

For TB Hospital

Transfer Details Are Negotiated

ALBANY — Four officials and a businessman from Livingston County and Assemblyman James L. Emery (R — Livingston and Genesee Counties) met in Albany Monday with state representatives regarding the transfer of the former Mt. Morris TB Hospital to Livingston County as a general health facility.

Livingston County Supervisors George Weidman of Ossian, Ralph Wolfanger of West Sparta, and John Douglass of Leicester; County Attorney George Teall; and Mt. Morris businessman and County Supervisor candidate John Sawyer Jr., along with Assemblyman Emery, met with officials of the State Office of General Services, Budget Department, and Health Department to work out details of the transfer approved by the State Legislature in June.

Assemblyman Emery said that he and the county officials present at the Monday meeting would report the results of that session to the Livingston County Board of Supervisors at its meeting next week.

He emphasized that the former TB hospital would be used as a health-related facility and as office space for the Livingston County Public and Mental Health units.

Wolfanger, chairman of the Public Health and Welfare Committee, revealed that the County is prepared to admit 100 patients to the facility in Mt. Morris as soon as arrangements can be made. These patients would come from various facilities in Livingston county — nursing homes, area hospitals, and the County Infirmary.

Douglass and Sawyer said Monday: "We are extremely anxious for the county to take over operation of the former TB hospital in order to reestablish employment opportunities for those who formerly worked at the facility and to help ease the high unemployment situation in the Mt. Morris-Leicester area. We think it will be a fine opportunity for the communities involved and the county as a whole."

They continued: "Not only will it mean increased dollars for the residents of the Mt. Morris area, but it will relieve some of the crowded facilities in the county and enhance the public health care available to the residents of Livingston County."

Assemblyman Emery, who sponsored the legislation in the Assembly authorizing the state to sell the facility to Livingston County, led the delegation at the meeting Monday afternoon. The legislation was sponsored in the Senate by State Senator Thomas F. McGowan of Buffalo.



Livingston County officials and Assemblyman James L. Emery met in Albany yesterday with General A.C. O'Hara, Commissioner of the Office of General Services, to discuss details of the transfer of the former Mt. Morris TB Hospital from a state facility to Livingston County to be used as a general health facility. Seen here are, from left, Mt. Morris businessman John Sawyer Jr.; Supervisor George Weidman; County Attorney George Teall; General O'Hara; Assemblyman Emery and Supervisor Ralph Wolfanger.

County Hires Consultant

Times Union - April 6, 1972

TB Complex Use Up to Expert

By BOB BICKEL

MT. MORRIS — Livingston County supervisors yesterday contracted with a consultant firm to plan and supervise the development of the Mt. Morris TB hospital complex.

So extensive and attractive are the grounds of the property acquired at no cost from the state last Saturday, so

large and numerous the buildings, that supervisors charged with responsibility for getting the property into operation invariably talk about the job as a "challenge."

The county has never been faced with development possibilities of such magnitude.

It was for these reasons that Leicester Supervisor

John Douglass Jr. and his health and welfare committee, Ossian Supervisor George Weidman and his building committee, and Nunda Supervisor Everett Mann and his supervisors committee proposed at a special session of the board yesterday that professional help be obtained.

By unanimous vote, the

board approved a contract with Health Planning Associates, Inc., (HPA) of New York City and Albany for a fee of \$52,000.

First and principal responsibility of the consultants will be to set up a 100-bed "health-related" facility for elderly citizens of the county who do not need full infirmary care.

It will recommend allocation of space to other county departments, plan and supervise the construction needed to accommodate them, and recommend uses for the grounds.

A major part of its work will be getting all state and federal aid which legally can be obtained.

Jan Dormah of the HPA staff will supervise the project.

Tentative timetable is to have the health-related home in operation by October. Overall development will go on at the same time.

As an example of the kind of work HPA will do, Dormah cited a plan already in the works to set up an outpatient service for elderly citizens.

Part of the HPA fee is contingent on gaining approval of the State Health Department for any plan HPA develops.

In other TB hospital action yesterday, the board authorized transfer of \$100,000 from the county capital reserve fund for a building program at the TB hospital project.

In a split vote, the board set the salary for a health administrator to supervise the health-related home at \$12,573.

LAND ACQUIRED 1932

MAIN HOSPITAL COMPLETED 1934

By BOB BICKEL

MT. MORRIS—The place is a treasure house.

