

**Governor's Planning Council
on Developmental Disabilities**
Minnesota State Planning Agency
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SUPPLEMENTAL INFORMATION

STUDY and RECOMMENDATIONS

GOVERNOR'S TASK FORCE
on use and disposition of the
Rochester State Hospital site

SUPPLEMENTAL INFORMATION

STUDY and RECOMMENDATIONS

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ROCHESTER STATE HOSPITAL
BUILDING AND SITE REPORT

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Prepared for:
Governor's Task Force on Use and Disposition
of Rochester State Hospital

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ROCHESTER STATE HOSPITAL BUILDING AND SITE SUBCOMMITTEE

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Rochester State Hospital is situated at the southeast edge of the city of Rochester, 75 miles southeast of Minneapolis and St. Paul. The construction of Rochester State Hospital was authorized in 1876 as an asylum for inebriates, but in 1879 it was designated as the second state hospital for the insane. It operated as a state hospital until June 1982 when it was closed by action of the state legislature.

From 1949 to 1961 a major building program was undertaken which continued until 1969. The grounds now contain 10 major buildings connected by an underground tunnel. These buildings will be described in detail in this report which is a compilation of reports submitted in 1981 to the Olmsted County task force for the Rochester State Hospital by its inspecting teams and building subcommittee. This report gives an overview of the assets as well as the problems of the Rochester State Hospital.

The campus comprises 153 acres, about 50 of which are being used by the city of Rochester for recreational purposes.

Parking space on the campus accommodates about 575 cars including a visitor lot (140 cars) west of the administration building and a lot for 134 cars located south of Building 8. Building 1 has 31 spaces; Building 2, 33 spaces; Building 9, 71 spaces; building 6, 12 spaces; Building 7, 52 spaces; Building 8, 8 spaces; Nurses Dorm, 37 spaces; and Building 4, 57 spaces.

Located west of the main hospital complex are eight staff residences. The square footage in these residences is: 940 (2), 1,189 (3), 1,233 (1), 1,595 (1) and 1,716 (1). The seven smaller units are of wood frame construction and are single story with basement. The largest unit is two stories with brick and stone on a wood frame.

The first section of the report which deals with the overall condition of the major buildings on the campus may be referred to in the second portion of the report which briefly describes the individual buildings.

Condition of Existing Buildings

These buildings are all of similar construction, consisting of poured-in-place concrete columns and slab systems. The exterior walls are 12" thick and consist of nonload-bearing masonry construction, with double-glazed windows of various types. This type of construction provides a great mass to retard thermal transfer but little insulating value. The buildings were constructed when energy was cheap and thus, do not comply with today's Energy Code requirements. The roofs are built-up bituminous construction over a two-inch layer of insulation. The buildings have been well maintained and, with the exception of the roof on Building 6, are in usable condition for their intended use at this time.¹

The Minnesota State Energy Code does require that anytime there is a change in occupancy, as defined by the MN State Building Code, the entire building must be brought up to present Energy Code requirements, unless the energy savings would not justify the cost for the change. Our experience would indicate that this means anytime a surface is touched or renovated, it must be brought up to

code. If surfaces are to be re-used in their present condition, they could probably be left as they are. The interiors of the buildings are generally in good condition.²

A tunnel system appears to be in excellent condition and is vital to the continued central service system for the grounds. In four areas rain or snow originated waters are causing minor problems which should be corrected by excavating the exterior and water-proofing these areas at an estimated cost of \$12,000.00.

The power plant produces steam to supply all hospital buildings for emergency electrical power only, the campus is tied to the city electrical facilities. Water is supplied from a deep well pump and storage tower but the campus is also tied into the city water lines for emergency water supply.

Three gas-fired (with oil stand-by) boilers exist, two with 30,000 #/hr. capacity and one with 35,000 #/hr. capacity. The two presently operating are sufficient to meet current and stand-by demand. All principal buildings are now equipped with condensate meters, so steam for heating could be sold on a per-building basis.

There are two wells on the grounds, Well #1 (350' deep) and Well #2 (850' deep). Well #1 is in operation and can meet the normal demand for water. Periodic maintenance on this well is estimated to cost \$6,000. Well #2 is pumping sand so has been shut down. An estimated \$25,000 to \$30,000 would be needed to correct this defect. For fire fighting purposes the city of Rochester requires that RSH have two water sources. That situation exists with Well #1 plus the single tie-in to the city water system. To provide a backup for Well #1, either Well #2 should be repaired or a second tie-in to the city system should be made. Repair of Well #2 would cost about \$25,000, and the second city tie-in about \$20,000. Use of the city water in the event of a shutdown of Well #1 would cost about \$2,000 per month. Use of city water entirely would cost more per year than the periodic maintenance expense on the two wells.

