

RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS

Health Services Committee
INITIATED BY

General Services &
Health Services Committees
SUBMITTED BY



Sherry Gunderson, Nursing
Home Administrator
Robert Leu, Director
General Services
DRAFTED BY

May 21, 2010
DATE DRAFTED

TITLE

AWARDING CONTRACT FOR ARCHITECTURAL SERVICES
THROUGH SCHEMATIC DESIGN FOR A NEW ROCK HAVEN FACILITY

1 **WHEREAS**, the Rock County Board of Supervisors moved forward to build and open the current Rock
2 Haven facility in 1963 and the Health Care Center Building in 1972; and,
3

4 **WHEREAS**, in 2009 in response to continued federal requirements being imposed on nursing homes, the
5 Rock County Board of Supervisors retained the firm of Eppstein Uhen Architects to complete a study of
6 options ranging from renovating to replacing the current nursing home; and,
7

8 **WHEREAS**, that study concluded that building a new facility would be the best option for Rock County;
9 and,
10

11 **WHEREAS**, the Health Services Committee concurs with the findings of the 2009 Study and feels Rock
12 County should move forward with the design services needed to build a new nursing home in order to
13 continue caring for Rock County citizens with chronic mental illness, developmental disabilities and
14 health concerns.
15

16 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors, duly
17 assembled this 10th day of June, 2010 does hereby authorize a contract with Eppstein Uhen
18 Architects of Milwaukee, Wisconsin, in the amount of \$224,400, plus reimbursable expenses not to
19 exceed \$5,000 for Architectural/Engineering Services through Schematic Design relating to the
20 construction of a new Rock Haven facility.
21

22 **BE IT FURTHER RESOLVED** that payments be made to the vendor upon approval of the General
23 Services Committee.

Respectfully submitted,

GENERAL SERVICES COMMITTEE

Phillip Owens, Chair

Hank Brill, Vice Chair

Ronald Combs

Jason Heidenreich

Mary Mawhinney

HEALTH SERVICES COMMITTEE

Betty Jo Bussie, Chair

Robert Fizzell

Brent Fox

Anna Marie Johnson

Katie Kuznacic

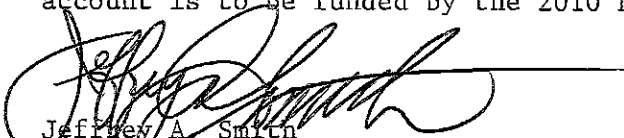
10-6A-067

**AWARDING CONTRACT FOR ARCHITECTURAL SERVICES
THROUGH SCHEMATIC DESIGN FOR A NEW ROCK HAVEN**

Page 2

FISCAL NOTE:

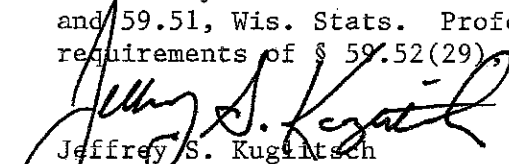
\$690,000 is included in the 2010 Rock Haven Building Project budget, 18-1851-9200-67200, for Architectural Services. This capital project account is to be funded by the 2010 Debt Issue, dated June 15, 2010.



Jeffrey A. Smith
Finance Director

LEGAL NOTE:


The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. Professional services are not subject to bidding requirements of § 59.52(29), Stats.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

As the program document is developed more information will become available to help determine the appropriate size facility within a range of 96 to 128 beds. This may involve costing out more than one option. Given this approach, I recommend proceeding with Schematic Design.



Craig Knutson
County Administrator

EXECUTIVE SUMMARY

Rock County has been caring for frail and elderly citizens since 1854 when the County Board purchased property at Johnstown Center for the Rock County Poor Farm and Alms House. In 1893, the Rock County Board purchased the Baker Farm (present site) and built the County Hospital and Poor House. The new County Hospital opened in 1894 as the Asylum for the Chronic Insane followed by the Alpha Building in 1925, the Pinehurst Tuberculosis Sanitarium in 1929 and the Beta Building in 1939.

Rock Haven opened in 1963 with a capacity of 248 beds. The Rock County Health Care Center opened in 1972 with 282 beds. Soon after the facility opened, community funding became available decreasing the number of admissions to the Health Care Center. County Board members quickly realized that the facility was larger than the demand for beds. Over the next 25 years, Rock Haven served the frail elderly and the Health Care Center was recognized as a regional center for residents with chronic mental illness or dementia with behavioral concerns.

By 2000, the cost of operating both facilities became a burden to Rock County taxpayers, leading to a Board resolution to establish a Blue Ribbon Task Force to plan for the future of the facilities. Following the recommendations of the task force, Board resolutions limited admissions to Rock County citizens and resulted in a downsize to 180 beds by 2003. The facility was further downsized to 154 when the ICF/MR unit closed on January 25, 2006. Finally, in February 2007, the Rock County Board resolved to reduce Rock Haven to our current 130 beds.

The Rock Haven building has served Rock County citizens well for the past 46 years but is not in compliance with the Federal mandate for sprinkler systems effective August 13, 2013. As a result of this concern, the County Board contracted with Eppstein Uhen Architects in 2009 to explore the costs of renovation or new construction. At the conclusion of that project, it became clear that renovation of the current facility would be too costly, too time-consuming and too disruptive to services.

The firm of Eppstein Uhen Architects is being recommended as the design firm for the new nursing home. This resolution and the contract it authorizes will carry the design process to the end of schematic design. This design phase should be completed by September 2010. Once schematic design is complete, there will be a clear understanding of what the building will look like, its size, the estimated cost, and the timeline for construction.

Once this information is presented to the Board, a second resolution will then come before the Board to contract with Eppstein Uhen Architects for the remaining architectural services leading to construction. That resolution will move the process through design development, completion of plans and specifications and the bidding process. Once bidding is complete, the County Board will be asked to award a contract for construction.