



North Portland Health Clinic Remodel

FAC-1 Project and Design Proposal
Chair & Commissioner Briefing

May 5, 2016

Multnomah County NPHC Remodel
Project Management Team

PURPOSE OF FAC-1 Project and Design 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 NEDC. Primary care patients would benefit from having dental services at the NPHC site, continuing our efforts at 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 a 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 increase visits

Pharmacy Services:

- Relocation to 2nd Floor for enhanced Security and Confidentiality
- Addition of Waiting Room Space
- Addition of Reception Space

Dental Services:

- Planned space to Add Dental to NPHC with 5 or 6 Operatories
- Planned space to Add 2 Dental Provider Teams
- Planned space to Add Reception and Waiting Space

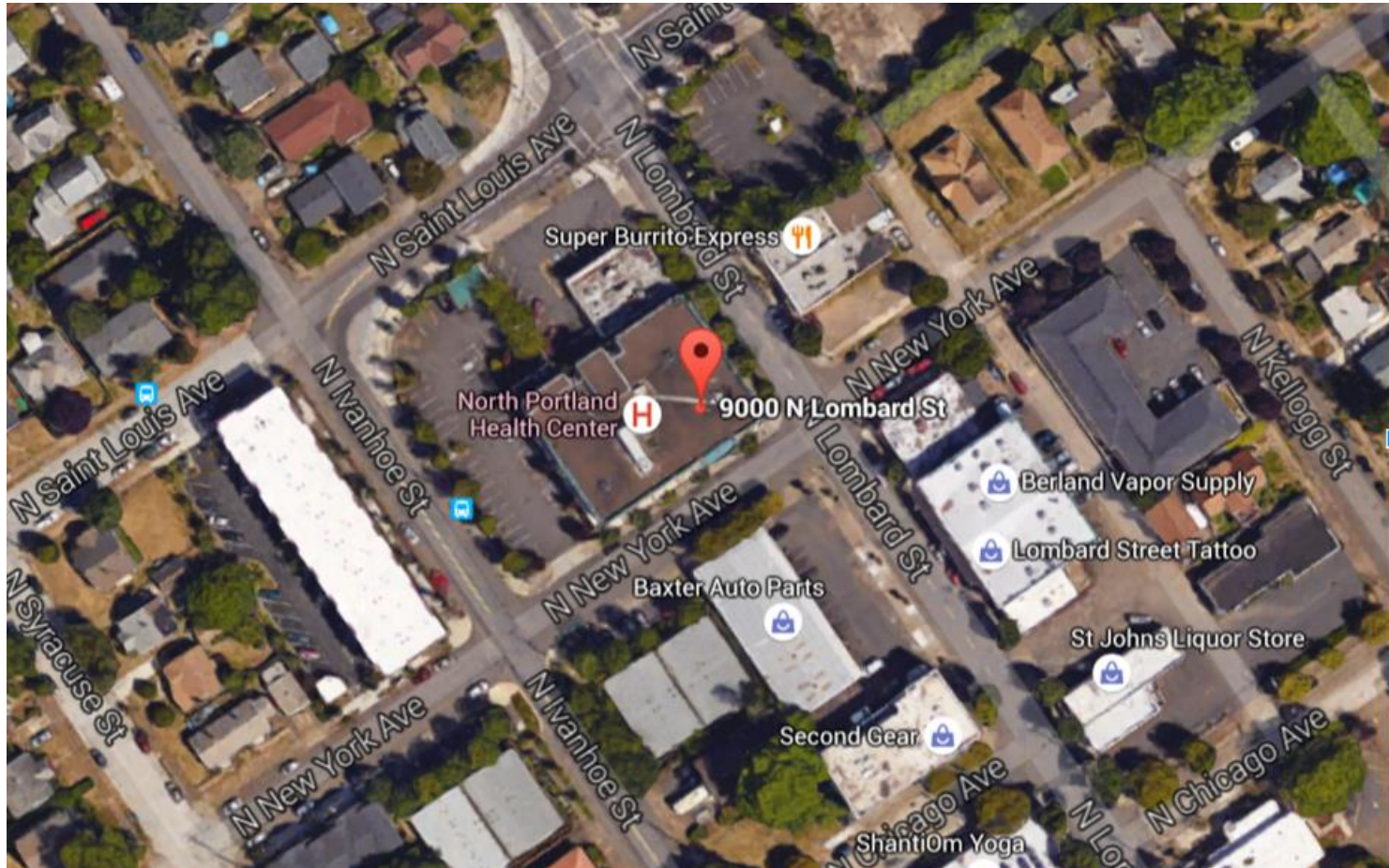
Project Opportunities:

- Exterior Upgrades
- Enhanced Electrical and Mechanical Services
- Lobby and Main Entrance Upgrades for increase visits
- Client Parking Evaluations and Upgrades
- Integrating intake registration for all services for patient convenience