Emergency electrical power can be supplied by a recently (within the past three years) installed 800 KVA Diesel generator which can put the campus on-line within seven seconds. With the tie-in to the City utilities this is very adequate and needs no expenditure. Individual buildings could be metered very easily with the plant selling power should they result in separate ownerships.

It appears from the type, size and condition of the equipment (with the afore mentioned expenditures) that there exists adequate capacity to serve not only the existing but additional areas or buildings.³

EXPENSES AND COSTS

Currently Needed Repairs/Maintenance

Though the buildings are well maintained and in good condition for their intended use, several items of maintenance have been postponed. Some major

damage is occurring in Building 6 because of needed roof repairs. A summary of current needed maintenance items follows:

Repair Tunnel Leak	\$12,000
Repair Well and Plumbing	30,000
Repair Roof	90,000
Repair Water Lines	20,000
Upgrade Alarm System	<u>65,000</u>
TOTAL	\$217,000

Operating Expenses

Operating cost estimates range from \$3.34 to \$5.01 per square foot depending on how the building is used.

Conversion Costs

Newest buildings on the campus are column and beam construction. The cost of converting any building to another use will have to be compared with the cost of new construction to determine the less costly alternative.

At the time the closing of RSH was announced there were plans for updating the buildings to current state handicap entrance requirements. Some buildings have been updated to meet current handicap toilet requirements, but additional work may be needed depending on how the building is used.

If the building usage changes the building envelope would have to be brought up to current energy code levels.

LAND SUBDIVISION, ZONING CODE, AND BUILDING CODE

Land Subdivision

Minnesota Statutes Subsection 462.358, SUBD. 4 (1980) states that newly created residential parcels over 20 acres in size are exempt from any state or local laws for their conveyance. This provision would allow for the subdivision of the entire campus into lots containing more than twenty acres by recording a metes and bounds description at the County Recorder's Office.

Rochester Subdivision Ordinance, Subsection 31.25(13) allows the owner of land to subdivide one non-platted parcel into three separate parcels through a metes and bounds subdivision conveyance approved by the Common Council. Each new parcel would be required to provide the required frontage along a public street right-of-way. It could be difficult to provide the required frontage at the RSH site because many of the roads in the interior of the campus are not dedicated rights-of-way but exist as private roads.

The consolidated planning department staff opinion is that the best way to subdivide the RSH grounds would be through the platting procedure. At this time lots could be created which would assure each building adequate ingress and egress to each newly-created lot. This would also allow for the dedication of new public roads for the development of any existing vacant parcels. (Campus, p.1)

Zoning Code: Three available options for redevelopment.

Redevelopment using conventional R-2 regulations: The entire RSH campus and grounds presently lie in the R-2 (Low Density Residential) Zoning District. By applying the conventional land use regulations outlined by Chapter 66, the R-2 zoning district allows certain uses outright: Institutional and Cultural, Recreational -Public and Quasi-Public, Public Buildings, single family dwellings, duplexes, triplexes and fourplexes on varying lot sizes. Other uses require the issuance of a conditional use permit and a public hearing before permit issuance.

Planned Unit Development(PUD): The PUD is a land use tool which adds flexibility in the development of land other than that which is allowed through conventional R-2 zoning. A planned unit development may include a mixture of residential, commercial, industrial, and institutional uses, or any combination thereof. The uniqueness of a PUD may necessitate council action to modify or waive certain provisions of the zoning code. The PUD is used primarily in two basic situations: vacant land development and redevelopment in built-up and aged areas.

Special Districts: The creation of special districts is permitted to promote the public health, safety, and general welfare by allowing for a more flexible means of land development and redevelopment in areas of the city with special public interest.⁴

The effect of major building code requirements on any proposed alternate use of existing State Hospital buildings depends entirely on whether the following sections of the code would be applicable: Section 104(b) Additions and Alterations, Section 104(c) Existing Occupancies, and Section 502 Change in Use .

Section 104(b) reads in part: Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this code provided the addition, alteration or repair conforms to that required for a new building or structure. Additions, alterations or repairs shall not cause an existing building or structure to become unsafe or overloaded. Any building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories or area permitted for new buildings. Any building plus new additions shall not exceed the height, number of stories and area specified for new buildings.

Section 104(c) reads in part: Buildings in existence at the time of the adoption of this code may have their existing use or occupancy continued, if such use or occupancy was legal at the time of the adoption of this code, provided such continued use is not dangerous to life. Any change in the use or occupancy of any existing building or structure shall comply with the provisions of Sections 307 and 502 of this code.

