

Update on DMH, DD, and SAS Construction Projects

**Presented to the Joint Legislative Oversight Committee
On MH, DD, & SAS on January 23, 2008**

**Terry Hatcher, P.E.
Director of DHHS Property and Construction**

Central Regional Hospital in Butner

- 470,000 square foot facility with 396 single and 36 double occupancy rooms with a total patient capacity of 468
- Design based on programming approved by the Department
- Construction, including change orders, is being completed in accordance with plan and specifications approved by:
 - Division of Health Services Regulation
 - CMS and North Carolina licensure regulations
 - North Carolina Department of Insurance
 - State Building Code
 - State Construction Office
 - Guidelines for construction of State facilities

Central Regional Hospital in Butner (cont'd)

- Designers also complied with guidelines of the American Institute of Architects for psychiatric facilities
- State Construction Office granted “beneficial occupancy” of the facility on January 14, 2008
 - Completion of Contractor punch list and installation of owner systems, equipment, and furnishings is underway
 - Concurrently completing three patient safety related modifications
 - Modifying handicapped bathroom grab bars - \$25,000
 - Modifying openings in three stairwells - \$9,600
 - Enclosing roof access ladder - \$1,500
 - Occupancy schedule subject to Secretary’s review – 60 day delay

Central Regional Hospital in Butner (cont'd)

- Total project budget, \$138.6 million
 - Includes design, construction, furniture and fixtures, medical equipment, telecommunications/data equipment and systems
- Construction contract including all change orders to date, \$111.9 million
 - Original contract, \$108.4 million
 - Change orders, \$3.6 million (3.3% of original contract)
 - Expenditures are slightly above the State Construction Office guidelines of 3% for change orders on new construction
- Working with Secretary's special Central Regional Hospital construction review committee

Replacement Cherry Hospital - Goldsboro

- 420,000 square foot facility with 234 single and 42 double occupancy rooms with a total patient capacity of 318
- Project budget - \$145.5 Million
- Project Design
 - Currently in design development phase
 - Many features will be prototypical of Central Regional Hospital
- Schedule
 - Site construction work estimated to begin November, 2008
 - Construction completion February, 2011

Replacement Broughton Hospital - Morganton

- Project - construct a 382 inpatient bed facility in Morganton
- General Assembly authorized \$162.8 million in certificates of participation (COPs), per SB 1741, Section 23.12.(h)
 - \$20 million authorized for use after July 1, 2008
 - \$142.8 million authorized for use after July 1, 2009
- Projected Project Schedule
 - Begin design in July, 2008 when funding becomes available
 - Begin construction in November, 2009
 - Complete construction in February, 2012

Detox Unit at JFK ADATC in Black Mountain

- Project is new construction
 - Provides for 30 detox beds
 - Budget, \$3,573,725
- Project status
 - Under construction
 - Completion is scheduled for August 28, 2008

Detox Unit at R J Blackley ADATC in Butner

- Project involves the transfer of the R J Blackly ADATC in Butner to the Barrett Building on the John Umstead Hospital campus
 - Renovations will be made to the Barrett Building to accommodate the ADATC
 - Includes the provision of 30 detox beds
 - Project budget is \$3,200,000
- Status
 - Construction drawings are being finalized
 - Project is expected to be bid in March, 2008
- Schedule
 - Construction start May, 2008
 - Construction is expected to be completed in December 2008

Other Significant Projects

- Caswell Developmental Center
 - Renovation of patient space
 - Replacement of secondary and primary electrical system
- Longleaf Neuro-Medical Treatment Center
 - Upgrade of patient space
- WBJ ADATC
 - Connector building to provide additional program space
- Murdoch Developmental Center
 - New heating plant and mechanical upgrades
 - HVAC improvements
 - Renovation of patient space

Other Significant Projects (continued)

- O'Berry Neuro-Medical Treatment Center
 - Renovation of patient space
 - Design of new heating plant
- J Iverson Riddle Developmental Center
 - Renovation of patient space
 - HVAC upgrades
- Black Mountain Neuro-Medical Treatment Center
 - Fire alarm upgrades
 - Installation of campus emergency generator system