

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: July 15, 2009

SUBJECT: Blue Ridge Community Health Services New Facility Plans

ATTACHMENTS: Yes

SUMMARY OF REQUEST:

Jennifer Henderson, CEO of Blue Ridge Community Health Services (BRCHS), will be present to discuss plans for a new 30,000 square foot facility on the BRCHS campus at Highway 64 and Howard Gap Road. The building will house the Kate B. Reynolds Children's Center, Blue Ridge Family Practice, mental health services, a pharmacy, and a 120-seat community room, as well as space for various medical support services, including radiology and laboratory services, which will be available through a joint venture with Pardee Hospital. Dental services will continue to be provided at the William Stokes Dental Center on the BRCHS campus.

BOARD ACTION REQUESTED:

For information only. No specific Board action is requested.

Suggested Motion:

No motion suggested.



A New Medical Facility for the Medically Underserved



Mission

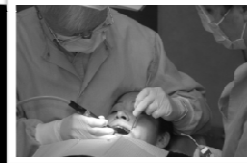
To enhance the health of individuals and families within our community, with emphasis on the underserved.

We have been operating under this mission for more than 20 years as a Community Health Center, and for more than 45 years as a Migrant Health Center.



Blue Ridge Community Health Services

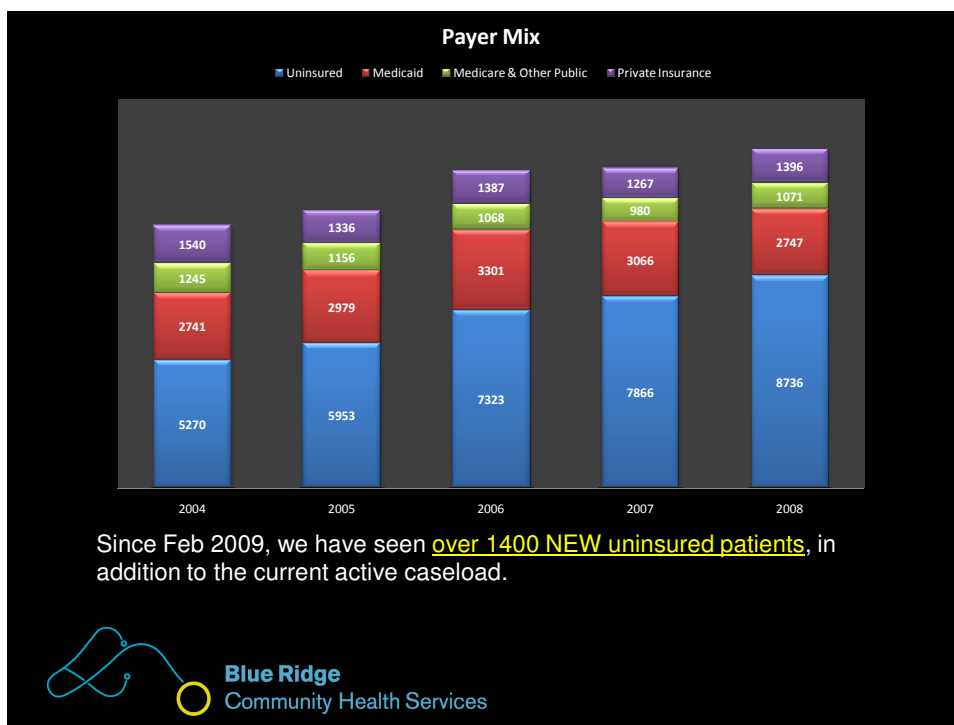
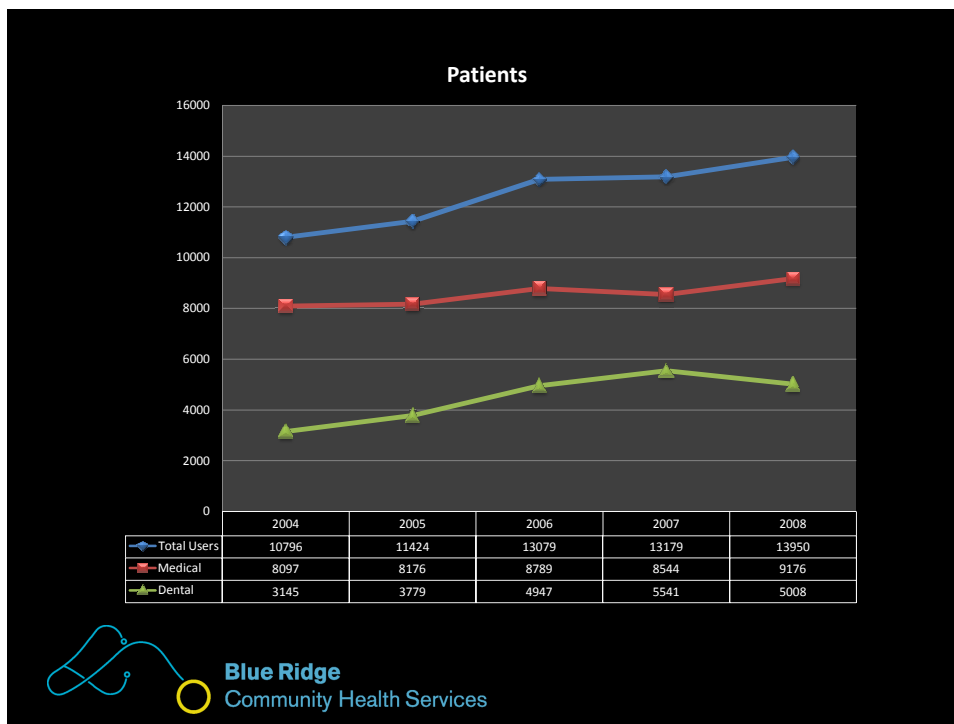
- Comprehensive **family medical care** for all ages, including treatment of acute illnesses and minor injuries, management of chronic diseases, complete physical exams, women's health services, minor office procedures
- Comprehensive **pediatric care** from birth to late adolescence, including school physicals, treatment of both acute and minor illnesses, management of chronic diseases, well-child/preventive care exams, immunizations, in both office and school based settings
- **Dental care** for both adults and children, including basic restorative services, periodontal care, diagnostic, preventive cleanings, pain relief, extractions, and emergency dental services
- A complete range of **mental health** counseling for adults and children. Working in concert with medical staff, the problems they help with include depression, anxiety & panic disorders, anger, abuse, family violence, parenting concerns, pain management, and eating disorders
- 340B **Pharmacy** & medication assistance programs
- Migrant/seasonal farm-worker medical **Outreach**, translation/interpretive services, community education, patient education, food bank, eligibility assistance, and transportation