Section 502 reads in part: No charge shall be made in the character of occupancies or use of any building which would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancy.⁵

The building code classifies all buildings by Type of Construction and Occupancy Groups:

Group A (assembly purposes)
 Group B (commercial, business, industrial)
 Group E (educational)
 Group H (hazardous)
 Group I (institutional)
 Group M (miscellaneous)
 Group R (resident)

Further, each group is divided into two or more specific occupancies depending on total occupant loads, nature of hazards involved, etc. The following is an abbreviated summary of each:

Group A-1: Assembly for more than 1000 with a stage
 A-2: Assembly for less than 1000 with a stage
 A-2.1: Assembly for more than 300 without a stage
 A-2: Assembly for less than 300 without a stage

Group B-1: Service station, storage garages
 B-2: General business and commercial, including offices, stores, factories, workshops, storage, and education beyond 12th grade B-3: Open garages, aircraft hangars B-4 Power plants, cold storage, etc.

Group E-1: Educational through 12th grade for more than 50
 E-2: Educational through 12th grade for less than 50
 E-3: Day care for more than 6

Group H-1: Storage of hazardous or explosive materials
 H-2: Storage of hazardous flammable liquids
 H-3: Woodworking or dust generating uses
 H-4: Repair garages

Group I-1: Nurseries for full-time care of children under 6, hospitals, nursing homes for non-ambulatory
 I-2: Homes for children 6 years and over, nursing homes for ambulatory patients, detoxification centers, Class B supervised living facilities
 I-3: Mental hospitals, sanitariums, jails, prisons, reformatories

Group M-1: Private garages, sheds, etc.

Group R-1: Hotels, apartments, convents, monasteries, Class A-2 supervised living facilities
 R-3: Dwellings and lodging houses, Class A-1 supervised living facilities

Obviously, if a proposed use for an existing building remains in the same occupancy group, there are no provisions of the building code applicable retroactively, unless there exists a deficiency dangerous to life under Section 104(c), and except for new alterations or remodeling under Section 104(b). Based on previous information, buildings #6, 7(Geriatric) and #10(Community Consultation) are not presently up to Life Safety or Fire Codes for their existing uses. Any alteration or remodeling work within existing use categories would require conformance to the appropriate code provisions involved.

Based on the above, the following list summarizes the type of uses for occupancies defined in the building code which are possible for the existing buildings without retroactive code requirements:⁶

Building	Existing Use	Occup. Group	Types of Uses
#1, 2, 8	Psychiatric	I-3	Mental hospitals, sanitariums, jails, prisons, reformatories
	Religious Center	A-2.1	Assembly uses for such purposes as deliberation, education, instruction, workshop, entertainment, amusement, or dining
#4	Service Bldg	B-2	Wholesale and retail stores, offices, factories, workshops, storage, and educational beyond 12th grade Repair or service garages
	Maintenance	H-4	
#5	Power Plant	B-4	Power plant, ice plant, cold storage.
#6, 7	Geriatric	I-3	Mental hospitals, jails, prisons, reformatories
#9	Medical-Surgical	I-1	Nurseries for full-time care of children, hospitals, nursing homes for nonambulatory patients Offices, workshops, retail stores, storage, and educational beyond 12th grade
	Administration	B-2	
#10	Comm. Consul. Ctr	B-2	(same as above)

If a proposed use for an existing building places the classification in a different occupancy group or division, the building would be required to conform to the code for such new occupancy. The major code requirements which apply to such changes in use can be grouped into four categories:⁷

- 1) Allowable Floor Areas and Height: The code limits the floor area and height of a building based on its type of Construction and Occupancy Group, as well as open spaces surrounding the building. From information received previously and a brief review of the site and plans, the existing type of construction for all buildings is either Type I Fire-Resistive or Type II Fire-Resistive. The areas and heights of the existing structures are apparently within code limitations for all uses, with the exception of using a building for a Group H-1 or H-2 occupancy (storage of large amounts of highly flammable explosive materials or liquids). From information available, it is apparent that all other use categories present no problem with the basic construction type for each building.
- 2) Automatic Fire-extinguishing Systems: The present building code ordinance requires, in part, automatic sprinklers in the following areas;
 - All basements over 1500 sq. ft. and not provided with exterior opening;
 - Basements over 1500 sq. ft. in all Group A 7 E occupancies; All Group A occupancies with over 12,000 sq. ft. for exhibition display;
 - All Group I occupancies;
 - Group B-2 occupancies with over 12,000 sq. ft. retail sales;
 - Group B occupancies exceeding 20,200 sq. ft. total area;
 - Group R-2 occupancies exceeding 30,000 sq. ft. total area.

No existing RSH building or basement has full automatic sprinkler protection.

- 3) Energy Code - Building Thermal Envelope: Suggested energy conservation modifications with a five-year payback listed in an energy audit have been made. The energy audit, made in 1977, indicates that the exterior wall and roof "U" factors are deficient for all buildings in varying degrees. The required average "U" factors for walls is 0.23 (R 4.4), and the existing walls range from 0.36 to 0.38 (R2.7 to 3.5). The required "U" factor for roof-ceilings is 0.06 (R 16.6), and the existing range from 0.18 to 0.07 (R 5.5 to 14.2). The energy law does provide a basis for economic justification relative to meeting the thermal requirements, and it may be possible to delay the addition of roof or wall insulation for a period of time based on cost factors, life-expectancy of components involved, and type of remodeling contemplated.

