

North Portland Health Center Remodel

FAC-1 Design and Construction Proposal

Board of County Commissioners' Briefing

March 9, 2017

Multnomah County NPHC Remodel
Project Management Team

PURPOSE OF FAC-1

Project Design and Construction Proposal

- **Define Health Department Need for Expanded Services**
- **Define Project Scope and Opportunities**
- **Provide Estimated Current Budget and Proposed Funding Sources**
- **Provide Estimated Schedule Overview**
- **Outline Project Next Steps**



HEALTH DEPARTMENT MISSION AND OBJECTIVES

- Guided by its vision of *healthy people in healthy communities*, the Multnomah County Health Department promotes and protects the health of all people residing in Multnomah County.
- Integrated Clinical Services (ICS) is a division of the Multnomah County Health Department. It provides personal, quality, culturally-appropriate, and patient-centered health services for people who experience barriers to accessing care: primary care, school-based health centers, HIV health services, behavioral health, dental, pharmacy, laboratory services and corrections health.
- As a Community Health Center, ICS links physical and behavioral health and social services for low-income, uninsured and homeless people.
- As the largest safety net provider of healthcare in Oregon, the Health Department serves over 71,000 patients/year through its 25 primary care, school-based, dental and specialty clinics.



RECENT CHANGE AND GROWTH

- The Affordable Care Act (Medicaid expansion) has increased the number of individuals in our communities that are seeking medical homes and we are committed to providing access to these individuals.
- The North Portland Health Center has a large amount of unused space in the building that can be used to expand medical, dental and pharmacy services to meet increasing patient demand.
- Primary Medical teams have expanded over the last two years to incorporate new members of the care team that can provide unique services to patients including community health workers, clinical pharmacists, and behavioral health providers. These additional team members have stretched existing clinical space, which has created workspace challenges.
- Dental services are needed in the North Portland area to lessen significant wait time at our Northeast Dental Clinic (NEDC). Primary care patients would benefit from having dental services at the NPHC site, continuing our efforts toward integration.



PRIMARY PROJECT GOALS AND OBJECTIVES

The overall goal of this project is to increase access to high quality health care services in our community. This project aims to remodel portions of Multnomah County's North Portland Health Center to achieve the following:

- Collocate Health Department programs into an updated modern facility while accommodating significant growth and new services.
- Remodel this site and maintain a higher level of sustainability and functionality into this facility to deliver critical services to Multnomah County residents.
- Provide durable, sensible materials, and systems focused on low maintenance, energy efficiency and flexibility.
- Provide Accountability Design – responsible use of funds with emphasis on performance, low maintenance.
- Create a facility with expanded services that increases efficiency, accessibility, and confidentiality to our clients.



PRIMARY PROJECT SCOPE and OPPORTUNITIES

Primary Care:

- Addition of 8 new Exam Rooms
- Addition of 2 new Provider Rooms
- Expanding Eligibility ADMIN space for increased visits

Pharmacy Services:

- Relocation to 2nd Floor for enhanced Security and Confidentiality
- Addition of Dental and Pharmacy Waiting Room Space
- Addition of Dental Check-in Space

Dental Services:

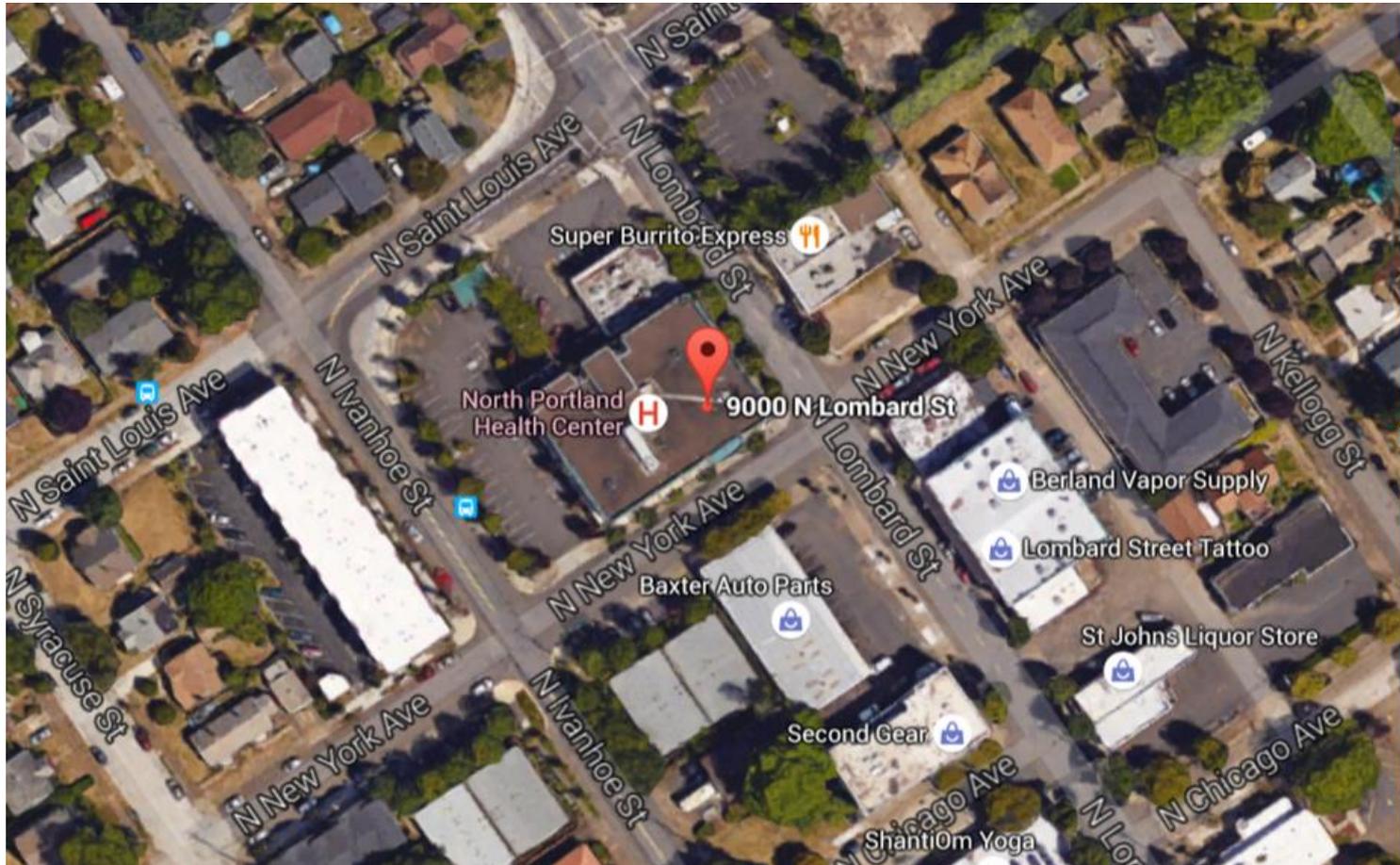
- Planned space to Add Dental to NPHC with 6 Operatories
- Planned space to Add 2 Dental Provider Teams
- Planned space to Add Reception and Waiting Space

Project Opportunities:

