

**REPORT OF THE DEPARTMENT OF MENTAL HEALTH
AND MENTAL RETARDATION
TO
THE GOVERNOR
AND
GENERAL ASSEMBLY OF VIRGINIA**



SENATE DOCUMENT NO. 5

**COMMONWEALTH OF VIRGINIA
RICHMOND
1982**

ENGROSSED

SENATE JOINT RESOLUTION NO. 12

Senate Amendments in [] - February 12, 1980

Requesting that the Governor establish a timetable for closing, demolishing or transferring obsolete or substandard buildings throughout the State's mental health, mental retardation and substance abuse system.

Patrons—Schewel and Buchanan

Referred to the Committee on Rules

WHEREAS, studies have proven that institutionalization fosters the routinization of the lives of patients and residents; and

WHEREAS, the Commonwealth has adopted the policy of deinstitutionalization which emphasizes the return of patients and residents in State institutions for the mentally handicapped to a less restrictive environment preferably in a community setting; and

WHEREAS, the implementation of the deinstitutionalization policy has reduced the population of the State institutions for the mentally handicapped and has resulted in a significant number of buildings being vacated; and

WHEREAS, it is the sense of the Commission on Mental Health and Mental Retardation that the bed capacity of the State institutions for the mentally handicapped should be limited to the capacity of the institutions as of July one, nineteen hundred eighty-one in order to encourage community-based care of mentally handicapped citizens; now, therefore, be it

RESOLVED by the Senate, the House of Delegates concurring, That the Governor is requested to develop a timetable for closing, demolishing or transferring to another agency obsolete or substandard buildings in the State's mental health, mental retardation and substance abuse system.

The Governor is requested to present the timetable [to the House Committee on Appropriations and the Senate Committee on Finance to the Governor and the General Assembly] prior to the nineteen hundred eighty-two Session of the General Assembly.

Official Use By Clerks

Agreed to By The Senate

without amendment
with amendment
substitute
substitute w/amdt

Agreed to By

The House of Delegates

without amendment
with amendment
substitute
substitute w/amdt

Date: _____

Date: _____

Clerk of the Senate

Clerk of the House of Delegates

Introduction:

In its report to the Governor and the 1980 Session of the General Assembly, the Commission on Mental Health and Mental Retardation requested "...that the Governor establish a timetable for closing, demolishing, or transferring obsolete or substandard buildings throughout the State's mental health, mental retardation, and substance abuse system".

One factor underlying this request was the census decrease in the institutional system during the past ten years and the logical conclusion that this decrease should effect a reduced need for space. Other changes that might contribute to this reduction are the natural aging of the State's buildings, the reduction in staff on-grounds housing, and the cessation of the Department's farming operations at the State hospitals.

An accurate assessment of the genuinely extraneous buildings requires a thorough analysis of the quality and quantity of available space. To this end, the Department of Mental Health and Mental Retardation constructed a study to recommend the requested timetable by creating a data base for ongoing management of the Department's capital holdings.

Description of the Process:

With Departmental oversight, a task force was organized in August, 1980, to structure the study and guide its completion. The members were:

- James M. McIntosh, Director of Capital Outlay
- Dennis E. Marcinko, Assistant Director for Clinical Services, Southwestern State Hospital
- Janice Berger, Coordinator of Programs for the Mentally Retarded, Alexandria Community Services Board
- Lee Benefiel, Architect, of the VVCR Partnership
- John D. Barrett, Budget Planner, Department of Mental Health and Mental Retardation
- Martin S. Kline, Supervisor, Mental Hospital Services, Eastern State Hospital
- Michael Etkin, Technical Consultant, Department of Mental Health and Mental Retardation
- Charles S. Gunn, Director, Administrative Services, Department of Mental Health and Mental Retardation
- Deborah Witcher, Health Planning Consultant, Department of Mental Health and Mental Retardation
- Frankie Denton, Capital Outlay Planner, Department of Mental Health and Mental Retardation

In September, 1980, the study began with a "building inventory survey". This survey reported, for each building in the system, the age, use, physical description, regulatory compliance, and physical condition, both current and projected. The task force constructed the form and the facilities provided the input information.