4) Occupancy Provisions: Since there are many specific occupancy requirements for each occupancy group, both minor and major in scope, this report addresses only those areas which may involve extensive alterations.

Exit Systems: All buildings have an adequate number and location of exits from the building itself and from each floor. In some buildings, such as Bldg. #6 and 7 (Geriatric) any proposed use would more than likely involve closing existing openings and adding new corridor walls to achieve the function desired.

Handicapped Access: Depending on use, minimal building access and toilet room facilities for the handicapped would be required. Most buildings presently have adequate interior elevator access to other levels.

The following list outlines the types of building occupancies which have been mentioned as possible uses and which would require the installation of one or more of the items as listed above (Sprinklers, Energy, Occupancy).⁸

Bldg.	Existing Occup. & Group		Proposed Occup. & Group		Code Provisions
					Spkr. Energ. Occu.
#1	Psychiatric	1-3	Womens Corrections	I-3	None
#2, 8	Psychiatric	I-3	Offices Residential	B-2 R-2	XXX XXX
#3	Religious Ctr	A-2.1	Assembly	A-2.1	None
#4	Service Bldg. Maintenance	B-2 H-4	Warehouse Vo-Tech Classes Repair Garage	B-2 B-2 H-4	None None None
#5	Power Plant	B-4	Power Plant	B-4	None
#6, 7	Geriatric	I-3	Classrooms Day Activity Residential	B-2 E-3 R-1	XXX XXX XXX
#9	Medical Surgical Administration	I-1 8-2	Offices Day Activity Offices RCC Classes	B-2 E-3 B-2 B-2	XXX XXX None None
#10	Comm. Consul. Ctr.	B-2	Offices Storage	B-2 B-2	None None

ROCHESTER STATE HOSPITAL BUILDING SURVEY

BUILDING NUMBER: 1

YEAR BUILT: 1958

GROSS SQUARE FOOTAGE: 90,148

FORMER USE: Psychiatric Services

OCCUPANCY CLASSIFICATION: I-2, Mental Hospitals, Sanitariums, Jails, Prisons, Reformatories.

LIFE SAFETY CODE COMPLIANCE: Yes

SPRINKLER SYSTEM: Partial. All hazardous areas have sprinklers. The system has a flow alarm tied into the building's fire alarm system.

HEATING SYSTEM: Adequate.

AIR CONDITIONING: The building is not air conditioned. The existing heating system would accept a cooling coil with very little adaptation. The estimated cost to install the coil is \$200,000.⁹

FIRE ALARM SYSTEM: The building has a fire alarm panel at the main entrance which will signal to the main panel in the boiler room. This system is tied to the fire department; however, when a signal comes to the boiler room the building location is telephoned to the fire department on a direct line.¹⁰

TELEPHONE: Telephone service is adequate, according to Northwestern Bell, the basic system can be expanded.

PAGE-INTERCOM: None

LIGHTING: Primarily surface mounted fluorescent fixtures in public areas. Patient rooms have recessed, incandescent lights.

RECEPTACLES: There are enough in public rooms. Patient rooms have one per room, located four feet above the finished floor. Corridors have enough for cleaning equipment.

TV: There is cable television in each day room. There are three day rooms per wing.

POSSIBLE USES: Possibilities include dormitory and office space. The building's structural system makes many small, individual offices the best layout for the facility.

If this building were used for a women's correctional institute, there would be no updating required to bring it into compliance with the building code. If another use is decided on, the code will have to be examined carefully to insure that the cost of upgrading would not be prohibitive.

BUILDING NUMBER: 2

YEAR BUILT: 1949

GROSS SQUARE FOOTAGE: 90,148

FORMER USE: Psychiatric Service; dormitory for mentally 111

OCCUPANCY CLASSIFICATION: I-3

LIFE SAFETY CODE COMPLIANCE: Yes

SPRINKLER SYSTEM: There is a sprinkler system, with a flow alarm, in all hazardous areas.

HEATING SYSTEM: Adequate

AIR CONDITIONING: The building is not air conditioned, but this service could be added for approximately \$200,000.

FIRE ALARM SYSTEM: The building has a fire alarm panel at the main entrance and will signal to the main panel in the boiler room. This system is tied to the fire department; however, when a signal comes to the boiler room the exact building location is telephoned to the fire department on a direct line.

TELEPHONE: Telephone service is adequate. According to Northwestern Bell the basic system can be expanded.

PAGE-INTERCOM: None.

