lund, Harold Kaye, Mike Fleck  
Beth Manning, Joan Daniel, Tom Eggebrecht, Bill Dowell,  
Jessica Stoller, Other Interested Parties, Media

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1. **Call Meeting to Order:**

The meeting was called to order by Chairman Patrick Evans at 5:35 p.m.

2. **Approve/Modify Agenda:**

**Motion made by Supervisor Fewell and seconded by Supervisor VanDeurzen to approve the agenda. MOTION APPROVED UNANIMOUSLY**

3. **Presentation by Epstein Uhen and Boldt Construction in regard to plans for Mental Health Center:**

The Presentation Team was introduced and a power point presentation was made by the team members listed above. In addition to the Pre-Design Report (available in County Board office), a project schedule was distributed (attached).

*Supervisor Zabel arrived 5:40 p.m.*

The presentation covered a summary of evaluations, marketplace cost increases, cost summary, floor plan options, site plan options, site work cost analysis, description of building materials and system assumptions, cost comparisons, and an estimate detail. Two designs were presented – A - a 100 bed facility, and B - a 72 bed facility with an outpatient clinic/behavioral health facility. Zoning and codes, programming, and spatial diagrams were shown.

Representatives of Boldt Construction explained the marketplace conditions which have escalated construction costs in the years '04, '05, and '06, stating they have risen from between 6% to 12% during that time period.

Differences in site costs between Site C and the Jail Site were explained, using a budget analysis and scope of work.

64

Questions were asked by supervisors relative to basement storage, layout, and various other aspects.

**Motion made by Supervisor Zima and seconded by Supervisor VanDeurzen to receive and place on file. MOTION APPROVED UNANIMOUSLY**

4. **Comments from the Public:**

**Dave Johnson – Park Street, Green Bay**

Mr. Johnson reminded the committee of the changes that have occurred during the last 18 months in relation to adolescent psychiatric care and ICF-MR care, pointing out that State and Federal initiatives have changed to relocation. As a county there is an obligation to provide a level of care, however, there is no obligation to provide a facility. Johnson stated that many counties within the State have made the decision not to build new facilities, and in his opinion it has been important for Brown County to take their time and explore all options.

**John Delwiche – Beaumont Street, Green Bay**

Stated that Boldt Construction is a good company. Mr. Delwiche read a poem regarding treatment of patients served by mental health facilities and the relationship to government.

**Nancy Phythyon – Edgewater Beach, Green Bay**

Ms. Phythyon spoke to the needs of the acute psychiatric patients on Unit 7 of the Mental Health Center, pointing out there are no initiatives or clinics that will serve this population as they require acute hospital care and questioned where they would go for care if the county does not offer a program.

**Katie Wettengale – Winford Avenue, Green Bay**

Stated that community living is not for everyone, that a safety net is necessary for those who may be explosive or violent. She urged that Brown County continue with the unique ethical way they have handled the mentally ill in the past.

**Diana Hoelter – New Franken, WI**

Ms. Hoelter is a member of NAMI and visits the Mental Health Center on a weekly basis. She is also the mother of a schizophrenic daughter. She stated that the care her daughter has received on Unit 7 has been excellent. She is very upset with the possibility it may be closed and that there would be no care for this population.

**No name given** – Stated she is also a member of NAMI, having a daughter with mental illness. Because of care received On Unit 7 of the Mental Health Center, and the STEP program, her daughter now has a part-time job and volunteers two nights a week at the Gathering Place. She urged that there be consideration for the severe mentally ill in the plans of the county.

**Motion made by Supervisor Scray and seconded by Supervisor VanDeurzen to receive and place on file. MOTION APPROVED UNANIMOUSLY**

5. **Action by committee to modify Mental Health Center Plans:**

Human Services staff, Beth Manning, Joan Daniel, and Tom Eggebrecht answered questions by the committee. Handouts were distributed (attached) regarding average daily census. Ms. Manning stated that in 2001 there were 175 individuals served. In 2005 and 2006, that number dropped to 85 due to State initiatives to relocate individuals into the community.

Options were outlined (attached), the first being the cost to continue the current operation; with others to build a new 72 bed facility (48 skilled nursing beds & 24 psychiatric hospital beds with a clinic); a 100 bed facility; renovation; renovating the facility to waiver standards; a community services network.

When asked by Supervisor Zima for a professional opinion, Ms. Manning stated staff did not have an opinion, that it was a County Board decision and they were here to provide options. Frustration was expressed by the committee with this response.

Supervisor Zima suggested that the county hire an expert to review the programming, space requirements, etc. so that the committee can define a final footprint and send it out to bid.

