

**FINANCE MEETING  
COMMISSIONERS' HEARING ROOM**

**Wednesday, January 21, 2015, 1:30 PM**

**Present:** Commissioners Barbara Cross, Jim Hertzler and Gary Eichelberger; Larry Thomas, Chief Clerk; David Holland, Premier Healthcare Resources; John Lopp, Facilities Management; Dana Best, Finance; Alex Smyser, IMTO; Gene Tucci, Siemens Systems; and Daniel Walmer, The Sentinel.

**CNRC HVAC SYSTEM**

Chief Clerk Thomas called the Finance Meeting to order and called on David Holland to discuss the HVAC System at Claremont Nursing & Rehabilitation Center (CNRC).

Mr. Holland presented a power point presentation titled *CNRC HVAC System Regulatory, Technical, Financial Aspects of the Issues* (see attached). He explained that CNRC is a large campus with multiple buildings which need to have an adequately regulated temperature at all times for patient care and comfort. He stated that Federal regulatory requirements for long term care facilities require that the facility must provide comfortable and safe temperature levels at a range of 71 – 81 degrees.

**Regulatory Requirements:** Mr. Holland stated that the Department of Health (DOH) conducted a survey onsite at CNRC that was completed on December 12, 2014. CNRC was cited for Deficiency F257 for temperatures that were too cold in one of the six units in the C-Wing. The temperatures taken ranged from 58.10 – 67 degrees. He stated that the temperature issue was taken care of for now, but the HVAC system is very old and that system sometimes does not function the way it should with the newer Siemens system that is in place. The DOH will revisit CNRC and if the temperature is not up to the correct level, they could be cited again and the scope of severity would increase. Another citation could affect CNRC's Five Star Rating for compliance.

**Status of Current CNRC Temperature Control System, Cost of Replacement, Energy Savings:** John Lopp discussed the two HVAC systems that are currently in place at CNRC. He stated that the Barber Coleman System is a antiquated system and does not communicate well with the newer Siemens system.

- **Barber Coleman Building Automation**
  - Installed in 2000
  - Obsolete MSDOS software
  - Parts unavailable
  - Temperature control problems occurring more frequent
- **Siemens**
  - 2005 foundation laid and installed for updated controls system
  - Attempts to combine two systems
  - Incorporate into existing Siemens Apogee network
  - Improvements available through new technology
  - Availability of remote monitoring

Mr. Lopp stated that the estimated energy savings to switch the whole system over to the Siemens Building Automation Migration would be \$31,656.00. He discussed the Demand Response Generator Program annual payments (see attached) and noted that we get paid every time we run the generator.

Dana Best reported that the CNRC Fund balance after purchase of the Siemens equipment would be \$3,000,000 (does not include the fund balance that is reserved for the Trust). The cost of the equipment is approximately \$400,000 with a savings over ten years of \$391,000. The equipment has an estimated ten year payback period leaving a net cost of \$9,000. The cost would include a three year maintenance contract.

The discussion was to move quickly to get the new equipment in place as soon as possible to avoid any further citations regarding room temperature issues at CNRC. Chief Clerk Thomas will talk to the Solicitor and work towards getting the potential contract with Siemens on a Commissioners meeting for approval.

Ruth Ann Ciecierski  
Administrative Assistant