LIGHTING: Primarily surface mounted fluorescent fixtures in public areas. Patient rooms have recessed, incandescent lighting.

RECEPTACLES: There are enough in public rooms. Patient rooms have one receptacle per room located four feet about the finished floor. Corridors have enough receptacles for cleaning equipment.

TV: There is cable television in each day room. There are three day rooms per wing.

POSSIBLE USES: The building is in excellent mechanical condition and could be occupied immediately as a nursing facility. The layout lends itself best to dormitory or office space.

If the new use was in the office (8-2) or residential (R-) use category, the building would have to be updated to comply with applicable building codes.

BUILDING NUMBER: 3

YEAR BUILT: 1969

GROSS SQUARE FOOTAGE: 13,979

AREA BREAKDOWN: This is a one-story building with a finished basement.

FORMER USE: Religious Activity Center.

OCCUPANCY CLASSIFICATION: A-2.1, Assembly.

LIFE SAFETY CODE COMPLIANCE: Yes

SPRINKLER SYSTEM: There are sprinklers in all hazardous areas.

HEATING SYSTEM: Adequate

AIR CONDITIONING: The building is completely air conditioned.

FIRE ALARM SYSTEM: The building has a fire alarm panel at the main entrance and will signal to the main panel in the boiler room. This system is tied to the fire department; however, when a signal comes to the boiler room the exact building location is telephoned to the fire department on a direct line.

TELEPHONE: Adequate.

PAGE-INTERCOM: None.

LIGHTING: Excellent.

RECEPTACLES: Adequate.

TV: None.

POSSIBLE USES: It could be used for a variety of assembly occupancies for large groups, including worship, deliberation, educational instruction, cultural events, entertainment or dining, with no alteration of the building necessary to meet building code provisions. With a minimum of remodeling it could be used as a mortuary, church, fraternity, or youth center.

BUILDING NUMBER: 4

YEAR BUILT: 1950

GROSS SQUARE FOOTAGE: 98,228

AREA BREAKDOWN: Some portions of the building have three stories.

FORMER USE: Service Building: Warehouse, Shop, Kitchen, Bakery, and Laundry.

OCCUPANCY CLASSIFICATION: B-2 and H-4.

LIFE SAFETY CODE COMPLIANCE: Not applicable.

SPRINKLER SYSTEM: None.

HEATING SYSTEM: Adequate.

AIR CONDITIONING: There is no air conditioning. Air conditioning could be added but not to the existing heating system. The unit would have to be self-contained and would require the addition of all new duct work.¹¹

FIRE ALARM SYSTEM: This building is not tied into the alarm system in the boiler room, so if a fire occurs, personnel in the building must notify the fire department. There is space on the main panel in the boiler room for the addition of this building. The estimated cost to tie the building into the existing system would be \$20,000.

TELEPHONE: Sufficient.

PAGE-INTERCOM: None.

LIGHTING; Excellent.

RECEPTACLES: Sufficient.

TV: None.

POSSIBLE USES: The building would qualify as a storage area and could possibly have some offices on the second floor. It consists primarily of storage space with a supporting office. It could be used as a warehouse or for manufacturing operations. It could also be used for office, business, shop, storage or educational facilities beyond the 12th grade. It is largely unfinished with relatively large bay spacings, is relatively wide, and has few windows. If the new use was as a warehouse (B-2), Vo-Tech classes (B-2), or a repair garage (H-4), there would be no alteration required to meet building codes.

BUILDING NUMBER: 5

YEAR BUILT: 1949

GROSS SQUARE FOOTAGE: 26,457

AREA BREAKDOWN: The building consists of a basement, one story and a mezzanine and is constructed of brick with a steel frame.

FORMER USE: This building houses a power plant which produces steam and emergency electrical power for the campus. The campus is tied to the city electrical facilities for normal electrical power. Water is supplied from a deep well pump and storage tower, and the campus is tied into the city water lines for emergency water supply only. Please refer to the first portion of the report for a description of the power plant capacity.

LIFE SAFETY CODE COMPLIANCE: Not applicable.

SPRINKLER SYSTEM: There is no sprinkler system.

HEATING SYSTEM: Adequate.

AIR CONDITIONING: None.

FIRE ALARM SYSTEM: The boiler room has a direct line to the fire department.

TELEPHONE: Adequate.

PAGE-INTERCOM: None.

LIGHTING: Good.

RECEPTACLES: Good.

TV: None.

POSSIBLE USES: Heating plant, distribution system for high voltage, stand-by emergency electricity generating capacity. (All B-4 occupancy code)

BUILDING NUMBER: 6

YEAR BUILT: 1948

GROSS SQUARE FOOTAGE: 38,103

AREA BREAKDOWN: This building has a partial basement and one story.

FORMER USE: Patient building. Educational facility, limited use, does not meet code for patient care use.

