

## **NURSING CENTER**

### ***OPERATION AND MISSION***

The Johnson County Nursing Center (JCNC) has provided long-term care for the elderly population with limited assets in Johnson County since 1865. In 1996 the JCNC moved to the new Health and Human Services Center (HHSC) in Olathe. The nursing was originally built with the capacity to house 120 individuals however soon after move in changes were made to account for additional staff space and other services. In 2002 the County entered into an agreement with a not-for-profit corporation to manage the nursing center effective January 2003.

The priorities of this not-for-profit corporation are the safety, comfort, skilled healthcare, and dignity for the residents and their families even those with limited assets and geriatric education. In 2003 another component of the mission opened GERTI, the Geriatric Education Research & Training Institute which has trained over 1020 students from 146 facilities in Kansas.

### ***INTERACTION AND ADJACENCIES***

- Public Health
- Human Services and Aging
- County Manager & Board of County Commissioners
- Facilities Management
- ITS

### ***FACTORS INFLUENCING CHANGE***

Often the nursing center has a waiting list and filled to capacity at 112. Space has been provided for GERTI on the lower level of HHSC. It is expected that the need will continue to grow as the aging demographics of the county grows over the next 30 years.

### ***SPECIAL NEEDS***

- Controlled access and circulation
- Storage space to support durable medical equipment
- Education and training space

### ***CURRENT CONDITIONS***

While the design of this facility is somewhat dated, it is a reasonably efficient and a serviceable arrangement. The facility is in good condition, well maintained, and the private patient areas seem adequate. The facility is not well equipped with common spaces for therapy, living rooms, dining, activities, offices and public or shared use. If the County continues operations it should consider planning for additional space for various common spaces.



**JOHNSON COUNTY STRATEGIC FACILITIES MASTER PLAN**

**SPACE NEEDS ASSESSMENT: Nursing Center**

Current Space: Sq. Ft.

Current Space: Sq. Ft.					2008 Needs			2013 Needs			2018 Needs			2023 Needs		
Spaces	Applied Design Standard		Net Unit Sq.Ft.	Gross Factor	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.
	Room Std.	Description														
<b>Health &amp; Human Services</b>																
<b>SPT SPACE</b>																
Conference Room - 12 Person	CNF-012	12 Pers Conf Room 300 SF	300	1.35	1	300	405	1	300	405	1	300	405	1	300	405
Conference Room - 20 Person	CNF-020	20 Pers Conf Room 500 SF	500	1.35	1	500	675	1	500	675	1	500	675	1	500	675
Work/Copy Area	WKCP00120	Work/Copy/Eq Area 120 SF	120	1.35	1	120	162	2	240	324	2	240	324	2	240	324
Staff Breakroom	BRK-012	Break Area - 420 SF	420	1.20	1	420	504	2	840	1,008	2	840	1,008	2	840	1,008
Kitchen	KITCHN2500	Kitchen 2500 SF	2500	1.35	1	2,500	3,375	1	2,500	3,375	1	2,500	3,375	1	2,500	3,375
Kitchen (1 for each wing)	KITCHN0200	Kitchen 200 SF	200	1.35	4	800	1,080	10	2,000	2,700	10	2,000	2,700	10	2,000	2,700
Dining Area for Residents	DINING1200	Dining Area 1200 SF	1200	1.20	4	4,800	5,760	10	12,000	14,400	10	12,000	14,400	10	12,000	14,400