**Motion made by Supervisor Zima and seconded by Supervisor VanDeurzen that the County Board hire a consultant at a cost not to exceed \$15,000 to work with the Human Services Committee, the County Board, and the County Board Auditor to analyze the plans prepared by Epstein Uhen Architects, to advise what options there are to reduce the cost for taxpayers and meet the needs of Brown County, and further that the consultant also review the renovation plans and report back to the committee within 60 days. Appropriate funding will be taken from the general fund. MOTION APPROVED UNANIMOUSLY**

Supervisor Zima asked staff if the cost of providing services away from the Mental Health Center exceeded costs within. Ms. Manning stated that the cost of providing services to ICF clients relocating into the community costs more than the reimbursement for the same patients in the County ICF facility. Typically, the average reimbursement rate in ICF is about \$184 per patient, per day, however the actual costs exceed that. When they are relocated into the community, their costs exceed \$200 a day. Ms. Manning stated that the difference is that the State is picking up the full service cost in the community.

6. **Such other matters as authorized by law:**  
None

**Motion made by Supervisor VanDeurzen and seconded by Supervisor Fewell to adjourn at 8:30 p.m. MOTION APPROVED UNANIMOUSLY**

Respectfully submitted,

Rae G. Knippel  
Recording Secretary



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**EPPSTEIN UHEN**  
ARCHITECTS

**Presentation Team**

**Eppstein Uhen Architects, Inc.**  
Milwaukee, Wisconsin

**Rich Tennesen, Client Executive**  
**Russell R. McLaughlin, Project Designer**  
**Jon Cechvala, Planner / Field Architect**

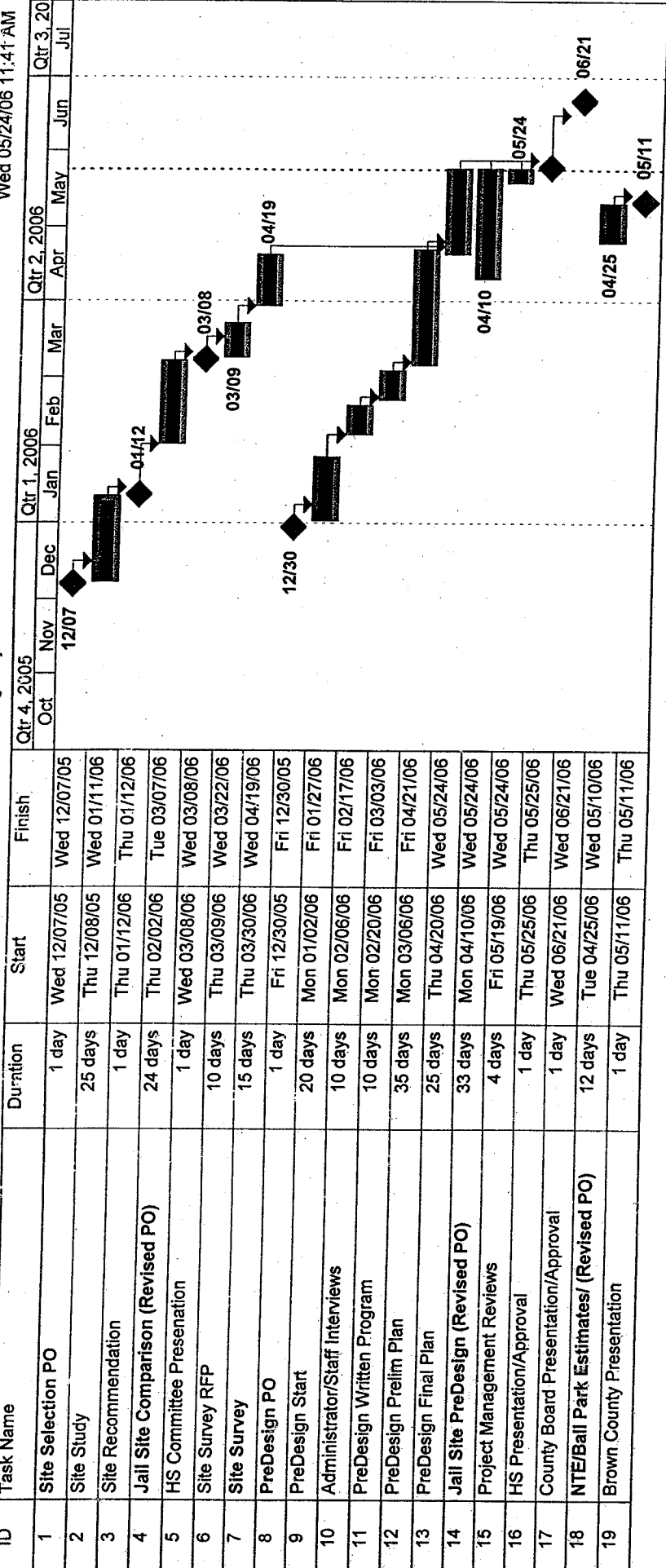
**Oscar J. Boldt Construction Co.**  
Appleton, Wisconsin

