

MHD Building Conditions

Presentation before Capital Improvements Committee



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MHD Building Locations and Programs Housed

- **Southside Health Center – 1639 S. 23rd Street**
 - WIC Clinic
 - Community Healthcare Access
 - MBCCAP Screening Clinic
 - Immunization and Family Health Clinic
 - Home Visiting/LAUNCH/NFP/PNCC Programs
 - Pack n Play Distribution
- **Keenan Health Center – 3200 N. 36th Street**
 - STD/HIV Clinic
 - TB Clinic
 - WIC Clinic
 - Pack n Play Distribution
 - Immunization and Family Health Clinic
 - Community Healthcare Access
 - Men’s Health Program
- **Northwest Health Center – 7630 W. Mill Road**
 - WIC Clinic
 - Community Healthcare Access
 - MBCCAP Administrative Offices
 - Immunization and Family Health Clinic
 - Pack n Play Distribution
 - Central Supply - Inventory Storage

General Condition of MHD Buildings

- Good condition
- Aged Buildings
 - SSHC – Built in 1898
 - Keenan – Built in 1932
 - NWHC – Built in 1968
- Buildings maintained mostly through routine maintenance and annual inspections however their age renders some “fix it as it breaks” issues.
- Currently no deferred maintenance.

Energy Reduction Efforts

Lighting:

1994 – Received \$124,713 from Wisconsin Electric Smart Money Project to replace all ballasts, bulbs and incandescent fixtures-went from T12 to T8 light bulbs. This resulted in at least 30% reduction in electrical usage for lighting. (All 5 buildings at the time)

Heating:

1993 – With assistance from the Gas Company we installed set back systems on our building heating systems and saved approximately \$7,000 in the first year according to estimates provided by the Gas Company.

Since then we've installed computer controls that set back and control the temperatures at all buildings based on time of day and day of the week.

Mechanical Conditions

Boiler Systems - condensing boilers to increase efficiency and reduce heating costs:

- SSHC - 2006
- NWHC – 2008-09
- Keenan – 2009
- Life expectancy on these boiler systems is 20 years.

Building Generators – NWHC and SSHC – 2008

(Purchased from UASI-Homeland Security Grant funds)

Condensing Water Heaters (2008-2009) installed at all three Health Centers with a 5 year or longer life expectancy

Mechanical Conditions (cont.)

- **Elevators:**
 - **Hydraulic Cylinder and Pump Replaced** at SSHC and NWHC in 2006. Life expectancy is approximately 30-40 years
 - **YET TO BE DONE** – Smart Controls on SSHC and NWHC Elevators
- **Sprinkler Systems** Installed at NWHC and SSHC in 2009.
- **Sprinkler System for Keenan** is included in the 6 year CIP Plan for 2013 and will be significantly more expensive.

Exterior Conditions

- **Windows** – Low E Argon filled Thermo Pane Installed at both locations (NWHC and Keenan)
 - NWHC (2003)
 - Keenan (Approx. 1996)
 - SSHC (In Budget for 2012-13) – In 6 year CIP Plan budgeted over 2 yrs
- **Parking Lots**
 - SSHC (2008-10)
 - NWHC (Approx. 1995)
 - Keenan (2011)
- **SSHC Porch Rehab and Restructural Work -2003**

Exterior Conditions (cont.)

- **Roofing :**
 - Keenan – 2005 with 25 year Life Expectancy
 - NWHC – 2005 with 30 year Life Expectancy
 - SSHC – 2009 with 30 year Life Expectancy
 - NWHC Detached Garage – 2003 with 20-25 year Life Expectancy
- **Overhead Garage Doors at NWHC** for both attached and detached garages replaced in 2006

Interior Conditions

- Remodeling of Reception Areas:
 - NWHC (2005)
 - SSHC (2006)
 - Keenan –Currently in progress and estimated for completion in December 2011
- STD Move from 7th & Michigan to Keenan with Complete Remodel – 2003
- TB Move from SSHC to Keenan with Complete Remodel – 2004

ADA Improvements

- ADA Compliance Consult Study performed in 2004 and used throughout all remodeling projects to address as many ADA issues as possible – parking, entrances, restrooms, reception desks, doorways, etc.
- Keenan ADA Entrance will be assessed and bid out in 2012 after completion of interior remodeling
- Barrier Removal Plan completed in 2010 with partnership Grant with Independence First – Approx. 80% of feasible recommendations are complete at this time.

Miscellaneous Building Improvements

- Electronic Security Access and Monitoring (Started in 2004 and is on-going)
- Fire Alarm Systems at all three (3) locations (2003-2004)

MHD Building Conditions



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