Everyone knows that in taking over Mt. Morris TB Hospital and grounds, Livingston County acquired something valuable — 138 acres, 10 major buildings, a main hospital whose central corridors on each of five floors stretch in an unbroken line of sight for a city block and a half.

But it may be that even some supervisors do not yet know about the heavy hospital beds; the bureaus and bedside cabinets and wheeled lap trays and signalling system in each of the more than 200 patient rooms; the new \$90,000 emergency generator in the powerhouse; the murals in the old children's hospital; the heavy green shutters that really work on the windows of the nurses' building.

Everything works. The whole complex has been meticulously kept up. It is all what professional evaluators call "clean space."

Built in the era before tacky became a way of life, it is solid, heavy workmanship, yet some architect spent some creative energy on the buildings. They are emphatically non-institutional. For all its immense size, the main building is pleasant, airy, graceful. The bannisters in the stairwells are slender and curved.

In the main building there are quantities of wheelchairs, cleaning equipment, table lamps, boxes of sipper straws and thermometer holders, boxes of paper cups and light bulbs, laboratory supplies, a delicate pharmacist's scale, with weights, in a polished box.

There is small beauty shop, with hair dryers.

There are globes of the world, whirlpool baths and heat treatment lamps in the physical therapy room, sun rooms, several elevators, more than 50 outside doors on which the locks will be changed.

There is a bank of post-office boxes, a staff dining room with bow windows. Somebody wrote "the end" on the last menu posted in the dining room.

In the kitchens there are massive coffee makers, warming tables, electrical plugs on overhead stretch cables to keep food warm in serving carts, a bread slicer, an apple peeler, big ranges, boxes of paper napkins, bakery ovens, mixers, an overhead track for handling sides of meat, seven walk-in refrigerators, boxes of brooms. Somebody wrote "goodby for now" on a bulletin board on his last day in the kitchens.

It would be easy to be lost in the basement. A tunnel branches off it and goes across the big central circle to the children's building. The basement is also clean space.

It includes dozens of cases of empty pop bottles, a big produce cooler, a stocked fallout shelter, an autopsy room with zinc topped dissection table, four sliding racks in a morgue, photography chemicals.

The patients' library has several thousand books and a card index, collections of jigsaw puzzles, National Geo-

keeping. Some of them may be valuable.

In the main building there is a roomy auditorium with high, draped windows. Behind its rear wall is a little room containing two, permanently-fixed, theatre-type movie projectors.

There are two operating rooms on the fifth floor complete with operating tables, a modern wall autoclave, cupboards full of gowns and gloves, a dusting box for the gloves. The suite is air conditioned. Over one operating table is a nearly new light, five feet across, operated from wall controls. A duplicate of the light is crated and stored elsewhere on the grounds.

graphics and paperbacks. It could be used right now.

Occupational therapy suites contain woodworking machinery, leather working tools, sewing machines, looms, painting equipment.

More than 200 dolls done by artists under federal sponsorship in the Depression have been collected for safe-

All over the complex are scattered small kitchnettes. There are dozens of stoves and refrigerators.

There is a neatly folded American flag in a polished wood case in the business office.

The medical library is carpeted, has polished hardwood chairs and a heavy hardwood conference table.

The laboratory equipment includes centrifuges and microscopes.

You walk on flagstones from one building to another. The grounds are beautifully wooded.

There are spreads on the beds in the rooms and suites of the nurses' building. There are fireplaces; brass knockers on some of the suites; a toaster and a new refrigerator, doors still taped shut, in the kitchen. In the nurses' building is one of the half dozen or so pianos in the complex.

The bedrooms in the eight residence units are carpeted. All the units have fireplaces, all are completely furnished. There are permanent bookcases on stair landings.

The federal art project murals in the children's building show Boyd and Parker being tortured, scenes from Mary Jemison's life, King Arthur on a steed, Robin Hood.

There is a large classroom with desk-chairs, two 16 mm movie projectors, an "in-house" sewing room with machines, large rolls of felt, drawers packed with drapery material.

Maintenance quarters have a lathe, a drill press, an electrical shop, a parts cage, a

pipe threader.

A huge laundry room in the powerhouse is full of ironers, washers, dryers, a big sheet mangle, a water extractor that was never used.

Buckets of paint are piled ceiling high in a paint shop.

In the garage area are gang mowers, a tractor mower, a dump truck, a stake body truck, a pickup truck.