Who We Serve.



*2008 Calendar Year

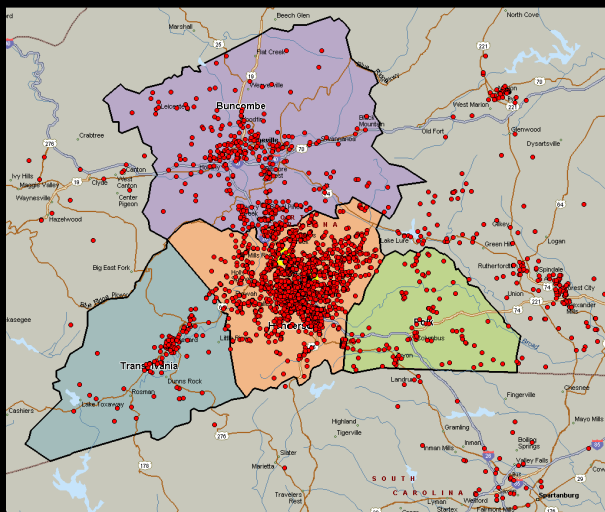


Uninsured Patients

- 31% of our uninsured patients are employed, but their employer does not (or cannot) offer affordable health insurance.
- Top seven employment industries for those employed and uninsured (in order of frequency)
 - Agriculture
 - Restaurants
 - Construction/Trades
 - Grocery
 - Retail
 - Hotel
 - Healthcare