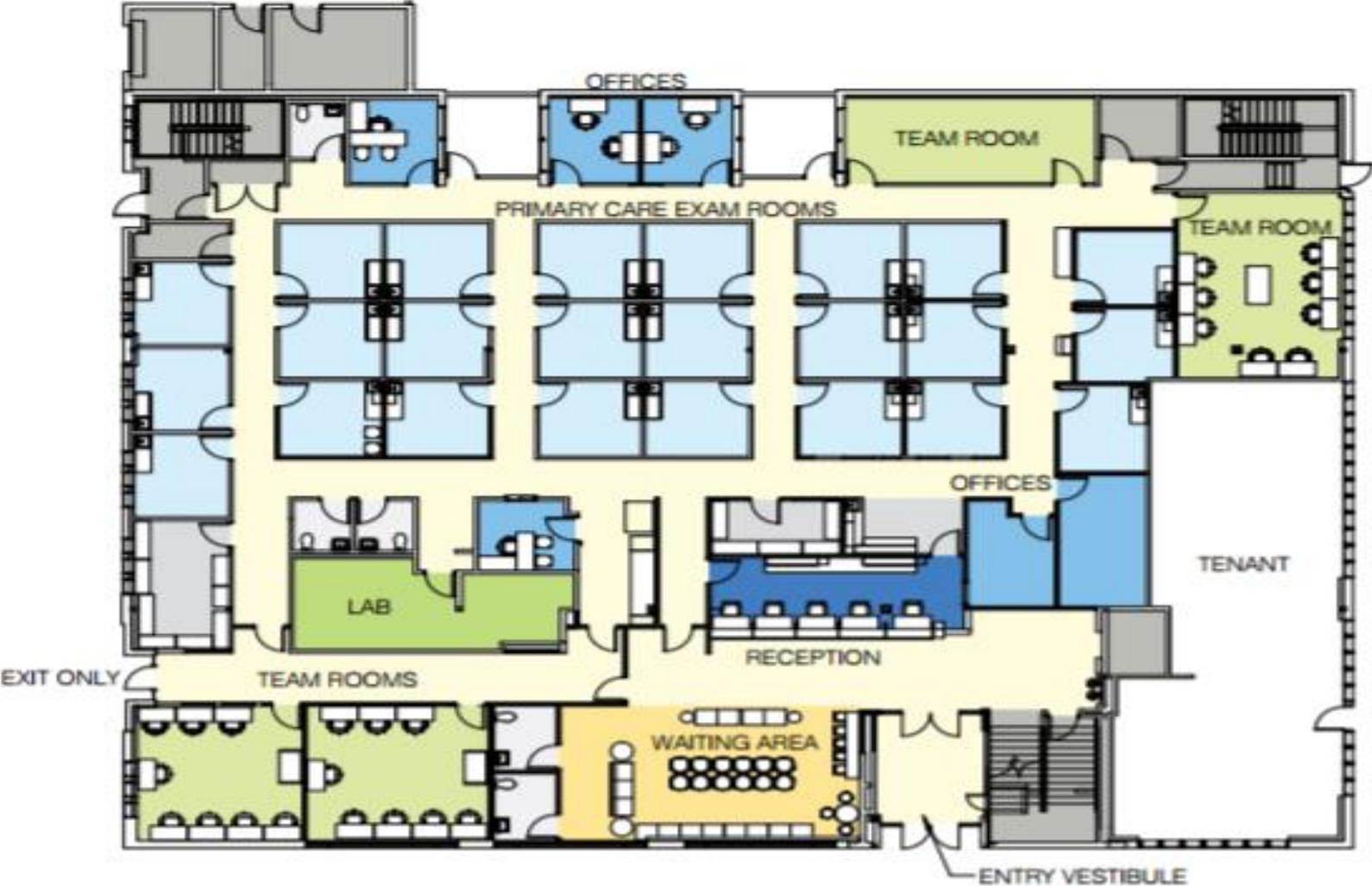
- Exterior Upgrades
- Enhanced Security for staff and clients
- Enhanced Electrical and Mechanical Services
- Lobby and Main Entrance Upgrades for increased visits
- Client Parking Evaluations and Upgrades
- Integrate intake registration for all services for patient convenience