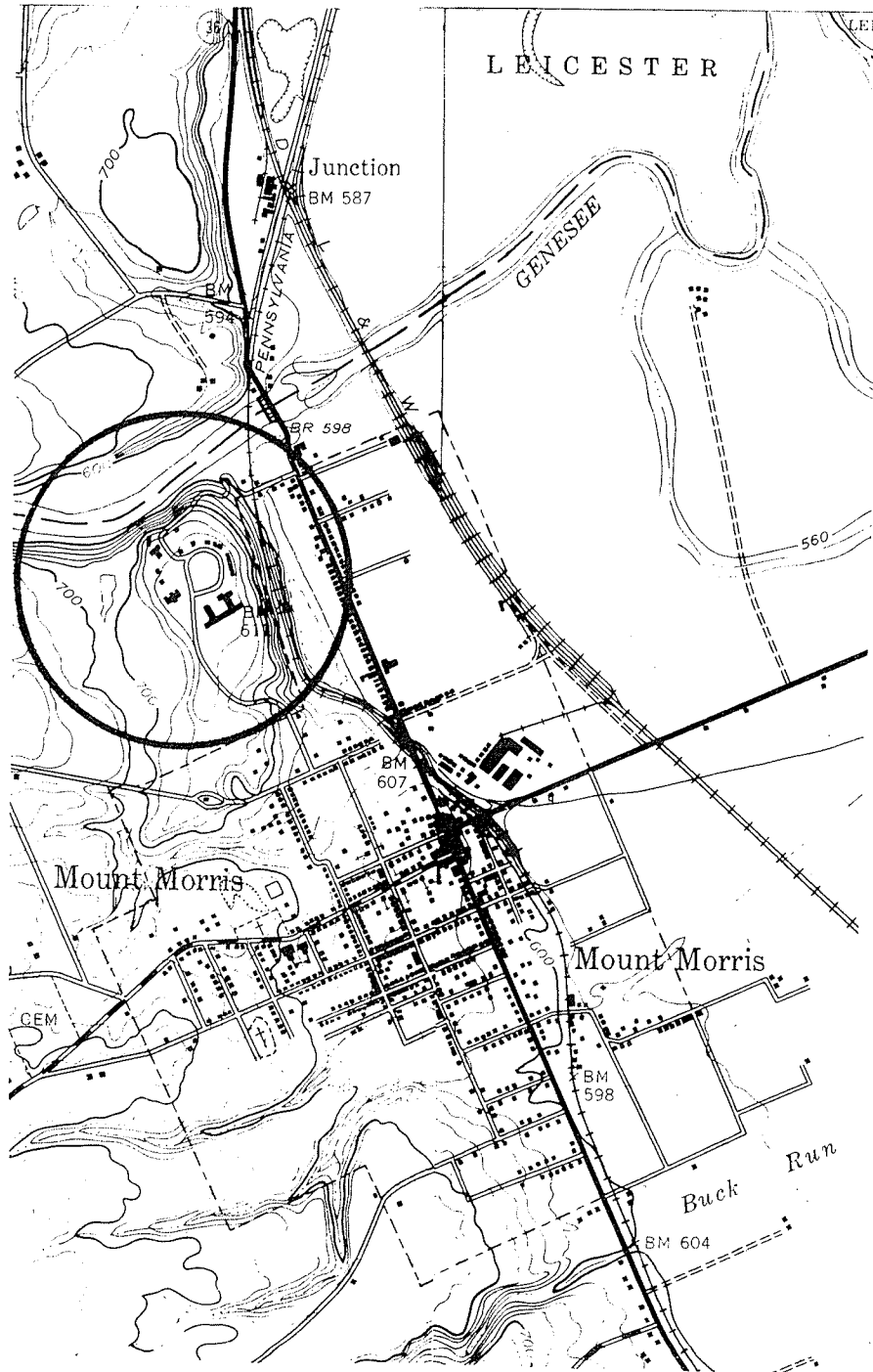
The state paid for one last shipment of coal so that the county takes over with 400 tons in the bunkers to feed the four boilers, each a story-and-a-half tall.

There is much more. It takes a 3 1/4-hour tour to begin to take it all in.

What's it worth? It's hard to price without a market. If you try to estimate replacement value, you have to assume it would be hard to attain the same construction quality today at any price. All guesses are wild. But some of those who are working with the complex say somewhere between \$10 million and \$30 million would not be too wild.

Except for a small share of taxpayer dollars which paid for it, it cost Livingston County citizens exactly nothing.