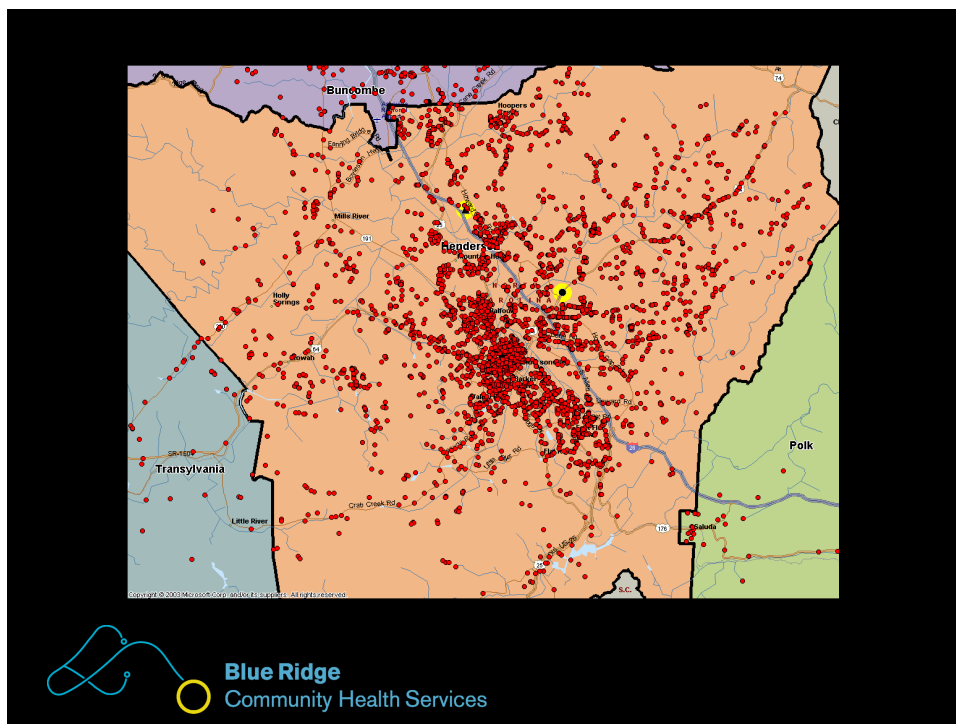


Primary Service Area

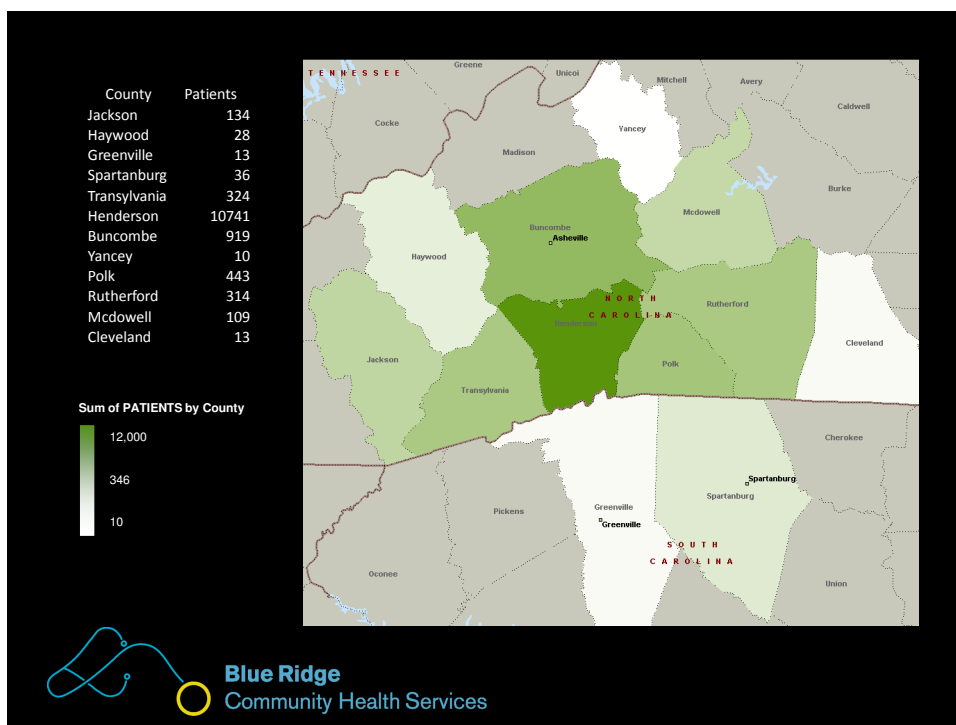


Each dot represents a patients served in that household in 2008





 **Blue Ridge**
Community Health Services



The Need for a New Home.



Existing Facilities

Family Medicine Building

- 17,873 sf
- Core structure of the current family medicine building is a 60 year old farmhouse.
- "Trailers" were added in 1983 (26 years ago, with 10 year warranty)
- Two additions were added on either end in early 1990's
- The wheelchair ramp is 96 feet long. Some areas are not handicap accessible.
- Floorplan is inefficient
- No ability to expand square footage



Current Building Deficiencies

Fitzpatrick Engineering Group, PLLC
Douglas G. Fitzpatrick, P.E., LEED AP



- "...several eaves and fascias at the roofs have separations in the metal siding allowing water and animals to enter the building."
- "...water damage evident...at locations of the fascia and tails of the roof trusses."
- "...roofing membrane...shrinking and pulling away from the building."
- "...evidence of multiple habitations by animals...animal droppings and nests."
- "...electrical wiring 'chewed down' to expose bare metal."
- "...poor air circulation and moisture build-up."
- "...most interfaces...floor levels do not align."
- "...Soft floor areas." Soft floor areas can cause structural failure and create opportunity for employees or patients to fall through floor supports.
- "...ongoing water infiltration...numerous leaks in the building."
- "...black mold." Sick building.
- "...conditions pose a long term health concern for the tenants and the structure."

