

**COUNTY OF LEHIGH, PENNSYLVANIA
COMMISSIONERS BILL 2015-31
SPONSORED BY COMMISSIONERS DOUGHERTY, CREIGHTON &
OSBORNE
REQUESTED DATE: SEPTEMBER 16, 2015
ORDINANCE NO. 2015 -**

**AMENDING THE 2015-2019 LEHIGH COUNTY CAPITAL PLAN TO
INCLUDE ARCHITECTURAL AND ENGINEERING PLANNING DOCUMENTS
TO REBUILD AND/OR BUILD A NEW CEDARBROOK NURSING HOME -
ALLENTOWN FACILITY**

WHEREAS, §708 of the Home Rule Charter and §602.1 of the Administrative Code of the County of Lehigh, Pennsylvania provide for a five-year capital planning procedure; and

WHEREAS, the Department of General Services wishes to create the architectural and engineering planning documents to rebuild Cedarbrook – Allentown from a Master Plan (rebuild) and develop a conceptual plan to build a new Cedarbrook Nursing Home facility; and

WHEREAS, the Department of General Services has provided a description of the project which is attached hereto as Exhibit B; and

WHEREAS, pursuant to the Administrative Code, an amendment to the 2015-2019 Capital Plan is necessary to include these projects; and

WHEREAS, Ordinance approval is required to amend the Capital Plan.

**NOW, THEREFORE, IT IS HEREBY ENACTED AND ORDAINED BY
THE BOARD OF COMMISSIONERS OF THE COUNTY OF LEHIGH,
PENNSYLVANIA, THAT:**

1. The foregoing WHEREAS clauses are incorporated herein as if set forth in their entirety.

2. The 2015-2019 Lehigh County Capital Plan is hereby amended to include the planning documents for Cedarbrook - Allentown, as described in Exhibit "A" attached hereto.

3. The proper officers and other personnel of Lehigh County are hereby authorized and empowered to take all such further action, including any necessary transfers of funds, and execute additional documents as they may deem appropriate to carry out the purpose of this Ordinance.

4. The County Executive shall distribute copies of this Ordinance to the proper officers and other personnel of Lehigh County whose further action is required to achieve the purpose of this Ordinance.

5. Any Ordinance or part of any Ordinance conflicting with the provisions of this Ordinance is hereby repealed insofar as the same affects this Ordinance.

6. This Ordinance shall become effective in ten (10) days after enactment.

ADOPTED this _____ day of _____, 2015 by the
following vote:

Commissioners

AYE

NAY

Geoff Brace
Thomas C. Creighton, III
Percy H. Dougherty
Amanda Holt
David S. Jones, Sr.
Vic Mazziotti
Brad Osborne
Lisa Scheller
Michael P. Schware

ATTEST: _____
Clerk to the Board of Commissioners

APPROVED this _____ day of _____, 2015.

Thomas S. Muller
Lehigh County Executive

ENACTED this _____ day of _____, 2015.

AMENDED CAPITAL PLAN/BUDGET FOR 2015-2019 PLAN

Number **80**

Title **Reconfiguration of Building Units**

DOB

070133

Contact **Rick Molchany/Terry Hollinger**

Dept./Office/Bureau **CB-Facilities**

Est. source **Architectural Plan**

Type **Renovation**

Status **Upgrade**

Annual cost

Component cost

Funding source(s)

2014	\$0
2015	\$300,000
2016	\$0
2017	\$0
2018	\$0

Construction	\$0
Contingency	\$0
Development	\$0
Engineering	\$275,000
Furniture/Equip	\$0
Land	\$0
Other Exp	\$25,000

Finance	\$150,000
Liquid Fuels	\$0
Operating	\$150,000
Other Revenue/Grants	\$0
Parks Fund	\$0

5-year total **\$300,000**

Component total **\$300,000**

Revenue total

\$300,000

Description

* Project is a result of a conceptual study of a Master Plan of the Cedarbrook-Allentown Nursing Homes.

A: create the architectural and engineering planning documents to rebuild the Cedarbrook Allentown facility.