**Blaine Tuscherer, Senior Project Manager**  
**Pat Loughrin, Vice President Operations and Higher Education**

67  
beyond design

MHC Pre-Design - New Building Project

Wed 05/24/06 11:41 AM



ID	Task Name	Duration	Start	Finish
1	Site Selection PO	1 day	Wed 12/07/05	Wed 12/07/05
2	Site Study	25 days	Thu 12/08/05	Wed 01/11/06
3	Site Recommendation	1 day	Thu 01/12/06	Thu 01/12/06
4	Jail Site Comparison (Revised PO)	24 days	Thu 02/02/06	Tue 03/07/06
5	HS Committee Presentation	1 day	Wed 03/08/06	Wed 03/08/06
6	Site Survey RFP	10 days	Thu 03/09/06	Wed 03/22/06
7	Site Survey	15 days	Thu 03/30/06	Wed 04/19/06
8	PreDesign PO	1 day	Fri 12/30/05	Fri 12/30/05
9	PreDesign Start	20 days	Mon 01/02/06	Fri 01/27/06
10	Administrator/Staff Interviews	10 days	Mon 02/06/06	Fri 02/17/06
11	PreDesign Written Program	10 days	Mon 02/20/06	Fri 03/03/06
12	PreDesign Prelim Plan	35 days	Mon 03/06/06	Fri 04/21/06
13	PreDesign Final Plan	25 days	Thu 04/20/06	Wed 05/24/06
14	Jail Site PreDesign (Revised PO)	33 days	Mon 04/10/06	Wed 05/24/06
15	Project Management Reviews	4 days	Fri 05/19/06	Wed 05/24/06
16	HS Presentation/Approval	1 day	Thu 05/25/06	Thu 05/25/06
17	County Board Presentation/Approval	1 day	Wed 06/21/06	Wed 06/21/06
18	NTE/Ball Park Estimates/ (Revised PO)	12 days	Tue 04/25/06	Wed 05/10/06
19	Brown County Presentation	1 day	Thu 05/11/06	Thu 05/11/06

Project: New Building Project Schedule  
 Date: Wed 05/24/06

Task: [Bar]

Split: [Dotted Bar]

Progress: [Bar]

Milestone: [Diamond]

Summary: [Arrow]

Project Summary: [Arrow]

External Tasks: [Bar]

External Milestone: [Diamond]

Deadline: [Arrow]

# MHC New Building PO Summary

05/24/2006 11:51 AM

PO	Task	Status	Completion Date
2005-01109.00	PreDesign, Options A and B, Site C	Complete	24-May
2005-01109.01	PreDesign, Options A and B, Jail Site	Complete	24-May
2005-01109.02	Ball Park/NTE Estimates, Options A, B, and C, Site C and Jail Site	Complete	10-May
2005-01023.00	Site Study	Complete	11-Jan
2005-01023.01	Jail Site Comparison	Complete	07-Mar
2006-00286.00	Site Survey (Site C)	Complete	19-Apr

Options

- A - 100-Bed, 3-License
- B - 72-Bed, 2-License, With Clinic
- C - 100-Bed, 3-License, With Clinic

# Mental Health Center

## Avera

	<b>Inpatient Psychiatric<sup>1</sup></b>	<b>Skilled Nursing<sup>2</sup></b>	<b>ICF-MR<sup>3</sup></b>	<b>Actual</b>	<b>Projected</b>
2001	31	87	58	<b>175</b>	
2002	30	87	58	<b>175</b>	
2003	26	89	57	<b>172</b>	
2004	23	83	53	<b>159</b>	
2005	22	68	41	<b>131</b>	
2006	19	56	10	<b>85</b>	<b>85</b>
2007	19	46	0		<b>65</b>
2008	18	40	0		<b>58</b>
2009	18	40	0		<b>58</b>
2010	17	40	0		<b>57</b>
2011	17	40	0		<b>57</b>

<sup>1</sup> Inpatient Psychiatric - Decrease census due to closure of the Adolescent Unit, diminishing usage by out of county

<sup>2</sup> Skilled Nursing - Downsizing agreement with State of Wisconsin, Governor Doyle Skilled Nursing Home Initiatives

<sup>3</sup> ICF-MR - Continued community placement in least restrictive environment, Federal & State Initiatives



# **Brown County Mental Health Center**

## **OPTIONS IN BRIEF**

### **CONTINUE TO OPERATE IN CURRENT BUILDING**

#### **OPTION ONE - Cost to continue**

This option is if we were to continue operating the facility in the current MHC with no improvements to the facility. The building has an outpatient clinic and will have 19 psychiatric hospital beds and 40 to 48 nursing home beds.