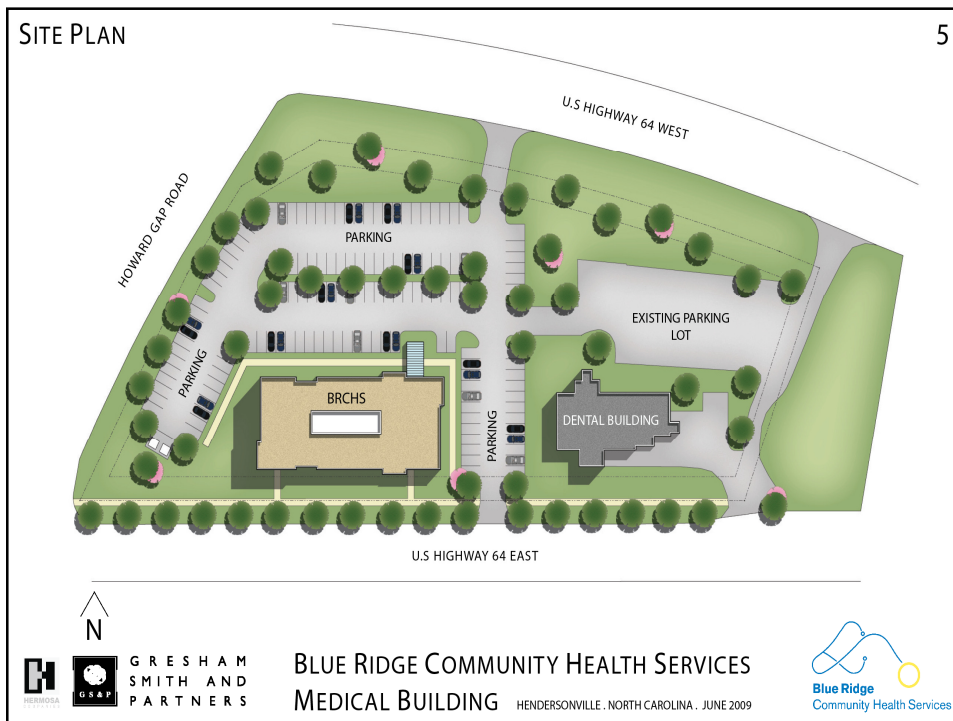


The Plan.



Temporary Relocation

- July 17 - Pediatric practice will relocate to 1801 Asheville Hwy. Building being donated by BRCHS Foundation.
- July 24 - Family Practice will relocate to the former pediatric building.
- Administration will relocate to the Asheville Hwy building, in the attic "dormer", until they can be relocated to the basement of the dental building.