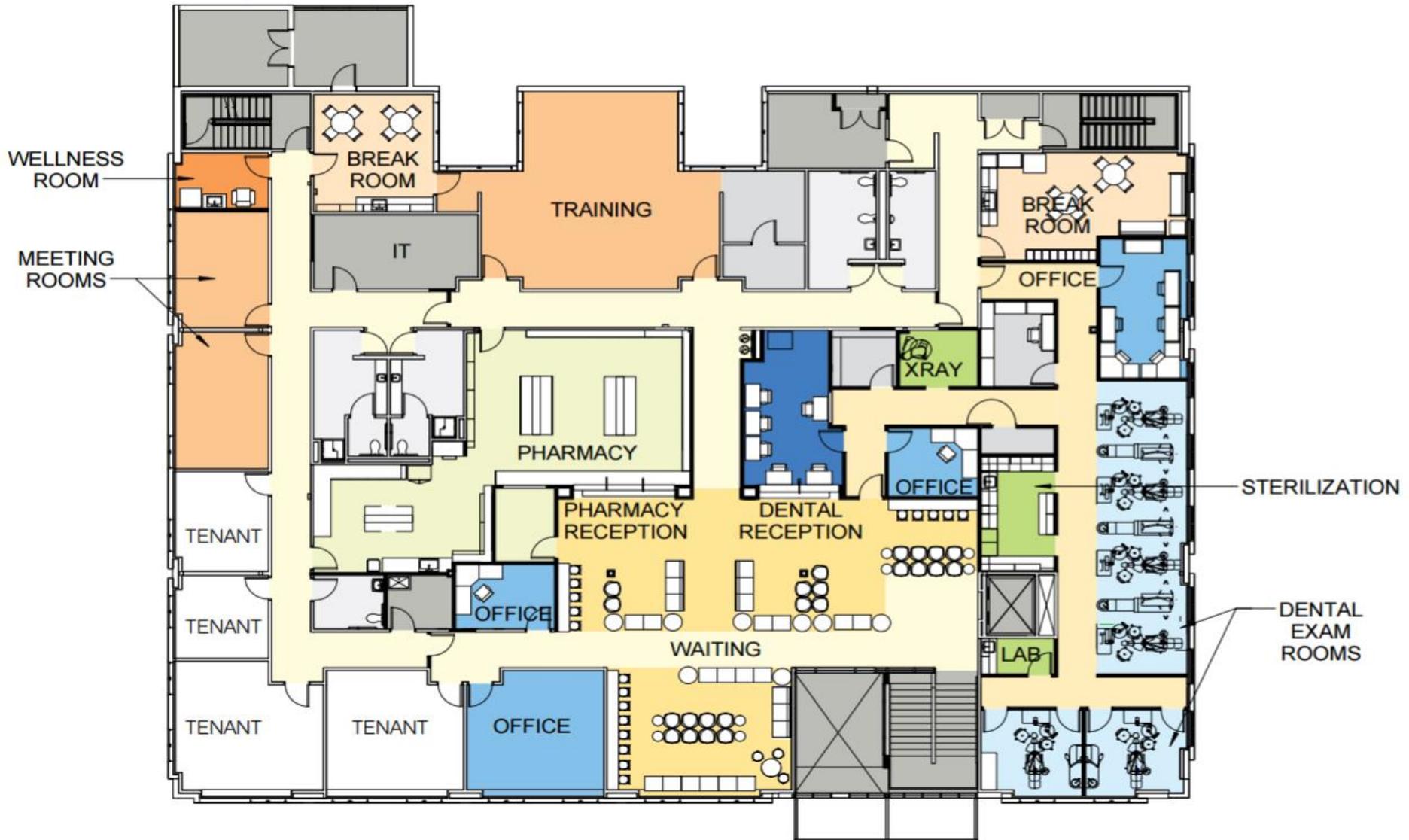
North Portland Health Center Site 9000 N. Lombard