OCCUPANCY CLASSIFICATION: I-3 (Mental hospitals, sanitariums, jails, prisons, reformatories)

LIFE SAFETY CODE COMPLIANCE: Unknown, but probably does not comply.

SPRINKLER SYSTEM: There is a sprinkler system in hazardous areas.

HEATING SYSTEM: The heating system is inadequate because of the duct work layout. It could be corrected with new duct work, but the cost would be extremely high.

AIR CONDITIONING: Air conditioning cannot be added to the current heating system as it is installed. Additional air conditioning could be added through a uni-vent system.

FIRE ALARM SYSTEM: This building is not tied into the alarm system in the boiler room, so if a fire occurs, personnel in the building must notify the fire department. There is space on the main panel in the boiler room for the addition of this building. The estimated cost to tie the building into the existing system would be \$20,000

TELEPHONE: Adequate.

PAGE-INTERCOM: None.

LIGHTING: There is adequate lighting with fluorescent fixtures in public areas and incandescent fixtures in patient rooms.

RECEPTACLES: There is a limited number of receptacles.

TV: None.

POSSIBLE USES: If the heating system is upgraded and an air conditioning system is added, the building could be used for a day care center (E-3), classrooms (B-2), dormitory (I-3) or senior citizen housing (R-1).

COMMENT: The roof is in need of extensive repair. Some damage is occurring in the building because of the leaking roof.

BUILDING NUMBER: 7

YEAR BUILT: 1948

GROSS SQUARE FOOTAGE: 38,103

AREA BREAKDOWN: This building has a partial basement and one story. It is made of brick, with a reinforced concrete frame.

FORMER USE: Patient building. Educational building.

OCCUPANCY CLASSIFICATION: I-3 (Mental hospitals, sanitariums, jails, prisons, reformatories).

LIFE SAFETY CODE COMPLIANCE: Unknown, but probably does not comply.

SPRINKLER SYSTEM: There is no sprinkler system.

HEATING SYSTEM: The heating system is inadequate because of the duct work layout. It could be corrected with new duct work, but the cost would be extremely high.

AIR CONDITIONING: Air conditioning cannot be added to the current heating system as it is installed. Additional air conditioning could be added through a uni-vent system.

FIRE ALARM SYSTEM: This building is not tied into the alarm system in the boiler room, so if a fire occurs, personnel in the building must notify the fire department. There is space on the main panel in the boiler room for the addition of this building. The estimated cost to tie the building into the existing system would be \$20,000.

TELEPHONE: Adequate.

PAGE-INTERCOM: None.

LIGHTING: There is adequate lighting with fluorescent fixtures in public areas and incandescent fixtures in patient rooms.

RECEPTACLES: There is a limited number of receptacles. TV: None.

POSSIBLE USES: If the heating system is upgraded and an air conditioning system is added, the building could be used for a day care center (E-3), classrooms (B-2), dormitory (I-3), or senior citizen housing (R-1).

COMMENTS: The roof on this building does not need immediate repair as does the roof on building #6.

BUILDING NUMBER: 8

YEAR BUILT: 1960

GROSS SQUARE FOOTAGE; 90,148

AREA BREAKDOWN: This building has a basement and one story with a partial second story. It is brick on a reinforced concrete frame.

FORMER USE: Residential care facility for the mentally retarded.

OCCUPANCY CLASSIFICATION: I-3, (Mental hospitals, sanitariums, jails, prisons, reformatories).

LIFE SAFETY CODE COMPLIANCE: Yes.

SPRINKLER SYSTEM: There is a sprinkler system in all hazardous areas.

HEATING SYSTEM: Adequate.

AIR CONDITIONING: In 1980 a steam absorption air conditioning unit was installed.

FIRE ALARM SYSTEM: The building has a fire alarm panel at the main entrance and will signal to the main panel in the boiler room. This system is tied to the fire department; however, when a signal comes to the boiler room the exact building location is telephoned to the fire department on a direct line.

TELEPHONE: The telephone system is adequate and according to Northwester Bell can be expanded as necessary .

PAGE-INTERCOM: None.

LIGHTING: Primarily surface mounted fluorescent fixtures in public areas. Patient rooms have recessed incandescent fixtures.

RECEPTACLES: There is a sufficient number in public rooms. Patient rooms have one receptacle per room located four feet above the finished floor. Corridors have adequate receptacles for cleaning equipment.

TV: There is cable television in each day room. There are three day rooms per wing.

POSSIBLE USES: This building is similar to buildings #1 and #2. If the new occupancy classification was for office or residential use, it would be necessary to upgrade the building to meet applicable codes.

BUILDING NUMBER: 9

YEAR BUILT: 1949

GROSS SQUARE FOOTAGE: 96,186

AREA BREAKDOWN: This building has a finished basement, one story and partial 3 story. It is brick and tile on a reinforced concrete frame.

