

Albany County Nursing Common Areas Renovations

The modernization of common areas. This would include remodeling the main bathrooms and showers to a functional level. Modernizing outer restrooms to a more appealing look and increased functionality. Replacing tables, chairs and wall coverings in common areas and to a more up to date style. Also, the remodeling of an area to an ADL (Activities of Daily Living) apartment for increased therapy billings.

Existing Project

Project Financing (in millions of dollars)

Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	0.385							0.385
Total County Cost	0.385	-	-	-	-	-	-	0.385

Capital Committee Recommendation: Complete as scheduled.

Albany County Nursing Room Furnishings

The replacement of the current beds, bureaus, bedside stands, over-bed tables and high-back chairs in the resident's personal rooms. This replacement would be to modernize the current room furnishings as many are past the end of their useful life, in disrepair or damaged, mismatched and/or outdated.

Existing Project

Project Financing (in millions of dollars)

Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	0.571							0.571
Total County Cost	0.571	-	-	-	-	-	-	0.571

Capital Committee Recommendation: Complete as scheduled.

Albany County Nursing Unit Living Areas Replacement

The modernization of resident rooms and living areas. This would include new drapes, cubicles, HVAC units, a facelift for personal bathrooms and updating the flooring on the units. Two units would be started and completed in 2015 with the four other units being completed in 2016.

Existing Project

Project Financing (in millions of dollars)

Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	1.500							1.500
Total County Cost	1.500	-	-	-	-	-	-	1.500

Capital Committee Recommendation: Complete as scheduled.

Albany County Nursing Home Elevator Modernization

The Nursing Home elevators are original to the facility and date back to the early 1970's when the building was first constructed. The mechanical system has reached the end of its useful life and are in need of major improvements to comply with current Department of Health regulations. Due to the age of the mechanical systems, frequent downtime of the elevators occur. The modernization will include updating the cars and the mechanical system to a compliant and reliable elevator system.

Existing Project

Project Financing (in millions of dollars)

Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	1.300							1.300
Total County Cost	1.300	-	-	-	-	-	-	1.300

Capital Committee Recommendation: Complete as scheduled.

Fire System and Kronos Workforce Management Upgrades

A Fire Alarm system, in working order, is required for the nursing home. The current system has many components that have reached the end of their useful lives. A modification to our existing system to a more modern one is necessary. This upgrade coincides with current capital projects that are involved in the renovation plan at the Nursing Home. This will also upgrade the system to current NFPA Standards of compliance.

Existing Project

Project Financing (in millions of dollars)

Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	0.269							0.269
Total County Cost	0.269	-	-	-	-	-	-	0.269

Capital Committee Recommendation: Complete as scheduled.

Renovation and Reconfiguration of North Wing (D, E & F)

Currently our resident wings D, E and F are 40 bed units and we are utilizing wing E only for residents and D and F for storage. Since all the units connect to one common area one of the three units would have no revenue value. Therefore, we are proposing to use all units for residents and through renovation increase our private rooms. The compliment would be 30 residents per unit, 8 double bedded rooms and 14 private.

Existing Project

Project Financing (in millions of dollars)

Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	1.100							1.100
Total County Cost	1.100	-	-	-	-	-	-	1.100

Capital Committee Recommendation: Complete as scheduled.

Renovation and re-purposing of South Wing (A, B & C)

In order for Units A, B, and C to have a positive economic value (revenue generating) for the Nursing Home, renovations of these units is required. These units are outdated and non-conforming. This renovation will bring the resident rooms to code requirements, allow for additional private rooms, permit the admission of higher acuity residents and create an environment that meets NYSDOH requirements.

Existing Project

Project Financing (in millions of dollars)

Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	2.600							2.600
Total County Cost	2.600	-	-	-	-	-	-	2.600

Capital Committee Recommendation: Complete as scheduled.

Renovation of Shaker Place

Shaker Place is a 20 bed Skilled Nursing Facility wing, this unit was closed about a year ago. We are proposing that this unit be renovated as the others so all are in the same condition and can be used as needed. This unit could be used for a ventilator CON or a heavy care rehabilitation unit.

Existing Project

Project Financing (in millions of dollars)

Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	0.550							0.550
Total County Cost	0.550	-	-	-	-	-	-	0.550

Capital Committee Recommendation: Complete as scheduled.