FINAL 1ST FLOOR DESIGN

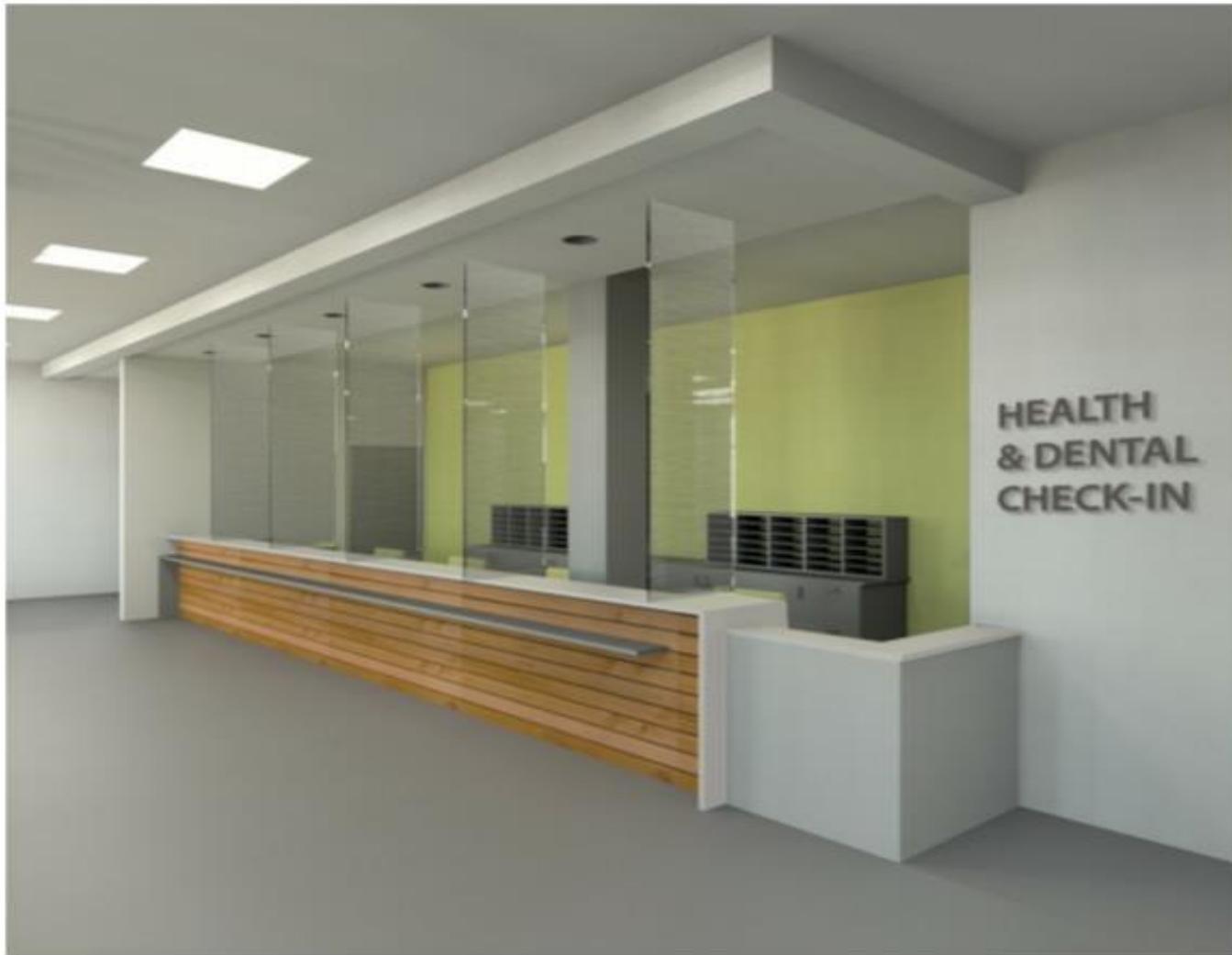


FINAL 2ND FLOOR DESIGN



MAIN LOBBY RECEPTION

Hennebery Eddy
Architects



2ND FLOOR LOBBY RECEPTION

Hennebery Eddy
Architects



ESTIMATED BUDGET AND FUNDING SOURCES

North Portland Health Center Renovation - Cost Estimate

Hard Costs: (Primary, Dental, Pharmacy)	\$2,068,000
Soft Costs: (Architectural, Equipment, Regulatory)	\$1,077,395
Project Contingency: (~6%)	\$ 128,980
<u>RACC Costs:</u>	<u>\$ 38,720</u>
<i>Total North Portland Renovation Cost Estimate:</i>	<i>\$3,313,095</i>

FUNDING SOURCES:	HRSA GRANT FUNDS	\$ 935,095
	FY2017 CAPITAL IMPROVEMENT FUNDS	\$ 578,000
PROPOSED FUNDS:	ONE TIME ONLY FUNDING	\$1,800,000
	FROM BCC	



ESTIMATED PROJECT SCHEDULE

March 2017:	Complete Construction Documents and Start Permit and Bidding
June 2017:	Estimated Start Construction
March of 2018:	Estimated Complete Construction



NEXT STEPS

- Finalize documentation for permit and bidding.
- Communicate with staff for Construction readiness.
- Mobilize and start construction.
- Community Involvement and Communication Process.
- Report on project status to the BCC in the Spring of 2018.





Questions?