

Department: County Assets **Program Contact:** Scott Churchill**Program Offer Type:** Existing Operating Program **Program Offer Stage:** As Requested**Related Programs:****Program Characteristics:** One-Time-Only Request, In Target**Executive Summary**

This offer addresses building structural deficiencies for the South East Health Clinic (SEHC) located at 3653 SE 34th Avenue. The project will remove and replace the deteriorated major structural beams supporting the West Wings of the SEHC, along with replacing the failed exterior siding and original building windows with fire resistant fiber cement panel siding and energy efficient windows.

Program Summary

The South East Health Clinic provides medical, dental, and pharmacy services to the community, along with Health Department staff office space and assorted community activities in the Lower Level meeting areas. In January of 2018 a gap between the floor and the exterior wall was discovered. After extensive investigation it was determined that the major glulam (wood) beams supporting the first floor West wings, north and south exterior walls have deteriorated to 50% of their original structural capacity due to moisture damage from years of water infiltration through the failed building exterior siding. These beams are temporarily being shored, to protect the safety of patients, visitors and staff within the building. These structural beams must be replaced along with the existing Exterior Insulation and Finish System (EIFS) that failed and caused the present structural deficiencies.

Carleton Hart Architects (CHA) is leading the project with ABHT Structural Engineering providing structural design for the replacement of the deteriorated glulam beams. Architectural upgrades will include new energy efficient windows to ensure proper flashing to prevent future water intrusion, in conjunction with the replacement of the failed EIFS siding with fiber cement panel siding on the East & West wings of the building that will provide long lasting durable service for the life of the building.

The project is scheduled to be approved in late winter 2021, and once approved the work will begin. The estimated project completion is late summer 2021.

Performance Measures

Measure Type	Primary Measure	FY20 Actual	FY21 Budgeted	FY21 Estimate	FY22 Offer
Output	Approval of construction phase and Board Briefing project update	N/A	2	1	2
Outcome	Structural repairs completed to provide safe operation of health, dental, pharmacy and community services	N/A	85%	20%	100%

Performance Measures Descriptions

PM1 - Approval of construction phase and Board Briefing project update

PM2 - Completed repairs allow the continued use of the building to safely provide ongoing health services.

Legal / Contractual Obligation

In 2014 the FQHC received a service expansion grant to expand services at the SEHC. Any change in hours/location must be approved by both the CHC and HRSA. Board approved FAC-1 on May 14, 2020.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Requested General Fund	Requested Other Funds
Program Expenses	2021	2021	2022	2022
Personnel	\$0	\$0	\$0	\$72,800
Contractual Services	\$0	\$880,000	\$0	\$2,427,200
Total GF/non-GF	\$0	\$880,000	\$0	\$2,500,000
Program Total:	\$880,000		\$2,500,000	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Beginning Working Capital	\$0	\$880,000	\$0	\$2,500,000
Total Revenue	\$0	\$880,000	\$0	\$2,500,000

Explanation of Revenues

\$2.5 million working capital carryover from FY 2021

Significant Program Changes

Last Year this program was: FY 2021: 78215 South East Health Center

Covid 19 brought about delays in permits and overall progress of project.