THE DEVELOPMENT OF
A
MULTIPURPOSE COUNTY FACILITY



P R O P O S A L

Prepared By
Health Planning Associates, Inc.
For
The Board of Supervisors
Livingston County
March 13, 1972

TABLE OF CONTENTS

BACKGROUND

Health

A 100 Bed Health Related Facility

An Out-Patient Long-Term Care Facility (Subchapter H)

Government

Office Space

Manpower

Medical

Allied Health

Health Related

Community Focal Point

Employment Opportunities

PURPOSE OF PROJECT

SCOPE OF PROJECT

- A. Development of Health Facilities
- B. Development of Government Office Complex
- C. Training
 - 1. Development of Health Manpower Programs
 - 2. Development of Job Training Program
- D. Development of Community Facility
- E. Development of Non-Governmental Office Complex
- F. Multicounty Utilization

CONSULTANT SERVICES

- A. Development of Health Facilities
- B. Development of Government Office Complex
- C. Training
 - 1. Development of Health Manpower Programs
 - 2. Development of Job Training Program
- D. Development of Community Facility
- E. Development of Non-Governmental Office Complex
- F. Multicounty Utilization

Consulting Services

BIOGRAPHY

BACKGROUND

On April 1, 1972, New York State will turn over to Livingston County a 138 acre tract of land situated in Mt. Morris, New York. This land with its main hospital, children's hospital, nurses' dormitory, staff houses, and other buildings served the residents of the State as a tuberculosis sanitarium for over 35 years. With the near eradication of T.B. as a health problem, the State Health Department decided to close the facility in the Summer of 1971.

Having served to meet the needs of the people of New York, the Mt. Morris Tuberculosis Hospital can now serve to meet the expanding needs of the residents of Livingston County. These areas include:

Health

Government

Manpower

Community Focal Point

Employment Opportunities

Health

Livingston County Needs A 100 Bed Health Related Facility

The New York State Health Department has decided to close two nursing homes in the County. The closing of these facilities will leave a shortage of health related beds. The Home and Infirmary is presently providing 51 health related beds, but the State Health Department projects the County will need 50 additional beds once the Nunda and Conesus Lake Nursing Homes are closed.

Livingston County Needs An Out-Patient Long-Term Care Facility (Subchapter H)

The number of in-patient long-term care beds will barely meet the County's needs once the Health Related Facility is developed. With a growing elderly population (those 65 years of age and older), Livingston County can anticipate the need for more health related programs. Many of the elderly do not need 24 hour supervision. However, periodic physical examinations, dietary supervision, recreational activities and social interaction are necessary. These services can be developed at the Campus at a minimal cost to the County as the program is reimbursable under Medicaid.

This program will minimize the need of more costly in-patient beds and thereby lead to an overall conservation of funds. Both State and Federal Governments are interested in

Subchapter H programs and opportunities for obtaining outside funds are promising.

Government

Livingston County Government Needs More Office Space

The 23 per cent increase in population in the 1960's was the highest the County had ever experienced. Ten thousand new individuals needing government services required an increase in government personnel. The increase resulted in overcrowding at the County Court House and the Home and Infirmary.

Recognizing the need for expansion, the County Board of Supervisors commissioned a study to determine what facilities and space were needed to meet these new demands. The completed study recommended construction of an office building to allow for present needs and future expansion. Housed in this building would be "non-court related" departments and services.

The report also recommended an extensive building program at the County Home and Infirmary.

The cost of construction for these projects was estimated at \$2,800,000. This did not include the cost of equipment, furniture, landscaping, land acquisition, paving, demolition, surveys, and legal fees. The inclusion of these costs would add considerably to the overall cost of the project.

Manpower

Livingston County Needs More Medical Manpower

The population increase has placed an additional burden on an undermanned medical community. The physician/population ratio in the County stands at one physician for every 1,378 persons. This compares with a statewide average ratio of one physician for every 506 persons.

It has been extremely difficult for rural areas to attract young physicians to replace those who have retired, moved or died. The new Norther Livingston County Medical Group has attracted some physicians to the area, however, the wide gap in the physician/population ratio will continue as the population of the County grows.

Physicians' Assistants, Nurses And Licensed Practical Nurses

Educators are of the opinion that if residents are trained locally to work with their neighbors they will continue to remain and provide necessary services. Programs following this concept have been developed to train physicians' assistants, nurses and licensed practical nurses in this State and throughout the United States. These individuals, working with the physician, would help meet the needs for primary health care delivery. Such a program should be feasible in Livingston County.