### **BUILD A NEW FACILITY**

#### **OPTION TWO – New 72 Bed**

This option is a new facility with an outpatient clinic. It will have two licenses and contain a 48 bed nursing home and a 24 bed Psychiatric Hospital.

#### **OPTION 3 – New 100 bed**

This option is a 100 bed facility and has three licenses: a 32 bed ICF-MR (services for developmentally disabled), 40 Nursing home beds and 28 psychiatric hospital beds. There is NO outpatient clinic in this design.

#### **OPTION FOUR – New 100 bed with Outpatient clinic**

Same as above with outpatient clinic added.

### **RENOVATE CURRENT FACILITY**

#### **OPTION FIVE – Renovation of current facility**

This renovation has 72 beds and an outpatient clinic. It has 2 licenses and contains 48 Nursing home beds and 24 Psychiatric Beds.

#### **OPTION SIX – Renovate to Code**

The current facility has a waiver for codes. This plan would renovate the current facility to comply with current codes.

### **COMMUNITY SERVICES NETWORK**

#### **OPTION SEVEN – Create a Community Services Network**

This option would be to close the facility and provide a network of community programs to serve our clients.

# Brown County Mental Health Center

Operating Budget w/ cost of living increase  
Report in Millions

Option	Building Cost	2007	2008	2009	2010	2011
1	<b>Cost to Continue (Current Operation) <sup>1</sup></b>					
	Total Expenditures	\$11.7	\$12.2	\$12.6	\$13.1	\$13.6
	Total Revenue	\$6.0	\$4.8	\$4.8	\$4.5	\$4.5
	<b>Property Taxes</b>	\$5.7	\$7.4	\$7.8	\$8.6	\$9.1
2	<b>72 Bed 48 SNF (With Clinic)<sup>2</sup></b>					
	Total Expenditures	\$12.8	\$13.3	\$13.8	\$14.3	\$14.8
	Revenue	\$5.8	\$4.6	\$4.6	\$4.4	\$4.4
	<b>Property Taxes</b>	\$7.0	\$8.7	\$9.2	\$9.9	\$10.5
3	<b>100 Bed 32 Bed ICFMR (Without Clinic)<sup>3</sup></b>					
	Total Expenditures	\$14.5	\$15.0	\$15.6	\$16.2	\$16.8
	Revenue	\$6.2	\$5.0	\$5.0	\$4.7	\$4.7
	<b>Property Taxes</b>	\$8.3	\$10.0	\$10.6	\$11.4	\$12.0
4	<b>100 Bed 32 Bed ICFMR (With Clinic)</b>					
	Total Expenditures	\$14.5	\$15.0	\$15.6	\$16.2	\$16.8
	Revenue	\$6.2	\$5.0	\$5.0	\$4.7	\$4.7
	<b>Property Taxes</b>	\$8.3	\$10.0	\$10.6	\$11.4	\$12.0
5	<b>Renovation (Raasch Study)</b>					
	Total Expenditures	\$12.4	\$12.8	\$13.3	\$13.8	\$14.3
	Revenue	\$5.8	\$4.6	\$4.6	\$4.4	\$4.4
	<b>Property Taxes</b>	\$6.5	\$8.2	\$8.7	\$9.4	\$10.0
6	<b>Renovate to Waiver</b>					
	Total Expenditures	\$11.9	\$12.3	\$12.8	\$13.3	\$13.8
	Revenue	\$6.0	\$4.8	\$4.8	\$4.5	\$4.5
	<b>Property Taxes</b>	\$5.9	\$7.6	\$8.0	\$8.8	\$9.3
7	<b>Community Services Network</b>					
	Total Expenditures	\$5.1	\$5.2	\$5.3	\$5.5	\$5.6
	Revenue	\$1.6	\$1.6	\$1.6	\$1.6	\$1.6
	<b>Property Taxes</b>	\$3.5	\$3.6	\$3.7	\$3.9	\$4.0

COLA - 3% Salary - 7.5% Fringe - 2% Other  
 1. Census for 2007 Jan-August SNF is at 46 Sept-Dec. 40 and 2008-2011 census is at 40.  
 2. State downsizing agreement requires us to be at a census of 40 for the Skilled Nursing Home by September, 2007.  
 3. For all options that do not include an outpatient clinic, \$200,000 has been added for rent for clinic.

# Brown County Mental Health Center Timeline 2001-2007

