

**DEPARTMENT OF COMMUNITY HEALTH
KALAMAZOO PSYCHIATRIC HOSPITAL
FY2015 FIVE-YEAR CAPITAL OUTLAY PLAN**

I. MISSION STATEMENT

Kalamazoo Psychiatric Hospital (KPH) will provide trauma informed person-centered inpatient psychiatric service and support, respecting the needs, dignity, individuality and cultural diversity of its patients, employees, volunteers and the communities it serves.

II. PROGRAMMING CHANGES

There are no major programming changes planned at this time; however, the hospital continues to explore new ways to meet the needs of patients.

III. FACILITY ASSESSMENTS

KPH provides inpatient adult psychiatric services through a lease agreement with Western Michigan University (WMU) for utilization of specific buildings. KPH operates its hospital service programs from a quadrangle complex of six buildings, with some of its support operations housed in the following separate buildings:

- Maintenance Services Offices/Operations (building 7)
- Chapel – Religious Programming Services (building 14)
- Gate Cottage – Citizens Association for KPH (building 42)
- Grounds equipment storage (building 99)

An assessment of the physical condition of the buildings leased by KPH is reflected below by specific hospital service system.

Quad Building Structure (Good Condition)

The hospital structure is in overall good condition. There are several minor repair needs:

- 1) Brickwork tuck pointing - Tuck-pointing of brickwork is necessary to maintain the structural integrity of the building brickwork fascia.
- 2) Window conditions - Many windows in the facility are single pane construction resulting in heat loss and have on-going caulking needs for energy purposes and protection of the building's interior. Additionally, some thermal-ply windows have lost their seal, which results in condensation between the panes. KPH is currently working to replace the facility's outdated windows.
- 3) Plaster conditions – On-going repair of plaster walls is required due to the age of the facility.

Building Roof

The hospital's roofing is in fair condition. A roof fall protection project is in progress,

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which is estimated to be completed by January 2014.

A. Building Utilization Rates Compared to Industry Standards

KPH is one of three state psychiatric hospitals in Michigan that provides adult inpatient psychiatric services to residents of the state. The current average patient census is 160.

B. Mandated Facility Standard for Program Implementation

KPH is in compliance with Joint Commission and Life Safety Code standards; however, the facility continually explores ways to further improve compliance and patient care.

C. Functionality of Existing Structures and Space Allocation to Program Areas Served

The programming areas within KPH have been made as functional and aesthetically pleasing as possible given the structural parameters of the buildings. The facility is adequate to meet the current and projected needs of the program.

Existing projects aimed at improving the programming areas available within the hospital include:

1. Installation or replacement of air conditioning in various areas
2. Addition of items to secondary emergency circuits
3. Window replacement
4. Renovation of medication rooms and kitchen areas
5. Camera surveillance upgrades
6. Roof fall protection
7. Hot water system project to allow the hospital to produce its own soft water
8. High voltage feeder line installation
9. Air handling unit controller upgrade

D. Utility System Condition

Electrical System (Good Condition)

Under the lease agreement with WMU, primary electrical service is the responsibility of the WMU power plant. The majority of the quadrangle complex buildings were recently upgraded to support the growing demand for electrical equipment. Installations in some upgraded areas have outdistanced available panel boards and secondary electrical rewiring is needed in some areas. KPH maintenance staff have undertaken the installation of additional panel boards and the upgrading of electrical wiring when possible.

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As needed, old incandescent lighting is replaced with compact fluorescent lamps. In addition, old fluorescent fixtures have been upgraded to electronic ballast energy efficient fixtures. These upgrades are approximately 95 percent complete.

The installation of two 200 kW generators and improvements to the emergency distribution panel has improved the emergency power capability. The installation of fiber optic data lines is underway to increase the bandwidth capacity of the hospital to accommodate the forthcoming transition to an electronic medical and business record system.

Water System (Good Condition)

Cold water lines are in operationally good condition. The main water supply for domestic cold water and fire suppression system has been upgraded in recent years and is in good working condition. Secondary lines are older and require occasional repair.

The hot water lines are in fair condition. In recent years repairs have been made to the main line from the power plant. There are approximately 315 feet of this line within the KPH facility that have been replaced by KPH maintenance staff with an additional 80 feet of 2 inch line feeding Building 2. The installed hot water recirculating system continues to supply hot water to patient areas.

Drain System (Fair Condition)

The drainage and sewer lines are old and have been subjected to years of chemical clean-out use that has weakened them. Drainage and sewer piping continues to be replaced as needed.

Steam System (Fair-to-Good Condition)

The steam lines are in fair-to-good condition. Heat is lost due to the condition of the steam piping's insulation, resulting in higher utility costs. Additionally, the pipe insulation is considered an asbestos containing material. Encapsulation and/or removal is performed by an independent contractor when necessary. Under the lease agreement with WMU, primary steam service is the responsibility of the WMU power plant.

The steam and condensate piping within the tunnel leading from KPH to the WMU power plant should be considered for replacement pending verification of condition once individual surfaces can be isolated to accomplish infrastructure repairs.

Ventilation System (Good Condition)

The ventilation system is operationally sound and the following improvements are currently underway:

1. Upgrade to the air handling units – This upgrade will replace the existing old air

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handler controllers to the makeup air handler units. This will help control the fresh air exchange and also control the heat more efficiently.

2. Ventilation system – Cleaning of the ventilation ducting and cold air return system will be completed in fiscal year 2014.

Compressed Air System (Excellent Condition)

The WMU power plant reliably supplies quality compressed air (dried) for use with the hospital's refrigeration and ventilation equipment. KPH has an air compressor with an air dryer that is capable of supplying quality compressed air to equipment in the case of a WMU power plant failure.

E. Infrastructure Condition

Roadway Systems/Parking (Fair-to-Good Condition)

The roadway system which services the hospital is in good condition. Maintenance has been done on vital areas in recent years.

The parking lot near building #3 has been redesigned and paved. The remaining hospital parking lots are in good condition. Due to the loss of hospital parking space to WMU, additional paved parking south of the present staff parking lot on Kent Circle has been made. KPH also plans to repave the parking space near Kent Circle roadway and Kent Street in fiscal year 2014.

F. Adequacy of Existing Utilities and Infrastructure Systems

The utilities and infrastructure systems are adequate for current and five-year projected programmatic needs.

G. Land Capacity

KPH leases buildings and surrounding areas from WMU. The hospital buildings occupy approximately 35 acres, which is maintained by the hospital maintenance staff.

IV. IMPLEMENTATION PLAN

The KPH does not propose major Capital Outlay projects in fiscal year 2015, but will focus on various special maintenance activities. KPH continues to carry out special maintenance projects to maintain the facility consistent with industry standards; mitigate potential health and safety problems for patients and staff; and avoid the disruption of patient services.