Other Health Related Workers

Physicians, nurses and physicians' assistants are not the only health personnel needed. Health functionaries at all levels will also be necessary to man the Campus, Dansville Hospital, Home and Infirmary, the Northern Livingston Medical Group as well as other local institutions. Training programs can be developed on the Campus.

Community Focal Point

The Campus can become a center for community activities. These include political, governmental and social events. Community groups and associations can utilize the resources of the Campus. Income would be generated which could be used to support the activities at the Campus.

Employment Opportunities

The re-opening of the Campus will create numerous positions. In addition, training programs should allow positions to be filled that are presently vacant and create new job opportunities.

PURPOSE OF THE PROJECT

The Campus offers the residents of Livingston County a unique opportunity to establish a multipurpose facility offering programs which meets its demands and needs. The purpose of the project is to design, develop and implement those programs which maximize the use of the Campus at a reasonable cost to the taxpayer.

The programs to be developed at the Campus include:

Health Related Facility

Out-Patient Long-Term Care Facility (Subchapter H)

Government Office Complex

County Health Complex

County Mental Health Complex

Education Center

Job Training Center

Community Focal Point

Non-Governmental Office Complex

SCOPE OF PROJECT

The Campus is presently a vacant group of buildings. Within the confines of these buildings are numerous pieces of equipment including beds, microscopes, drugs, etc. Much of this material has a value which must be determined.

In turning the Campus into a new facility it will come to life again not only as a health oriented facility, but with the many buildings, 138 acres of land and vast resources it will also be the focal point of the County for many years to come.

To develop the programs at the Campus the following work must be completed.

A. Development of Health Facilities

The primary concern in the development of the Campus will be health. The resources of the present facilities and the County should be drawn upon to the fullest extent to speed the utilization of the facilities at the earliest possible time and at the lowest possible cost.

1. Complete inventory of all equipment and materials with a determination of:

- a. what should be saved;
- b. what should be sold or auctioned;
- c. what should be given away;
- d. what should be discarded.

2. Determination of the structural changes necessary to comply with State regulations for an HRF and Subchapter H facility.

3. Determination of services to be offered at the facilities.

- 4. Evaluation of personnel needs for the programs.
- 5. Submission of plans to the State.
- 6. Develop budgets for the health facilities.
- 7. Determination of space utilization.
- 8. Relation of State equipment and HRF.
- 9. Implementation.

B. Development of Government Office Complex

Prior reports have indicated a growing County government in need of additional space. These reports have also indicated the cost to the County. The Campus provides an opportunity of space at limited cost and with freedom for future expansion.

1. Determination of the government services and departments to be relocated.
2. Determine allocation of space.
3. Determine and evaluate equipment needs.
4. Implementation.

Determination of the availability of funding for the following programs.

C. Training

Patients, laboratories, classroom facilities, the proximity of a university and some of the finest medical educators in the United States allows serious consideration for the training of all levels of health personnel. Such programs, if feasible, can usually be funded.

1. Development of Health Manpower Programs

- a. Study to determine the feasibility of developing a physicians' associate program, nursing and licensed practical nursing.
- b. Implementation.

2. Development of Job Training Program

- a. Study to determine the feasibility of developing training programs.
- b. Implementation.

D. Development of Community Facility

The facilities include meeting rooms and a fully equipped auditorium with the finest projection equipment. In order to justify its retention and maintenance it should be continually used.

- a. Study to determine the feasibility of utilizing the Campus as a community meeting center.
- b. Implementation.

E. Development of Non-Governmental Office Complex

Scattered throughout the County are private, non-profit organizations with periodic needs for space or a need for additional space. Their services may well fit into the total concept of the Campus.

- a. Study to determine the feasibility of renting space to non-governmental entities.
- b. Implementation.

F. Multicounty Utilization

Many of the above programs could be operated by Livingston County. By placing the programs on a multicounty basis the cost to Livingston County would be reduced while the productivity and resources would be increased. As some services are presently being shared, the multicounty utilization would be an expansion of the concept.

- a. Feasibility study of sharing of Campus by other counties.
- b. Implementation.

CONSULTANT SERVICES

Health Planning Associates, Inc., is willing to assume the responsibility for the total development of the Campus, as outlined above. The cost of the consulting services is outlined based on the work to be completed in each phase of development.

The costs do not include utilization of local people whose services will have to be obtained. For example, included are people to perform the inventory, movers necessary to perform the relocation, architects, plumbers, etc.