Nursing Home
Capital Plan 2018 - 2022

Basement and Kitchen Renovation								
Renovation and re-equipping of approximately 19,500 square feet of Nursing Home basement space consisting of: kitchen, dishwasher room, food storage room, boiler room, central supply, maintenance shops, compressor rooms, delivery area receiving area, dietary offices, housekeeping offices and supply and linen area.								
Existing Project								
Project Financing (in millions of dollars)								
Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	0.626							0.626
Total County Cost	0.626	-	-	-	-	-	-	0.626
Capital Committee Recommendation: Complete as scheduled.								

Exterior Renovations								
To: a) Re-pave (asphalt) all of the parking areas and roadways of the Nursing Home and provide updated and proper lighting for those areas, b) Replace and upgrade the outdoor signage and c) Replace the entrance walkway and canopy.								
Existing Project								
Project Financing (in millions of dollars)								
Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	0.365							0.365
Total County Cost	0.365	-	-	-	-	-	-	0.365
Capital Committee Recommendation: Complete as scheduled.								

Main Floor Renovations								
Renovation of the main floor, unit hallways and resident's outdoor area of the Nursing Home. This approximately 19,000 square feet of space contains the following functional services/areas: Physical Therapy, Occupational Therapy, Medical Records, Finance/Business, Social Work, Administration, Clinical, In-service (training), Maintenance Director, Nurse Manager, Staff Conference Room, Human Resources, Barber and Beauty Shops, Mail Room, Recreation Director and Recreation rooms, Infection control, Lobby and 12 Bathrooms. This includes providing solaria-like inserts into the two hallways from the main floor to the North and South Wings and a Metal Sun-Protection Awning and Seating for the Resident's Outdoor Area.								
Existing Project								
Project Financing (in millions of dollars)								
Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	1.184							1.184
Total County Cost	1.184	-	-	-	-	-	-	1.184
Capital Committee Recommendation: Complete as scheduled.								

Nursing Home
Capital Plan 2018 - 2022

Albany County Nursing Home Energy Upgrades

An Investment Grade Audit has been conducted by consultants retained by Albany County for the Albany County Nursing Home. This audit yielded considerable recommendations to improve the energy efficiency and the overall attractiveness of the facility. The plan includes lighting improvements, water conservation measures, improvement to the envelope of the building (windows, doors, insulation, etc.) a variety of HVAC measures and an overhaul of the kitchen. These improvements will be paid for in part by the NYSDOH Medicaid capital reimbursement methodology, lower energy costs and the possibility of NYS Energy Savings Programs. The total project cost is approximately \$11 million and is part of the 2015 and 2016 Capital Plan, commencing in 2016.

Existing Project

Project Financing (in millions of dollars)

Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	11.000							11.000
Total County Cost	11.000	-	-	-	-	-	-	11.000

Capital Committee Recommendation: Complete as scheduled.

Albany County Nursing Home New Construction Project

The purpose of this project is to add an addition to the existing nursing home with approximately 125 new conforming beds, ancillary areas, resident dining and activity rooms, handicapped bathrooms and country style kitchens. This addition will be located on the same site as the existing nursing home. This project will require NYSDOH approval, architectural and engineering with drawings, land studies, surveys, subcontracting, construction management and will permit the current capital plan to be implemented that has been approved and funded by Albany County and the Legislature, however, this initiative will require additional funding. This construction project will require modifications to the existing high rise some mandated and others to accommodate alternate uses, since this part of the facility after the new construction will not be used by the nursing residents. This construction /renovation including the cost of architect, construction manager, sub-contractors, HVAC, moveable equipment and non-moveable equipment under the NYSDOH capital expenditure regulations is considered reimbursable through our Medicaid Rate. A Certificate of Need application will be filed with the NYSDOH.

Existing Project

Project Financing (in millions of dollars)

Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)		40.000						40.000
Total County Cost	-	40.000	-	-	-	-	-	40.000

Capital Committee Recommendation: Complete as scheduled.

Albany County Nursing Home Capital Plan Summary: All Projects

New Projects: 0

Existing Projects: 13

Amended Projects: 0

Project Financing (in millions of dollars)

Year	Pre 2017	2017	2018	2019	2020	2021	2022	Total
County Debt (Bonds & BANS)	21.450	40.000	-	-	-	-	-	61.450
Total County Cost	21.450	40.000	-	-	-	-	-	61.450