Dry Storage	STOR00600	Storage Room 600 SF	600	1.20	1	600	720	2	1,200	1,440	2	1,200	1,440	2	1,200	1,440
Living Room	MP-030	Multi Purpose Rm 600 SF	600	1.20	4	2,400	2,880	10	6,000	7,200	10	6,000	7,200	10	6,000	7,200
Nurse Station	NURSE0150	Nurse Station 150 SF	150	1.35	4	600	810	10	1,500	2,025	10	1,500	2,025	10	1,500	2,025
Community Room	MP-075	Multi Purpose Rm 1500 SF	1500	1.10	1	1,500	1,650	1	1,500	1,650	1	1,500	1,650	1	1,500	1,650
Gerti Classroom (35-40)	CLSRM-040	40 Pers Classroom 1200 SF	1200	1.35	1	1,200	1,620	1	1,200	1,620	1	1,200	1,620	1	1,200	1,620
Gerti Classroom (20-25)	CLSRM-020	20 Pers Classroom 750 SF	750	1.35	1	750	1,013	1	750	1,013	1	750	1,013	1	750	1,013
Gerti Storage (AV, Manuals, etc.)	STOR00100	Storage Room 100 SF	100	1.35	2	200	270	1	100	135	1	100	135	1	100	135
Clean Laundry Room 600 SF	LNDRY00600	Laundry Area 600 SF	600	1.35	1	600	810	2	1,200	1,620	2	1,200	1,620	2	1,200	1,620
Lobby	REC-0012	Reception Area 360 SF	360	1.35	1	360	486	2	720	972	2	720	972	2	720	972
Physical Therapy Room 1200 SF	MP-060	Multi Purpose Rm 1200 SF	1200	1.20	1	1,200	1,440	2	2,400	2,880	2	2,400	2,880	2	2,400	2,880
Soiled Laundry Room	LNDRY00300	Laundry Area 300 SF	300	1.35	1	300	405	1	300	405	1	300	405	1	300	405
Soiled Linen Room Central (Receiving Rm)	LNDRY00200	Laundry Area 200 SF	200	1.35	1	200	270	2	400	540	2	400	540	2	400	540
Soiled Linen Room (Receiving Rm)	LNDRY00100	Laundry Area 100 SF	100	1.35	4	400	540	10	1,000	1,350	10	1,000	1,350	10	1,000	1,350
Locker Room (140 Lockers) Future (180 Lockers)	LCKR-001	Single Locker 13 SF	13	1.35	140	1,820	2,457	180	2,340	3,159	180	2,340	3,159	180	2,340	3,159
Conference Room - 4 Person	CNF-004	4 Pers Conf Room 100 SF	100	1.35	3	300	405	5	500	675	5	500	675	5	500	675
Med. Prep. Room	EXAM00120	Examination Room 120 SF	120	1.35	4	480	648	10	1,200	1,620	10	1,200	1,620	10	1,200	1,620
Personal Care Room (Beauty Shop) 250 SF	SALON0250	Barber/beauty salon 250	250	1.35	1	250	338	2	500	675	2	500	675	2	500	675
Quiet Meeting Room	INTRV0100	Interview Room 100 SF	100	1.35	1	100	135	1	100	135	1	100	135	1	100	135
2 Person Bedroom	NCBEDROOM2	Nursing Ctr. 2 Peson Bed	400	1.35	53	21,200	28,620	0	0	0	0	0	0	0	0	0
1 Person Bedroom	NCBEDROOM1	Nursing Ctr. 1 Person Bed	153	1.35	6	918	1,239	200	30,600	41,310	200	30,600	41,310	200	30,600	41,310
Closet for residents	STOR-SML	Small Closet	10	1.35	112	1,120	1,512	200	2,000	2,700	200	2,000	2,700	200	2,000	2,700
Private Restroom 100 SF	RSTRMPVL	Private restroom Large	100	1.35	59	5,900	7,965	200	20,000	27,000	200	20,000	27,000	200	20,000	27,000
Bathing Room	NCBATHING	NC Bathing Area	213	1.35	4	852	1,150	4	852	1,150	4	852	1,150	4	852	1,150
Staff & Guest Restroom	RSTRM0060	Restroom 60 SF	60	1.35	12	720	972	12	720	972	12	720	972	12	720	972
Storage Rooms 100	STOR00100	Storage Room 100 SF	100	1.35	1	100	135	1	100	135	1	100	135	1	100	135
Storage Rooms	STOR00050	Storage Room 50 SF	50	1.35	3	150	203	3	150	203	3	150	203	3	150	203
Medical Records (High Density)	STOR00600	Storage Room 600 SF	600	1.20	1	600	720	1	600	720	1	600	720	1	600	720
Clean Linen Storage	STOR00100	Storage Room 100 SF	100	1.35	4	400	540	10	1,000	1,350	10	1,000	1,350	10	1,000	1,350