Health Planning Associates, Inc., will require on-site office space, including telephones and availability of duplicating equipment, as well as the use of one small house for the duration of the project.

During every phase of this project attempts will be made to ascertain the availability of and obtain outside funding.

A. Development of Health Facilities

Starting with the performance of an inventory using County personnel trained and supervised by Health Planning Associates, Inc., there will be a complete disbursement of the materials according to use and value. Discussion will then begin with architects to determine the cost of mandatory structural changes within the present facilities to operate an HRF. Further, making the necessary steps to open an HRF, a Subchapter H facility and other health services to be offered at the Campus. Personnel and equipment needs will be evaluated and steps taken for their being obtained. Necessary plans will be prepared for submission to the State and arrangements made for cooperation between the State portion of the facility and the County portion of the facility. Budgets will be developed for operation so that all portions of the facility relating to the HRF may be put into operation as soon as possible.

\$40,000.00

B. Development of Governmental Office Complex

Using the information that can be obtained from prior studies, arrangements will be made to relocate relevant portions of the County Government organization into the Campus. Relocations will necessitate meetings with the Department heads with an analysis of the present and future needs so as to provide maximum utilization of the Campus at the present time and room for all necessary changes in the future. Meetings with architects to determine necessary structural changes, if any. Relocation is to take into account maximum utilization of present facilities with minimum alterations. Determination will be made of equipment needs along with the performance of the inventory, and concluding with relocation of personnel

\$12,000.00

C. Training

To want educational programs at the Campus is excellent. However, certain programs may be more suited to the facility than others. Some programs may be productive of more outside funding and support than others. It is therefore recommended at this time that feasibility studies be carried out to determine all the relevant variables relating to beginning programs for physicians' associates, licensed practical nurses and to determine what other training programs would be suited. Based on completed reports to be submitted, recommendations will be made for further action.

\$10,000.00

D. Development of a Community Facility

The use of the Campus as a focus of community activities is possible and should be investigated. The facilities present in the form of fully equipped auditorium, movie theatre, and meeting rooms are excellent. Appropriate organizations will have to be contacted, and informed of the facilities. An organization within the Campus for handling and processing appropriate requests will have to be established.

\$3,000.00

E. Development of a Non-Governmental
Office Complex

The Campus may also serve to house associations or societies if the needs of the County do not interfere. This could be arranged on a long-term basis and would aid in the centralization of activities.

Cost of survey
included in D,
Supra

F. Multicounty Utilization

The Campus could well become a focus for the activities of neighboring counties. This idea is not unique to Livingston and Wyoming Counties at the present time. Multicounty utilization might make additional projects viable. For example, certain work and job training programs might not be feasible if operated by Livingston County alone, but would be feasible and economical if supported by many Counties. It is suggested that a feasibility study be performed among the neighboring ten counties to determine which would be interested in cooperating and in what areas.

\$10,000.00

Consulting Services

Summary of Costs:

A. Development of Health Facilities	\$40,000.00
B. Development of Governmental Office Complex	12,000.00
C. Training	10,000.00
D. Development of a Community Facility and	
E. Development of Non-Governmental Office Complex	3,000.00
F. Multicounty Utilization	10,000.00
Total Cost of Proposal	\$75,000.00

Respectfully submitted,

Health Planning Associates, Inc.

Lee S. Goldsmith, M.D., President

J. Stephen Dorman, Vice President

BIOGRAPHY

Health Planning Associates, Inc., is a consultant firm that draws upon the experience and knowledge of its members in the fields of health, law, and government to provide total servicing to public and private entities concerned with health-care delivery and services.

Rapid changes are taking place in the health field and public and private sources are searching out new ways to improve the present deficient health-care system. Governments on national, state and local levels are constantly developing and encouraging new ideas and programs for health insurance, health manpower, medical research, and delivery of services. The private health sector is also developing new and expanded programs for organizing medical care and total community services.

HPA was formed because our individual members' experiences in the health field led us to believe that the complexities require medical, legal, and social science expertise in assisting governmental and non-governmental entities interested in contributing to these changes.

Health Planning Associates, Inc., offers a team approach to problem solving in the health field. This includes an analysis of a variety of subjects including organization and delivery of health services, health manpower programs, health insurance, and community health programs.

Through the use of survey research techniques and data processing we can provide a community profile analysis of medical needs and resources. We can also determine if funds are available for health projects and assist in securing funds. We can assist in the planning, developing and implementing stages of programs designed to improve the quality of health-care delivery and services.