FORMER USE: Administration and Medical/Surgical Services. The building is a hospital with a full operating room, X-ray equipment, patient care areas, administrative area, etc.

OCCUPANCY CLASSIFICATION: I-1 (nurseries for fulltime care of children, hospitals, nursing homes for non-ambulatory patients), and B-2 (offices, workshops, retail stores, storage, and educational facilities beyond 12th grade).

LIFE SAFETY CODE COMPLIANCE: Yes

SPRINKLER SYSTEM: There is a sprinkler system in all hazardous areas.

HEATING SYSTEM: Adequate.

AIR CONDITIONING: The building is air conditioned.

FIRE ALARM SYSTEM: The building has a fire alarm panel at the main entrance and will signal to the main level in the boiler room. This system is tied to the fire department; however, when a signal comes to the boiler room the exact building location is telephoned to the fire department on a direct line.

TELEPHONE: The telephone system is adequate and according to Northwestern Bell can be expanded as necessary.

PAGE-INTERCOM: None

LIGHTING: Primarily surface mounted fluorescent fixtures in public areas. Patient rooms have recessed incandescent fixtures.

RECEPTACLES: There is a sufficient number in public rooms. Patient rooms have one receptacle per room located four feet above the finished floor. Corridors have enough receptacles for cleaning equipment.

TV: There is cable television in each room. There are three day rooms in each wing.

POSSIBLE USES: This building is similar to buildings #1 and #2. If the new occupancy classification was for office or residential use, it would be necessary to upgrade the building to meet applicable codes.

BUILDING NUMBER: 10

YEAR BUILT: 1949

GROSS SQUARE FOOTAGE: 64,048

AREA BREAKDOWN: This building has a partial basement, one story and a partial second story. It is brick on a reinforced concrete frame.

FORMER USE: This is the Community Consultation Center which currently houses the Zumbro Valley Mental Health Center.

OCCUPANCY CLASSIFICATION: B-2 (Wholesale and retail stores, offices, factories, workshops, storage and educational facilities beyond 12th grade).

LIFE SAFETY CODE COMPLIANCE: No. There are no fire/smoke doors for separation.

SPRINKLER SYSTEM: There is a sprinkler system in all hazardous areas.

HEATING SYSTEM: Adequate.

AIR CONDITIONING: There is no air conditioning system. A cooling coil could be added to the existing heating system at an estimated cost of \$200,000.

FIRE ALARM SYSTEM: The building has a fire alarm panel at the main entrance and will signal to the main panel in the boiler room. This system is tied to the fire department; however, when a signal comes to the boiler room the exact building location is telephoned to the fire department on a direct line.

TELEPHONE: The telephone system is adequate and according to Northwestern Bell can be expanded as necessary.

PAGING-INTERCOM: None.

LIGHTING: Primarily surface mounted fluorescent fixtures in public areas. Patient rooms have recessed incandescent fixtures.

RECEPTACLES: There is a sufficient number in public rooms. Patient rooms have one receptacle per room located four feet above the finished floor. Corridors have enough receptacles for cleaning equipment.

TV: There is cable television in each day room. There are three day rooms in each wing.

POSSIBLE USES: Possible uses include office space and storage space, both with an occupancy classification of b-2.

BUILDING: PORT The main structural components are as follows: Four masonry bearing walls with reinforced concrete floors at the first, second, and third levels. The third floor wall, ceiling and roof structure are wood frame. All this is in good structural shape.

YEAR BUILT: 1920

GROSS SQUARE FOOTAGE: 29,844

AREA BREAKDOWN; This is a two-story building plus basement and attic.

FORMER USE: This building was a nurses dormitory and is now being used as a residential facility housing the Probation Offenders Rehabilitation and Training program.

OCCUPANCY CLASSIFICATION: Probably I-3

LIFE SAFETY CODE COMPLIANCE: Partial. There are heat/smoke detectors.

SPRINKLER SYSTEM: There is no sprinkler system.

HEATING SYSTEM: Adequate, but some repairs are needed.

AIR CONDITIONING: There is no air conditioning.

FIRE ALARM SYSTEM: Smoke and heat detectors monitored on a 24-hour basis by Custom Communications, Inc.

COMMENTS: Estimates of the cost of repair and/or renovation using the assumption that the property is abandoned and then required to meet all conditions of new building and zoning codes are not valid should PORT continue to use the building. Different standards control buildings with uninterrupted occupancy.

The state hospital system has scheduled no major repairs to the building since 1967 when it was declared surplus. When PORT began using the building, that organization made some repairs. The assumption of functional obsolescence is not valid, because it assumes conversion to another use. This building was built for an institutional use, and the PORT program makes use of the facility as it was designed to be used.