North Portland Health Clinic Site

9000 N. Lombard



CONCEPTUAL PLAN DIAGRAMS

- DENTAL
- MEDICAL
- PHARMACY
- LIBRARY



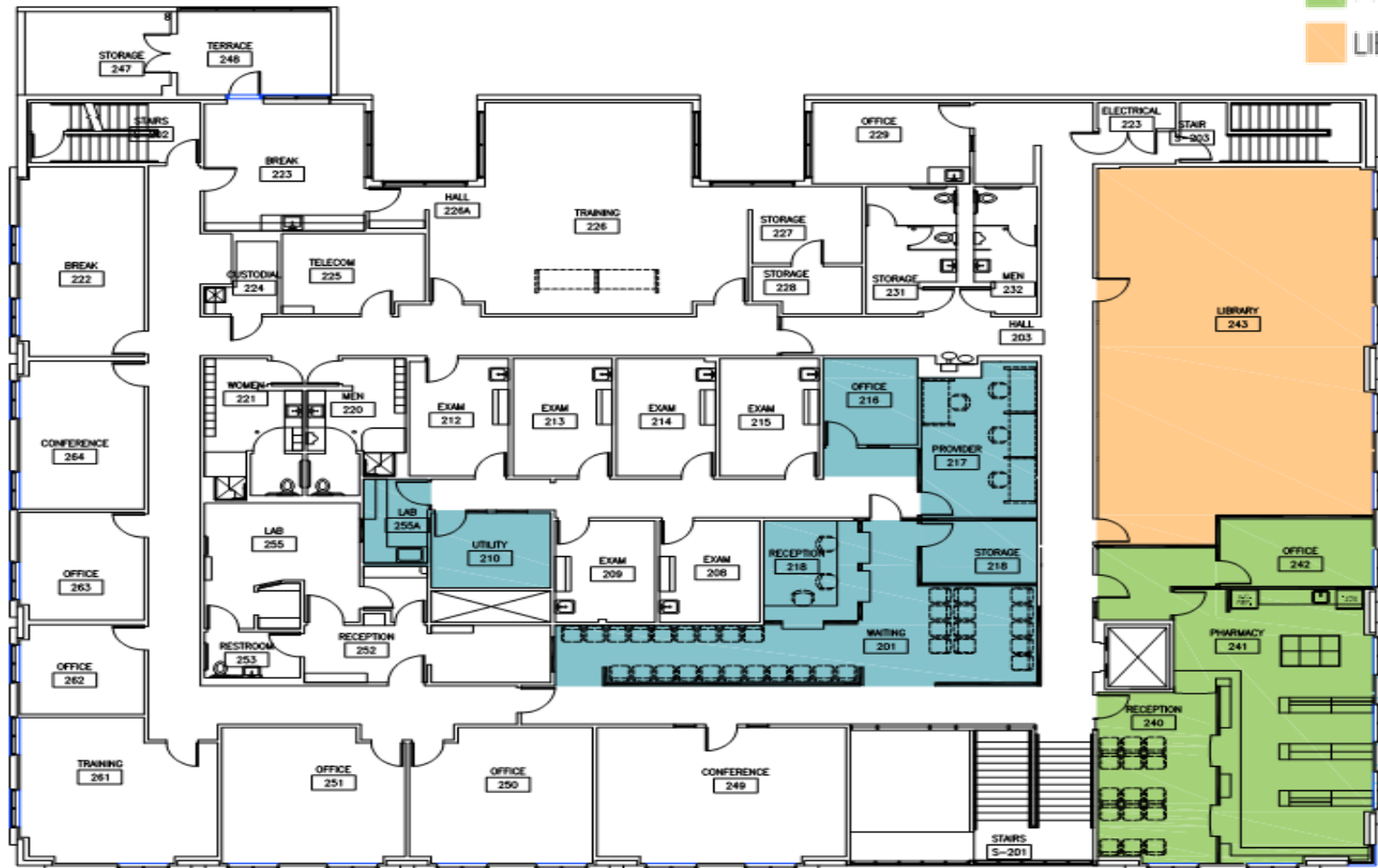
First Floor - SCHEME A.1

1/8" = 1'-0"



CONCEPTUAL PLAN DIAGRAMS

- DENTAL
- MEDICAL
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Second Floor - SCHEME A.1

1/8" = 1'-0"



ESTIMATED BUDGET AND FUNDING SOURCES

North Portland Health Center Renovation - Cost Estimate

Hard Costs: (Primary, Dental, Pharmacy)	\$1,210,000
Architectural & Permit Soft Costs:	\$ 503,755
Equipment and Administration Soft Costs:	\$ 650,000
Project Contingency: (~25%)	\$ 335,000
RACC Costs:	\$ 27,200
Capital Funds: (Exterior improvements)	\$ 150,000
Non-Allowed Grant – Cost Estimate	\$ 9,140
<i>Total North Portland Renovation Cost Estimate:</i>	<i>\$2,885,095</i>

FUNDING SOURES:	HRSA GRANT FUNDS	\$ 935,095
	FY2016 CIP FUNDS	\$ 150,000
PROPOSED FUNDS:	ONE TIME ONLY FUNDING	\$1,800,000
	FROM BCC	



ESTIMATED PROJECT SCHEDULE

March 2016:	Initiate Programming and Schematic and Design Development phases
December 2016:	Complete Schematics, Design Development phases
March 2017:	Complete Construction Documents and Start Permit and Bidding
June 2017:	Estimated Start Construction
December of 2017:	Estimated Complete Construction



NEXT STEPS

- Initiate Programming and Schematic and Development with BCC Approval
- Design will include two levels project delivery (with and without Dental Enhanced MEP Services)
- Community Involvement Process
- Determine Business Continuity Provisions During Construction
- Continue exploring opportunities to accelerate the schedule, lower risks to County, and reduce costs
- Report on project status to the BCC in Winter of 2016 or Spring 2017 for Budget and Funding





Questions?