During the period from October, 1980, to September, 1981, a space utilization survey was accomplished. This survey collected the square footage and use for each room in each building in the system. The task force collected the information at the first seven facilities (Western State Hospital, DeJarnette Center for Human Development, Southern Virginia Mental Health Institute, Southside Mental Health and Mental Retardation Support Unit, Southside Virginia Training Center, Hiram W. Davis Medical Center, and Central State Hospital), nine facilities collected their own information (Catawba Hospital, Eastern State Hospital, Lynchburg Training School and Hospital, Piedmont Geriatric Hospital, Southeastern Virginia Training Center, Southwestern Virginia Training Center, Southwestern State Hospital, Northern Virginia Training Center, and Northern Virginia Mental Health Institute) and the Virginia Treatment Center for Children was surveyed jointly by the task force and the facility staff.

The task force then compiled the data from the two surveys into individual facility reports containing:

- An Overview, including a complete listing of the building and their descriptions.
- Site maps showing layout, use, and utilization of each building.
- Data including: square feet per use by building; percent of facility square footage represented by building; percent of facility square footage represented by use category; and square feet per patient per residential building and per non-residential building.
- A utilization review listing findings and questions.

Each report was mailed to the facility for verification, response to the questions, comment, and return to the task force. The completed reports were reviewed by the Deputy Commissioner and the Assistant Commissioner for Institutional Services of the Department.

Timetables were synopsised from each report for inclusion in this document. (The balance of each report is available from the Department upon request.)

The following section includes a timetable for major anticipated physical plant changes to the Department's system. The information is provided both in a biennial and a facility format.

The information in this document, and the data from which it was formulated, will be augmented and kept current for use in projecting major maintenance schedules and expenses. In addition, the level of detail built into the surveys will facilitate efficient space management and facility use planning now and in the future.

Timetable by Facility and Biennium:

The following pages are arranged first alphabetically by facility:

- Catawba Hospital
- Central State Hospital
- DeJarnette Center for Human Development
- Eastern State Hospital
- Hiram W. Davis Medical Center
- Lynchburg Training School and Hospital
- Northern Virginia Mental Health Institute
- Northern Virginia Training Center
- Piedmont Geriatric Hospital
- Southeastern Virginia Training Center
- Southern Virginia Mental Health Institute

Southside Mental Health and Mental Retardation

Support Unit

Southside Virginia Training Center

Southwestern State Hospital

Southwestern Virginia Training Center

Virginia Treatment Center for Children

Western State Hospital

and then by biennium:

1980-82

1982-84

1984-86

1986-88

1988-90

ANTICIPATED PHYSICAL
PHYSICAL PLANT CHANGES
BY FACILITY

Catawba Hospital

<u>BUILDING</u>	<u>ACTION</u>	<u>DATE</u>
#15 (Main Building)	Improvements and maintenance	1982
#17 (Activities)	Improvements and maintenance	1982
#16 (Dietary)	Improvements and maintenance	1982

ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY

Central State Hospital

<u>BUILDING</u>	<u>ACTION</u>	<u>DATE</u>
#10 (Chapel)	Demolish	1983
#40 (Multiuse)	Vacate	9/1/81
	Demolish	1983
#41 (Multiuse)	Vacate	9/1/81
	Demolish	1983
#42 (Eastview)	Demolish	1983
#82 (Geriatric)	Reoccupy	11/1/81

**PHYSICAL PLANT CHANGES
BY FACILITY**

DeJarnette Center for Human Development

<u>BUILDING</u>	<u>ACTION</u>	<u>DATE</u>
#5 (Little Red Schoolhouse)	Unknown	Unknown
#7 (Hog Shed)	Demolish	Not Given

ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY

Eastern State Hospital

<u>BUILDING</u>	<u>ACTION</u>	<u>DATE</u>
#2 (Resident Use)	Use Change	1982
#9 (Administration)	Use Change Possible Under Study	September, 1981
#22A (Toilets)	Demolish or Change Use	Not Determined
#35 (Vacant - Former Kitchen)	Change Use	1982-84
#38 (Vacant - Former Superintendent's Home)	Seeking User Outside ESH	Pending
#55 (Resident - Vacant)	Surplus for Demolition or Sale	Estimate 1984
#55A (Abandoned Adjacent Building)	Surplus for Demolition or Sale	Estimate 1984
#55B (Abandoned Adjacent Building)	Surplus for Demolition or Sale	Estimate 1984
#55C (Abandoned Adjacent Building)	Surplus for Demolition or Sale	Estimate 1984
#55D (Abandoned Adjacent Building)	Surplus for Demolition or Sale	Estimate 1984
#56 (Abandoned Shed)	Demolition or Sale	Estimate 1984

#57 (Abandoned Barn)	Surplus for Demolition or Sale	Estimate 1984
#58 (Abandoned Garage)	Surplus for Demolition or Sale	Estimate 1984
D-1 (Staff Residence)	Leased to W-JCC Schools	9/1/81
D-2A (Garage Abandoned)	Demolish	July, 1982
D-4 (Resident - Vacant)	Demolish	December, 1981
D-5 (Resident - Vacant)	Demolish	December, 1981
D-6 (Resident - Vacant)	Demolish	December, 1981
D-7 (Resident - Vacant)	Demolish	December, 1981
D-8 (Office - Vacant)	Use Change Possible Under Study	July, 1982

**ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY**

Hiram W. Davis Medical Center

NO ACTIONS PLANNED.

ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY

Lynchburg Training School and Hospital

<u>BUILDING</u>	<u>ACTION</u>	<u>DATE</u>
#1 (Resident Housing)	Fire Safety Improvements	1982-84
#43 (Sewage Plant)	Demolition	1982-84
#52 (Laundry)	Remodeling	1982-84
#64 (Offices)	Life Safety Code Changes to Allow Resident Use	1982-84
#87 (Tool Shed-Cemetery)	Demolition	1982-84
#93 (Water Tower)	Demolition	1982-84
Residence I-3 (Shed)	Demolition	1982-84

ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY

Northern Virginia Mental Health Institute

BUILDING

ACTION

DATE

#1 (Main Building)

Structure modifications
to include seclusion room
for intensive treatment program.

1982-84

**ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY**

Northern Virginia Training Center

NO ACTIONS PLANNED.

ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY

Piedmont Geriatric Hospital

<u>BUILDING</u>	<u>ACTION</u>	<u>DATE</u>
#3 (Staff Residence)	Delete	1983
#5A (Vacant)	Delete	1983
#8 (Vacant)	Delete	1982
#9 (Storage)	Delete	1982
#10B (Vacant)	Delete	1982
#15 (Hospital)	Addition	1982-84
#16A (Physical Plant Services)	Change Use	1984
#25 (Laundry/Shops)	Delete	1985
#29 (Shops, Offices and Class)	Addition	1983

**ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY**

Southeastern Virginia Training Center

NO ACTIONS PLANNED.

ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY

Southern Virginia Mental Health Institute

BUILDING

ACTION

DATE

#X (Maintenance
Building)

Construct

1982-84

**ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY**

Southside Mental Health and Mental Retardation Support Unit

NO ACTIONS PLANNED.

ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY

Southside Virginia Training Center

<u>BUILDING</u>	<u>ACTION</u>	<u>DATE</u>
#1 (Administration)	Increase Program Use	2/1/82
#43 (None)	Vacate	8/30/87
#97 (None)	Upgrade, Provide Accessibility	7/1/82
#98 (None)	Upgrade, Provide Accessibility	7/1/82
#123 (Residential)	Vacated	7/81
	Reoccupy	2/1/82
	Vacated	6/1/82
	Betterments	6/1 - 10/1/82
	Reoccupy	10/1/82
#X (Habilitation Center)	Preplanning Study	7/1/83
	Construction	8/30/87

**PHYSICAL PLANT CHANGES
BY FACILITY**

Southwestern State Hospital

The Current Capital Outlay Plans for Southwestern State Hospital are being Deferred until the Final Report of the Governor's Task Force is completed.

ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY

Southwestern Virginia Training Center

<u>BUILDING</u>	<u>ACTION</u>	<u>DATE</u>
#13 (Maintenance Building)	Build New	Not Given

**ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY**

Virginia Treatment Center for Children

No Actions Planned.

ANTICIPATED
PHYSICAL PLANT CHANGES
BY FACILITY

Western State Hospital

<u>BUILDING</u>	<u>ACTION</u>	<u>DATE</u>
#23 (Buildings and Grounds, Offices, and Shops)	Vacate and Turnover to Dept. of Corrections	10/82
#25 (Storage)	Vacate and Turnover to Dept. of Corrections	10/82
#26 (Storage)	Vacate and Turnover to Dept. of Corrections	10/82
#27 (Motor Pool and Storage)	Vacate and Turnover to Dept. of Corrections	10/82
#35 (Storage)	Vacate and Turnover to Dept. of Corrections	10/82
#49 Storeroom)	Vacate and Turnover to Dept. Corrections	10/82
#85 (Storage)	Vacate and Turnover to Dept. of Corrections	10/82
#100 (Reimbursement, Grounds, Seamstress, and Storage)	Vacate, If Possible	Not Given
#112 (Vacant)	Reoccupy	1/83
#117 (Vacant)	Partially Vacate	1/83
#118 (Resident Use)	Vacate	1/83
#X (Buildings and Grounds Building)	Occupy	10/82

ANTICIPATED
PHYSICAL PLANT
CHANGES BY BIENNIUM

1980-82

<u>FACILITY</u>	<u>BUILDING</u>	<u>ACTION</u>
Central State Hospital	#40 (Multiuse)	Vacate
	#41 (Multiuse)	Vacate
	#82 (Geriatric Residents)	Reoccupy
Southside Virginia	#1 (Administration)	Increase Use Occupy
	#123 (Residential)	Vacate, Betterments
Eastern State Hospital	#9 (Administration)	Use Change
	#38 (Vacant)	Seeking Outside User
	D-1 (Staff Residence)	Leased
	D-4 (Vacant-Residence)	Demolish
	D-5 (Vacant-Residence)	Demolish
	D-6 (Vacant-Residence)	Demolish
	D-7 (Vacant-Residence)	Demolish
Catawba Hospital	#15 (Main Building)	Improvement
	#17 (Activities)	Improvement
	#16 (Dietary)	Improvement

ANTICIPATED
PHYSICAL PLANT CHANGES
BY BIENNIUM

1982-84

<u>FACILITY</u>		<u>BUILDING</u>	<u>ACTION</u>
Central State Hospital	**	#10 (None)	Demolish
	**	#40 (Multiuse)	Demolish
	**	#41 (Multiuse)	Demolish
	**	#42 (Multiuse)	Demolish
Southern Virginia Mental Health Institute	*	#X (Maintenance Building)	Construct
Southside Virginia Training Center		#97 (None)	Upgrade
		#98 (None)	Upgrade
		#123 (Residential)	Betterments (cont'd)
	*	#X (Habilitation Center)	Preplanning Study
Western State Hospital		#23 (Buildings, and Grounds, Offices and Shops)	Vacate and Turnover to Dept. of Correc.
		#25 (Storage)	Vacate and Turnover to Dept. of Correc.
		#26 (Storage)	Vacate and Turnover to Dept. of Correc.
		#27 (Motor Pool and Storage)	Vacate and Turnover to Dept. of Correc.

