

Department: County Assets **Program Contact:** Scott Churchill
Program Offer Type: Existing Operating Program **Program Offer Stage:** As Proposed
Related Programs: 78210A
Program Characteristics: One-Time-Only Request

Executive Summary

The South East Health Center program offer addressed building structural deficiencies for the South East Health Clinic (SEHC) located at 3653 SE 34th Avenue. The project removed and replaced the deteriorated major structural beams supporting the west wings of the SEHC, along with the failed exterior siding and original building windows with fire resistant fiber cement panel siding and energy efficient windows. In addition, the Dental & Primary Care front desk locations were remodeled to provide a single Universal Front Desk serving both clinics and two new office areas were created, one for the Dental Supervisor and one as a copy room that will serve both clinics.

Program Summary

The SEHC 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 had 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 were temporarily being shored, to protect the safety of patients, visitors and staff within the building while the structural beams were being replaced. These structural beams were replaced along with the existing Exterior Insulation and Finish System (EIFS) that failed and caused the present structural deficiencies.

Carleton Hart Architects (CHA) led the project with ABHT Structural Engineering providing structural design for the replacement of the deteriorated glulam beams. Architectural upgrades included 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 west wing of the building that will provide long lasting durable service for the life of the building. A large effort has been made by the Health Department and Facilities & Property Management to keep as much of the multi-department clinic open and serving the local underserved population while undergoing these significant construction repairs. The pharmacy remained open for patient services throughout the project's construction, continuing to serve our patient population on a daily basis.

This project is scheduled to be completed in FY 2023.

Performance Measures

Measure Type	Primary Measure	FY21 Actual	FY22 Budgeted	FY22 Estimate	FY23 Offer
Output	Project closeout and permitting completed	N/A	N/A	80%	100%
Outcome	All financial settlements completed	N/A	N/A	80%	100%

Performance Measures Descriptions

PM#1 - All project closeout documents, CAD files, and permit files completed and submitted to Building Data Management Center.

PM#2 - All financial settlements from general contractors and subcontractors received and paid in full.

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	Proposed General Fund	Proposed Other Funds
Program Expenses	2022	2022	2023	2023
Personnel	\$0	\$72,800	\$0	\$0
Contractual Services	\$0	\$2,847,200	\$0	\$500,000
Total GF/non-GF	\$0	\$2,920,000	\$0	\$500,000
Program Total:	\$2,920,000		\$500,000	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Financing Sources	\$0	\$2,420,000	\$0	\$0
Beginning Working Capital	\$0	\$500,000	\$0	\$500,000
Total Revenue	\$0	\$2,920,000	\$0	\$500,000

Explanation of Revenues

\$500K working capital carryover from FY 2022.

Significant Program Changes

Last Year this program was: FY 2022: 78215 South East Health Center