**JOHNSON COUNTY STRATEGIC FACILITIES MASTER PLAN**

**SPACE NEEDS ASSESSMENT: Nursing Center**

Current Space: Sq. Ft.

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Spaces	Applied Design Standard		Net Unit Sq.Ft.	Gross Factor	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.
	Room Std.	Description														
Medical, Equipment & Material Storage	STOR00600	Storage Room 600 SF	600	1.20	1	600	720	4	2,400	2,880	4	2,400	2,880	4	2,400	2,880
Off-Site Storage	STOR00800	Storage Room 800 SF	800	1.20	3	2,400	2,880	0	0	0	0	0	0	0	0	0
On-Site Resident Storage	STOR00600	Storage Room 600 SF	600	1.20	1	600	720	0	0	0	0	0	0	0	0	0
		<b>TOTAL:</b>			<b>445</b>	<b>58,260</b>	<b>76,233</b>	<b>905</b>	<b>99,712</b>	<b>130,420</b>	<b>905</b>	<b>99,712</b>	<b>130,420</b>	<b>905</b>	<b>99,712</b>	<b>130,420</b>
<b>SPT SPACE- Facilities /Env Srvc</b>																
Driver's/Maint.	VIRTSPACE	No Square Foot Value	0	1.00	3	0	0	6	0	0	6	0	0	6	0	0
Laundry/Housekeeping	VIRTSPACE	No Square Foot Value	0	1.00	6	0	0	12	0	0	12	0	0	12	0	0
		<b>TOTAL:</b>			<b>9</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>
<b>SPT SPACE- Nursing Services</b>																
LPN & RN (3 Shifts @ 4 people)	VIRTSPACE	No Square Foot Value	0	1.00	4	0	0	10	0	0	10	0	0	10	0	0
CMA'S Cert. Medication Aids	VIRTSPACE	No Square Foot Value	0	1.00	4	0	0	10	0	0	10	0	0	10	0	0
		<b>TOTAL:</b>			<b>8</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>
<b>STAFF- Administrative Offices</b>																
Office Manager	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
Adm Asst. /Payroll	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
Adm. Asst./ HR	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
Receptionist	WS01	WS Typ. 01 53 SF	53	1.40	1	53	74	2	105	147	2	105	147	2	105	147
		<b>TOTAL:</b>			<b>4</b>	<b>270</b>	<b>378</b>	<b>5</b>	<b>323</b>	<b>452</b>	<b>5</b>	<b>323</b>	<b>452</b>	<b>5</b>	<b>323</b>	<b>452</b>
<b>STAFF- AIMS Admin &amp; Dev.</b>																
Executive Director (CEO)	POFC0180	Private Office 180 SF	180	1.35	1	180	243	1	180	243	1	180	243	1	180	243
Director of Education	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
Administrator (secured space, meets w/4 people)	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	2	180	252	2	180	252	2	180	252
Chief Finance Officer	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
Education Instructor	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	2	128	179	2	128	179	1	64	89
		<b>TOTAL:</b>			<b>5</b>	<b>514</b>	<b>710</b>	<b>7</b>	<b>668</b>	<b>926</b>	<b>7</b>	<b>668</b>	<b>926</b>	<b>6</b>	<b>604</b>	<b>836</b>
<b>STAFF- Dev. &amp; Comm. Relations</b>																
Dir. of Devel. & Community Relations	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
Community Relations & Media	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	2	180	252	2	180	252	2	180	252
Adm Asst. GERTI & Dev.	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
		<b>TOTAL:</b>			<b>3</b>	<b>244</b>	<b>341</b>	<b>4</b>	<b>334</b>	<b>467</b>	<b>4</b>	<b>334</b>	<b>467</b>	<b>4</b>	<b>334</b>	<b>467</b>
<b>STAFF- Facilities /Env Srvc</b>																
Dir. Facilities/Environ Srvc	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
		<b>TOTAL:</b>			<b>1</b>	<b>90</b>	<b>126</b>	<b>1</b>	<b>90</b>	<b>126</b>	<b>1</b>	<b>90</b>	<b>126</b>	<b>1</b>	<b>90</b>	<b>126</b>
<b>STAFF- Nursing Services</b>																
CNA's (3 Shifts, approx. 12 per shift)	VIRTSPACE	No Square Foot Value	0	1.00	13	0	0	28	0	0	28	0	0	28	0	0
Dir. Resident Care for Edu.	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
Dir. Resident Care for Clinical	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
Clinical Managers	WS03	WS Typ. 03 90 SF	90	1.40	2	180	252	4	360	504	4	360	504	4	360	504

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	Room Std.	Description			No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.
Medical Director (Doctor)	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
Medical Records Staff	WS02	WS Typ. 02 64 SF	64	1.40	2	128	179	3	191	268	3	191	268	3	191	268
		<b>TOTAL:</b>			<b>20</b>	<b>551</b>	<b>772</b>	<b>38</b>	<b>795</b>	<b>1,113</b>	<b>38</b>	<b>795</b>	<b>1,113</b>	<b>38</b>	<b>795</b>	<b>1,113</b>
<b>STAFF- Nutritional Services</b>																
Dir. Nutritional Svc	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
Assist. Nutritional Svc	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
Cooks/Diet Aides (2 Shifts)	WS03	WS Typ. 03 90 SF	90	1.40	5	450	630	8	720	1,008	8	720	1,008	8	720	1,008
		<b>TOTAL:</b>			<b>7</b>	<b>630</b>	<b>882</b>	<b>10</b>	<b>900</b>	<b>1,260</b>	<b>10</b>	<b>900</b>	<b>1,260</b>	<b>10</b>	<b>900</b>	<b>1,260</b>
<b>STAFF- Quality of Life</b>																
Quality of Life- Admissions	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
Quality of Life- Social Workers	WS01	WS Typ. 01 53 SF	53	1.40	2	105	147	10	525	735	10	525	735	10	525	735
Quality of Life- Chaplain	WS01	WS Typ. 01 53 SF	53	1.40	1	53	74	1	53	74	1	53	74	1	53	74
Quality of Life- Volunt. Coordinator	WS01	WS Typ. 01 53 SF	53	1.40	1	53	74	1	53	74	1	53	74	1	53	74
		<b>TOTAL:</b>			<b>5</b>	<b>274</b>	<b>383</b>	<b>13</b>	<b>694</b>	<b>971</b>	<b>13</b>	<b>694</b>	<b>971</b>	<b>13</b>	<b>694</b>	<b>971</b>
Contingency Space Allowance (1% per year)		<b>BUILDING TOTALS:</b>				<b>60,833</b>	<b>79,826</b>		<b>103,515</b>	<b>135,735</b>		<b>103,515</b>	<b>135,735</b>		<b>103,451</b>	<b>135,645</b>
										6,787			13,573			20,347
<b>TOTAL REQUIRED</b>						<b>60,833</b>	<b>79,826</b>		<b>103,515</b>	<b>142,521</b>		<b>103,515</b>	<b>149,308</b>		<b>103,451</b>	<b>155,992</b>