An independent engineering study hired by PORT in February 1982 estimated retrofitting costs to range from \$115,000-\$155,000 based on the assumption the building would have its own heating plant. Assuming the present steam plant on campus continues to operate, the cost to make the building independent for heating could be saved. These savings would be offset in part by the need to install a steam condensate return line for use with a meter to measure steam use from the hospital power plant.

Needs cited in the study included:

- | | |
|--|-------------------------------|
| a. Radiator temperature controls | g. Rehangng of entrance doors |
| b. Replacement of water piping | h. Repair of windows |
| c. Additional electrical outlets in eachroom | i. Repair of roof, gutters |
| d. Insulation in roof and attic walls | j. Painting |
| e. Combination screen and storm windows | k. Interior plaster repair |
| f. Caulking of windows and doors | l. Wood repair |

The economic feasibility to continue to use the building assuming the present use is maintained is a decision which its present user, PORT, will need to make. If the occupancy of the building changes, the cost to bring it up to applicable code standards may be prohibitive.

BUILDING: Nurses Dormitory

YEAR BUILT: 1920

COMMENTS: This building has been unoccupied for a number of years and has been cannibalized to meet needs in other buildings. The cost of repairing and modifying this building for a new use and bringing it into compliance with life-safety and building codes may be prohibitive.

BUILDINGS: Pine Circle

COMMENTS: Six former staff residents at the west edge of the campus now are used as chemical dependency halfway houses. There is a continued interest in this usage by Rochester Chemical Dependency Services. Square footage is as follows: 940 (2 buildings), 1,189 (3), 1,233 (1). RCD services has spent in excess of \$74,000 to restore and maintain the buildings since 1972.

BUILDING: Medical Director's Home

COMMENTS: One story 1,595 square foot frame residence at west edge of campus. Suitable for private home or conversion to group home.

BUILDING: Superintendent's Home

COMMENTS: Two story brick and stone on wood frame 1,716 square foot home at far west edge of campus. Suitable for resale as private home.

DATA SOURCES

Architectural Design Group, memo dated November 21, 1981.

American Appraisal materials, undated.

Beed, Donald, Olmsted County Consolidated Planning Department, letter dated November 2, 1981

Benike, James W., letter dated November 12, 1982.

Campus Facilities Inspection, 1981 Task Force working papers, undated.

Campus Facilities Inspection Final Report, 1981 Task Force Working Papers, undated.

Electrical Survey, dated November 20, 1981.

Griebenow, C., Olmsted County Public Works Department, letter dated July 16, 1981.

Keehn, William, Alpek Sheet Metal and Roofing Company, letter, undated.

Matheson, Robert, Maas Plumbing and Heating, letter dated November 12, 1982.

McDonagh, James R., Report on Port Building, February 8, 1982.

Wees, Donald, City of Rochester Building and Safety Department, letter dated November 3, 1982

Weichselbaum, J. J., Weichselbaum and Associates, letter dated November 24, 1981.

INSPECTION TEAMS
STATE HOSPITAL TASK FORCE
1982

Jay Bagne, Chairman of the facilities subcommittee of the RSH task force established by Olmsted County in 1981 established four inspection teams who inspected the buildings with Cy Griebenow, Olmsted County Building Superintendent, and Loren Devine, Rochester State Hospital Building Superintendent. These inspections formed much of the data base used in the report.

MEMBERS OF INSPECTION TEAMS

Architects

Ken Pieper
Dick Maas
Joe Weichselbaum
Byron Stasvold
Donald Wees

Mechanical Contractors

Wilmer Kreisel, Jr.
Bernard Kerchoff
Robert Mathison
Charles Nelson

General Contractors

Eugene Weis
Gary Larson
Walter Benike
James Benike

Electronical Contractors

Robert Kochie
Donald Nietz

FOOTNOTES:

1. Stasvold, p. 1
2. Ibid, p. 1
3. Weichselbaum, p. 1
4. Campus, p. 1
5. Wees, p. 1
6. Ibid, p. 3
7. Ibid, p. 3
8. Ibid, p. 3
9. Griebenow, p. 4
10. Weichselbaum, p. 2
11. Keehn, p. 1

ROCHESTER STATE HOSPITAL

Total Acres: 153.18

Major Buildings and Gross Sq. Ft.

#1 - 90,148
 #2 - 90,148
 #3 - 13,979
 #4 - 98,228
 #5 - 26,457
 #6 - 38,103
 #7 - 38,103
 #8 - 90,148
 #9 - 96,186
 #10 - 64,048

Minor Buildings and Gross Sq. Ft.

A - PORT - 29,844
 B - Nursing Dormitory - 40,808
 C - Maintenance Garage - 2,960
 D - Greenhouse - 7,626
 E - Storage Garage - 1,050
 F - Paint Shop - 1,320
 G - Lumber Shed - 1,804
 H - Storage Garage - 5,000
 Grounds - 53 acres

