

FY 23 Capital Requests

The department's facilities house patients, many fulltime, and offices for our clinical and administrative workforce. The department must maintain (often, repair or replace) this aging infrastructure to fulfill its mission to the State. The five-year plan for sustaining some facilities and restoring others to operational standards is **\$237,502,681.00**. This year, the agency requests **\$60,714,979**, focusing on crucial projects vital to resident and worker safety and security while also starting the first or second phases of a few essential long-term projects.

Projects

- 1. Spartanburg Area Mental Health Center Lobby Renovation** **\$250,000**
 - COVID safety concerns increased the need to reconfigure this 2001 building.
- 2. Florence Mental Health Clinic Boiler and Chiller Replacement** **\$575,000**
 - The HVAC equipment is twenty years old and original to the three-story, 36,000 square foot building. This replaces the boiler, chiller, air handler, and associated piping and duct work
- 3. Aiken-Barnwell Mental Health Center HVAC Replacement** **\$350,000**
 - The 23-year-old mechanical systems operate in a facility occupied during the day, evenings, and weekends and frequently breakdown. This project replaces eleven dual split systems.
- 4. Anderson-Oconee-Pickens Mental Health Center Construction** **\$12,430,000**
 - The current facility on leased country land dates to the sixties and is 17,800 square feet. The new one will be 35,000 square feet on 5 acres owned by Anderson County. It will consolidate programs currently in leased facilities, reducing leases by \$135,000 annually.
- 5. Catawba Mental Health Center Construction** **\$12,430,000**
 - This project purchases six acres and constructs a 35,000 square foot facility consolidating programs currently in three leased facilities leased at more than \$320,000 annually.
- 6. Columbia Area Mental Health Center Construction Phase III** **\$8,050,000**
 - This project constructs a 25,000 square foot facility on DMH land, consolidating programs currently in multiple Columbia buildings and leading to more efficient service and access to care.
- 7. Crafts Farrow Campus Road, Parking Lot Repairs and Pavement** **\$1,400,000**
 - The roads and parking lots at Morris Village, Bryan Psychiatric are over forty years old, and the ones on Crafts-Farrow campus are over 75 years old. This project repairs and repaves these areas.
- 8. Morris Village Infirmary Renovations** **\$750,000**
 - Creating an infirmary will require improvements to security, a new nurse call system, and an HVAC upgrade to negative pressure and/or 100% outside air, allowing treatment of COVID patients or typical use.
- 9. Roddey Pavilion Nursing Home Floor Replacement** **\$1,000,000**
 - The floor is worn and an environment of care problem as documented by DHEC during recent inspections. This project replaces it throughout the nursing home.
- 10. Crafts-Farrow Building Demolition** **\$2,000,000**
 - This project demolishes four unsafe vacant buildings (Building numbers 2, 7, 15, and 18) built from 1926 to 1951.

- 11. Morris Village Nursing Station Renovations** **\$450,000**
- The nursing stations in cottages 1, 3, and 6 at Morris Village, built in 1975, are too small and need total enclosure with doors and service windows extended to the ceiling according to DHEC regulations. These will also provide a secure medication storage area protecting patients.
- 12. Bryan Guardhouse Construction** **\$450,000**
- Bryan Hospital is an open campus difficult to secure. A guardhouse with a gate, card reader, camera, and intercom will better secure the facilities.
- 13. Crafts-Farrow Guardhouse Generator** **\$150,000**
- This project installs a generator as an emergency power backup.
- 14. Charleston Building Purchase** **\$8,000,000**
- This project purchases a 26,000 square foot building for needed treatment space.
- 15. Bryan Modular Building Purchase** **\$1,000,000**
- Purchasing two modular buildings on Bryan & Morris Village campus will provide office space during COVID protocols.
- 16. Stone VA Nursing Home HVAC Improvements** **\$500,000**
- Since the HVAC systems struggles maintaining acceptable humidity, this modifies them to provide conditioned outside air.
- 17. Roddey Support Building HVAC Replacement** **\$350,000**
- This project replaces the 38-year-old HVAC units supporting the Tucker campus for the Roddey and Stone Pavilion nursing homes.
- 18. Columbia Area Fire Alarm Replacements** **\$750,000**
- The fire alarm panels in Columbia buildings, not supported for over four years, use copper phone lines in emergencies. This project replaces these for DMH Public Safety, IT, training, maintenance, forensics, and food services.
- 19. Harris Hospital Utility Building Emergency Generator Install** **\$1,000,000**
- This project installs a generator and automatic transfer switch providing adequate emergency power during power outages to the Harris support building housing HVAC chillers, boilers, pumps, and controls, along with a fuel tank providing 36 hours of fuel.
- 20. Crafts-Farrow Vehicle Management Garage Improvements** **\$250,000**
- This project seals roll up doors while adding motorized door controls, an exhaust removal system, and AC units to provide cooling to the campus garage. Currently the swamp coolers used with high humidity can lead to employee heat exhaustion, especially staff working on hot vehicle engines.
- 21. Gaffney Mental Health Clinic Interior Redesign** **\$350,000**
- This project modifies the interior of a building purchased in 2020, constructing private offices for patient privacy and security while adding HVAC, electrical improvements, data capabilities, lighting, and flooring.
- 22. Community Mental Health HVAC Replacement Phase II** **\$2,219,280**
- This project replaces multiple HVAC split systems past the end of life expectancy. These systems are running R-22, which is becoming more expensive and difficult to find as production is ceasing.

23. Community Mental Health Roof Replacement Phase II	\$630,699
<ul style="list-style-type: none"> • This project replaces shingle roofs over seventeen years old at several clinics. 	
24. Crafts-Farrow Columbia Area Fire Alarm Replacements	\$750,000
<ul style="list-style-type: none"> • This project replaces Crafts-Farrow campus fire alarms not supported for four years. 	
25. Roddey Domestic and HVAC Piping and Flooring Phase III	\$1,200,000
<ul style="list-style-type: none"> • The facility built in 1983 still has its original HVAC, water lines, and flooring. There are numerous leaks. Agency will complete this project by ward; there are seven wards. 	
26. Crafts-Farrow Building 17, Public Safety Renovation	\$1,680,000
<ul style="list-style-type: none"> • This 1946 building houses Public Safety and patient records. The agency completed some necessary work in 2021 (Project 9793), but more is needed preventing moisture causing mold and damage, including window replacement and masonry repair. 	
27. Veterans Victory House Whole Facility Generator	\$1,500,000
<ul style="list-style-type: none"> • This project installs a generator large enough to power the entire nursing home, including the HVAC, during a power outage. Walterboro is prone to dangerous weather, and this generator will allow residents to shelter in place. The requested funds will serve as a 35% match with a federal VA grant. 	
28. Crafts-Farrow Fisher Improvements	\$250,000
<ul style="list-style-type: none"> • The campus library is in poor shape with multiple moisture intrusions, mold, and asbestos. It is not habitable. The project demolishes it and improves the auditorium, which requires roof repair and plumbing and asbestos removal. The auditorium will be temporary maintenance and stock storage. 	
Total Capital Request	<u>\$60,714,979</u>

###