

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: SouthEast Alaska Regional Health Consortium****Federal Tax ID: 92-0056274****Project Title:****Project Type: Planning and Research**

# SouthEast Alaska Regional Health Consortium - Planning & Design for Relocation

**State Funding Requested: \$75,000**  
Future Funding May Be Requested**House District: Juneau Areawide (3-4)****Brief Project Description:**

The Front Street Clinic relocation to a larger space and renovation of the new spaces

**Funding Plan:**

Total Project Cost:	\$782,580
Funding Already Secured:	(\$0)
FY2012 State Funding Request:	(\$75,000)
Project Deficit:	\$707,580

**Detailed Project Description and Justification:**

The Front Street Clinic, opened since 2003, is managed by Southeast Alaska Regional Health Consortium (SEARHC). The Clinic provides a broad range of health care services including medical, dental, nutritional, behavioral health and pharmacy to the Juneau homeless population.

The clinic is currently located in 1,268 square feet of downtown rental space on Front Street.

The current space is extremely inadequate for the services provided and the need continues to grow as the homeless population in Juneau increases. Every space within the clinic serves multiple purposes. For instance, the office space used by the medical provider doubles as the pharmacy and storage, and the one bathroom is for both staff and patients with the shower stall converted to a storage closet. There is only one exam room which must be cleaned and set up between each patient, severely reducing the number of people that can be seen each day.

The clinic is currently funded by the Department of Health & Human Services, Health Resources and Services Administration (HRSA). The need for continued services continues to grow as the number of homeless in Juneau increases. During FY 2010 the Clinic's number of patient visits were: medical – 522; behavioral health – 208; and dental – 594. The dental staff also provided 28 clients with full or partial dentures, giving them a new smile and higher level of confidence to secure employment and housing of their own. The medical staff provided essential medical care including foot care and ongoing prescriptions for chronic health and psychiatric conditions.

Need:

The Front Street Clinic is in need of new and larger space that would allow for two additional exam rooms and separate use

**\$75,000  
Approved**

areas for pharmacy, lab, medical provider office space, dental exam room, dental office space and behavioral health provider office space. This additional space would increase the ability to see more patients and for the staff to have functional work areas.

Adequate space is available for lease or rent near to the downtown area so that those who are homeless can get to the clinic.

SEARHC needs 75,000 to cover the planning and design for relocation and renovation of the new space. SEARHC is pursuing additional funding through applications and requests to private foundations and corporations.

SEARHC currently has over 45 active grants. A sample selection listed below:

Federal Denali Commission FY10 & 11 \$2.2 million for Hydaburg Clinic construction; State HSS Behavioral Health Treatment FY 10 - 13 \$861,857; Other Gastineau Human Service Homeless Assistance FY 10 \$30,000 & FY11 40,000; Private Murdock Charitable Trust for Ultra sound equipment FY 10 \$175,000.

### Project Timeline:

Planning & Design will begin in August 2011 through May 2012.

### Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Southeast Alaska Regional Health Consortium (SEARHC)

### Grant Recipient Contact Information:

Name: Debra O'Gara  
 Title: Director Planning & Development  
 Address: 3245 Hospital Drive  
 Juneau, Alaska 99801  
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Has this project been through a public review process at the local level and is it a community priority?  Yes  No

## MEMORANDUM

**To:** Debra O’Gara, Planning and Development Director  
**From:** Shawn Sorenson, Facilities Services Director  
**RE:** Front Street Clinic (FSC) Relocation Cost Estimate Summary  
**Date:** April 1, 2011

This memo is a summary of site selection status and a cost estimate methodology for relocating the Front Street Clinic. It is not intended as full description of the project.

### Site Selection

Operations and Facilities Services staff identified a site for relocation of the Front Street Clinic in August 2009 and a letter of intent was submitted to the property owner September 1, 2009. The letter noted that SEARHC was in the process of securing funding and would commence detailed lease negotiations when funding was identified.

Funding was not secured so a meeting was held with the property owner to discuss how to proceed. The owners verbalized their continued interest in working with SEARHC, but stated that they would need to enter into a short term lease with another tenant because SEARHC was not ready to proceed. The property owners stated their continued interest in working with SEARHC to relocate the Front Street Clinic to their property, but could not commit to SEARHC until funding was secured.

### Project Cost

SEARHC Facilities Services conducted on-site inspections and contracted with Roust Property Inspections, LLC in February 2010 to identify building deficiencies. Findings supported continued planning efforts and a crude cost estimate was developed for FY2011 budget planning.

The current cost estimate is \$782,580, which is based on renovation of approximately 2000 square feet of vacant space. This is not a professional cost estimate based on a design. Rather, it is a crude formula conversion of expected construction unit costs in Juneau, total square feet of space, contingency, project administration, and indirect expenses. The table below provides a categorical summary of project costs.

Planning and Design	\$74,580
Construction and Equipment (\$300/SF)	\$600,000
Construction Administration (3%)	\$18,000
Contingency (10%)	\$60,000
Indirect (5% if applicable)	\$30,000
<b>Total Project Cost</b>	<b>\$782,580.00</b>

The preliminary and crude nature of this cost estimate cannot be overstated.