SCHEMATIC ELEVATION

1



NORTH ELEVATION

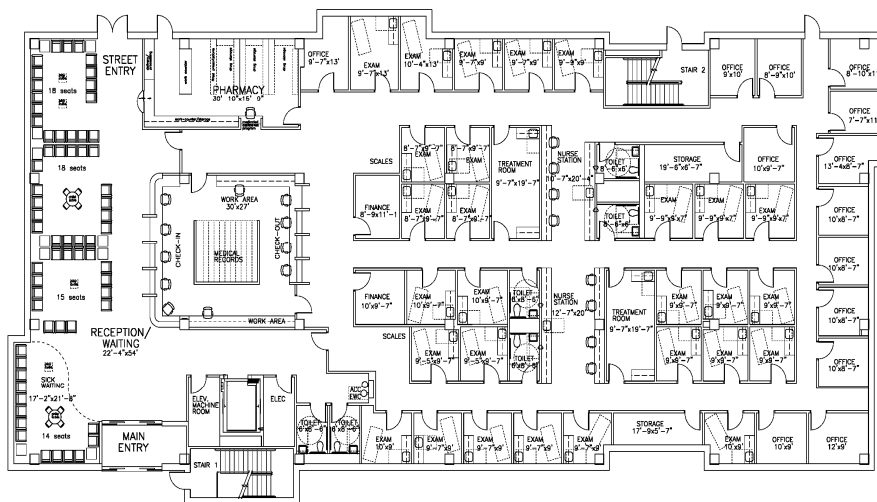


BLUE RIDGE COMMUNITY HEALTH SERVICES
 MEDICAL BUILDING HENDERSONVILLE, NORTH CAROLINA, JUNE 2009



FIRST FLOOR PLAN

3

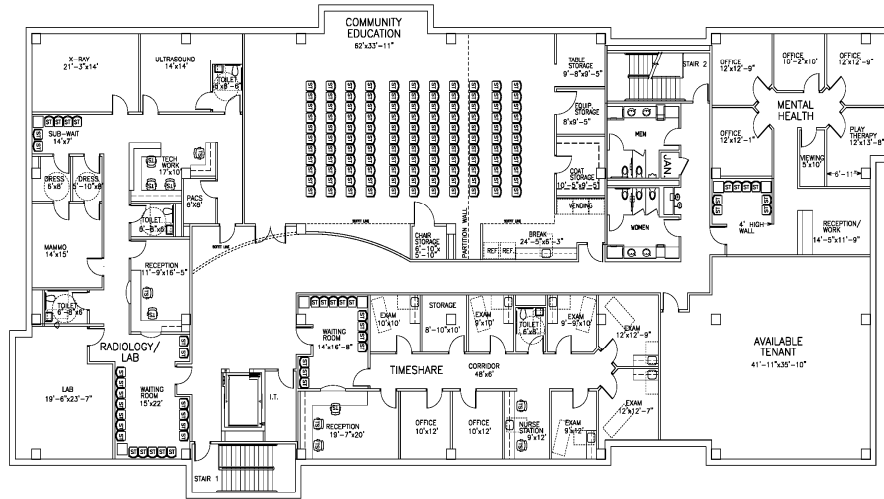


BLUE RIDGE COMMUNITY HEALTH SERVICES
 MEDICAL BUILDING HENDERSONVILLE, NORTH CAROLINA, JUNE 2009



SECOND FLOOR PLAN

4

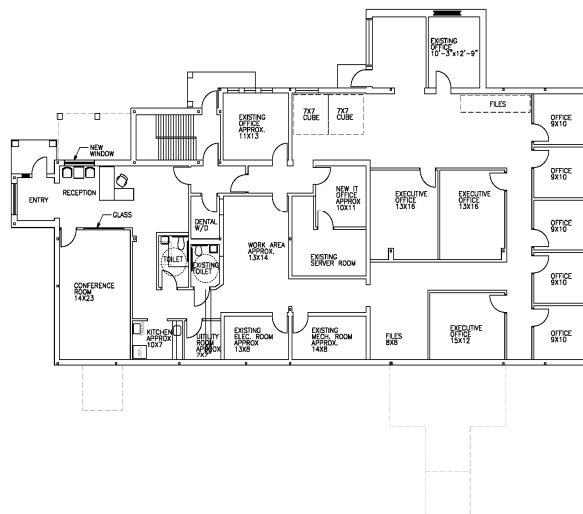


BLUE RIDGE COMMUNITY HEALTH SERVICES
MEDICAL BUILDING HENDERSONVILLE, NORTH CAROLINA, JUNE 2009



GROUND FLOOR PLAN

6



BLUE RIDGE COMMUNITY HEALTH SERVICES
DENTAL BUILDING HENDERSONVILLE, NORTH CAROLINA, JUNE 2009



Budget

Hard Construction Costs	\$5,256,100
Soft Costs (Architect/Engineer/Planning)	1,529,257
Furnishings, Fixtures & Equipment	600,000
Total Project Costs:	\$7,385,357



Economic Impact

Construction Impact

"The economic activity generated from construction of the BRCHS-New Medical Building will support 104 jobs in Henderson County. Construction activity will add \$3.7 million dollars in income to the county. Tax revenues will increase by \$974,000; \$666,000 as Federal collections, and \$307,000 as state/local collections."

On-Going Impact

"The additional economic activity generated from on-going operations of the BRCHS-New Medical Building will annually support a total of 23 jobs in Henderson County (15 direct jobs and 8 indirect jobs). On-going operations will annually add \$1.2 million dollars in income to the county (\$955,000 direct and \$277,000 indirect). Tax revenues will annually increase by \$323,000; \$226,000 as Federal collections and \$97,000 as state/local collections."



Funding

ARRA Facility Investment Program	\$ 5,000,000**
Fundraising & Capital Campaign	\$ 2,000,000

**Competitive Grant Process – Area support is *critical*



What do we need from the County?



Discussion / Questions

Thank you.

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