* Funds have been requested by DMHMR, 1982-84 Biennial Budget.

** Central State Hospital has requested \$350,000 in 1982-84 for the demolition of buildings, however, the specific buildings are not identified in the request.

	#35 (Storage)	Vacate and Turnove to Dept. of Correc.
	#49 (Storeroom)	Vacate and Turnove to Dept. of Correc.
	#85 (Storage)	Vacate and Turnove to Dept. of Correc.
	#112 (Vacant)	Reoccupy
	#117 (Resident Use)	Partially Vacate
	#118 (Resident Use)	Vacate
	#X (Buildings and Grounds Building)	Occupy
Eastern State Hospital	#2 (Resident Use)	Use Change
	#35 (Vacant)	Use Change
	D-2A (Garage-Vacant)	Demolish
	D-8 (Vacant-Office)	Use Change Possible
Piedmont Geriatric Hospital	#3 (Staff Resident)	Delete
	#5A (Vacant)	Delete
	#8 (Vacant)	Delete
	#9 (Storage)	Delete
	#10B (Vacant)	Delete
	#15 (Hospital)	Addition
	#29 (Shops, Offices and Classrooms)	Addition

* Funds have been requested by DMHMR, 1982-84 Biennial Budget.

Lynchburg Training School and Hospital	* #1	(Resident Housing)	Improvement
	#43	(Sewage Plant)	Demolition
	* #52	(Laundry)	Remodeling
	#64	(Offices)	Improvement and Increased use
	#87	(Tool shed)	Demolition
	#93	(Water Tower)	Demolition
	I-3	(Shed)	Demolition
Northern Virginia Mental Health Institute	#1	(Main Building)	Structure Modifications

* Funds have been requested by DMHMR, 1982-84 Biennial Budget.

ANTICIPATED
PHYSICAL PLANT CHANGES
BY BIENNIUM

1984-86

<u>FACILITY</u>	<u>BUILDING</u>	<u>ACTION</u>
Eastern State Hospital	#55 (Vacate-Resident)	Surplus
	#55A (Vacate)	Surplus
	#55B (Vacant)	Surplus
	#55C (Vacant)	Surplus
	#55D (Vacant)	Surplus
	#56 (Vacant)	Surplus
	#57 (Vacant)	Surplus
	#58 (Vacant)	Surplus
Piedmont Geriatric Hospital	#16A (Physical Plant Services)	Change Use
	#25 (Laundry/Shops)	Delete

ANTICIPATED
PHYSICAL PLANT CHANGES
BY BIENNIUM

1986-88

FACILITY

Southside Virginia
Training Center

BUILDING

#43 (None)

#X (Habilitation
Center)

ACTION

Vacate

Occupy

**ANTICIPATED
PHYSICAL PLANT CHANGES
BY BIENNIUM**

1988-90

None Projected

GLOSSARY OF ACTIONS

The actions provided in the timetable reflect the intent of the individual facility. Following is a glossary of the terms used by the facilities:

Demolish - To tear down or do away with.

Improvements and Maintenance - To make improvements to the building without altering the physical structure and maintain the structure and equipment.

Vacate - To cease to use the building.

Reoccupy - To bring the building into service.

Change in Use - To change the current occupancy or activities of a building.

Remodeling - To alter the structure of the building.

Fire Safety Improvement - To improve fire safety for certification purposes.

Delete - Demolition is intended, but the facility is still in the planning stage. No formal request has been made at this time.

Addition - To add on to an existing structure.

Construct - To build a new building.

Betterments - To add an improvement that increases the value of the property.

Preplanning Study - A formal capital outlay plan required by the Department of Planning and Budget.

Turnover to Department of Corrections - Buildings located at old site of Western State Hospital which are being transferred to the Department of Corrections.

Unknown - The facility has provided no indication as to what their plan is for this building, although they have identified that some action is needed.

Upgrade - To raise and improve the quality of the building.