- provide verification of the Fedetz study, including budget requirements (+/- 10%) of final construction expense
- include audit of existing building systems, provide recommendations for improvement
- 1.) develop an operating revenue and expense plan for the solution identified

B: develop a conceptual plan,(feasibility phase #1), including budget costs to build a new Cedarbrook Nursing Home facility.

- total project, from construction to completion (land included); (+/- 10% of final construction expense
- 1.) develop an operating revenue and expense plan for the solution identified

Justification

In early 2014, Complete HealthCare Resources-Eastern, Inc. was contracted by the County of Lehigh to conduct a study of the Cedarbrook Nursing Facilities, Allentown and Fountain Hill. The aged physical plant at the Allentown facility is the primary issue that must be addressed under all options. The Allentown facility which houses the majority of the licensed beds, is outdated and lacks basic amenities expected by the current and future generations seeking nursing facility care. When the facility was originally constructed, the population expectations were very different than they are today.

The Allentown facility has become undesirable in the market due to the age and condition of the facility. The facility presents with an outdated floor plan of triple and quad rooms with communal toilet and bathing facilities on each unit. This is the primary cause of the occupancy and revenue decline. The market has newer nursing facilities that offer private and semi-private resident rooms with in-room bathrooms and specialty units for short-term rehabilitation making the Allentown facility a place of last resort. Though the facility provides quality care by quality care providers, it does not outweigh a potential residents' desire for the comforts of home including private or semi-private rooms, in-room bathrooms, phone, television and internet service. The last two decades have caused the nursing home industry to embrace major changes in the lifestyle expectations of the incoming consumers.

In addition to consumer preferences, the current medical model does not support a post-acute stay and it does not afford a patient the ability to have easy and safe access to a restroom. Communal bathrooms that are positioned away from the resident rooms present the following risks from the marketing perspective:

- Increased fall risk due to travel distance to the restroom
- Increased incontinence due to distance and waiting time to use the restroom
- Incontinence leads to increased infections, wounds and skin breakdown
- Stress on residents related to distance, waiting and lack of privacy for restroom use
- Increased risk for infection due to communal toileting and increased exposure

In September of 2014, Fedetz & Martin Associates (an architectural and planning company) was contracted to explore the possibilities to create a facility that had less beds/room, along with installing toilets, sinks and showers in many of the resident rooms. This plan would improve resident satisfaction, and mitigate medical concerns by reducing the need for communal bathrooms. In addition, the "outdated and non-user friendly" facility entrance was studied to seek improvements, including an ADA audit.

financial opportunities for the next twenty five years.

*The plan will identify the

EXHIBIT

A

The amendment will support the previously approved Commissioner request to "develop objective information" to make a quality decision for Cedarbrook Nursing Home. The amendment will support the following:

- Verify the Fedetz Architectural feasibility study
 - Rooms
 - Bathrooms
 - Codes
 - Opportunities for growth
 - Common space
 - Front entrance
 - Schedule to accomplish the rebuild
- Perform system audit on Cedarbrook Allentown's facility systems
 - Develop the plan to improve building systems for 25 years
 - B, C and D primarily; however A as well
- Provide accurate budget (financial) construction estimates (w/in 10% of construction)
- Develop a feasibility study to build a new nursing home facility
 - Number of beds (360 to 660)
 - Increments of 60 to mirror the success of Berks Heim
 - Determine land needs
 - Evaluate the current land available at the Cedarbrook Nursing Home and advise accordingly
- Provide accurate budget (financial) construction estimates (w/in 10% of construction)
- Perform operational analysis to determine revenue and expense opportunities in the "rebuild" option
- Perform operational analysis to determine revenue and expense opportunities in the "build new" option
- Note: the four key items described may or may not be completed by the same vendor.
 - For example: An engineering company may perform the duties to verify the rebuild; however, a construction vendor may perform the duties to verify a "new building" model. Lastly, we may choose a Nursing Home Industry leader to assist in developing operational metrics for revenue and expenses.