

# Beaverton Community Health Collaborative

*A Multi-Agency Cooperative Effort*

**The Beaverton Community Health Collaborative (BCHC) is a community-based model that takes healthcare delivery and outcomes to the next level. The future of healthcare starts here.**

**The BCHC will be fully integrated and patient-centered** – services that are currently fragmented across counties by non-profit, public and private sector providers will now be seamlessly accessed in a single facility, with integrated scheduling and medical records. The BCHC will be intergenerational providing care for infants to elderly. The BCHC will allow the single mother who travels by bus with her three children to and from appointments in Hillsboro, Beaverton and Portland to access all her health and wellness needs in one place. This mother may have one need, but as she accesses primary care, she may be screened for other healthcare and wellness needs. Providers will consult together, providing wrap-around, holistic care. She will also be able to drop into Community Action to learn about emergency rent assistance or home weatherization programs or drop into a free dental clinic operated by Pacific University students.

**The BCHC is focused on well care rather than sick care.** Prevention over prescriptions. Pacific University students will get hands-on training in an integrated clinical setting. There will be yoga and tai-chi classes that encourage movement and physical activity. There will also be a teaching kitchen so a doctor can see a patient with diabetes and prescribe a healthy cooking class at the same time for truly holistic well care. The BCHC model will also provide an ongoing feedback loop for many of the core concepts of the Affordable Care Act.

**The BCHC model could be replicated across the state and country, as it proves lower expenditures and improved health outcomes can be achieved.**

The BCHC will be a multi-service health and wellness facility that will fully integrate—not simply co-locate—the following services:

- » Primary and specialty care (including gynecology and obstetrics)
- » Behavioral health
- » Pharmacy services
- » Oral health
- » Social services
- » Health education services (including doctor of osteopathy residencies, physical therapy, occupational therapy, other programs)
- » Aging services

The patient/client/customer mix will include:

- » Private/commercially insured
- » Medicare/Medicaid
- » Oregon Health Plan
- » Uninsured and undocumented



The BCHC model was developed by a **\$1.6M Community Transformation Grant** the City received from the Centers for Disease Control and Prevention. The BCHC model is also supported by Governor Kitzhaber through an **Oregon Solutions designation** and the Regional Solutions Center.

**The BCHC will have these confirmed members/tenants:**

- » Community Action (nonprofit)
- » Lifeworks Northwest (nonprofit)
- » Pacific University (nonprofit)
- » Providence ElderPlace (nonprofit)
- » Virginia Garcia Memorial Health Center (nonprofit)
- » Women's Healthcare Associates (for-profit company)

**To learn more about BCHC:**

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## Health and Wellness Facility

Updated January 10, 2014

BCHC will be located at Westgate, near the Round, at the center of seven census tracts designated as medically underserved by the U.S. Department of Health Resources and Services Administration. It is centrally located for the community, healthcare students and all providers, and adjacent to light rail and bus. The Beaverton residential market is also an attractive place for BCHC employees to reside.

The facility will be a 100,000 SF, three-story building uniquely designed for integrated health care delivery. Exam rooms will be larger to accommodate integrated care teams and student learners providing culturally-competent care. Shared multi-purpose and classroom space will provide community gathering spaces.



### The development team includes:

- » *Erdman* – advanced planning/design-builder, a healthcare expert that has developed 4,600+ projects with a total value of more than \$2.2 billion.
- » *Pacific Medical Buildings* – the developer/owner, currently owns and operates 500,000 square feet in the Portland metro area, including Tuality Hospital in Hillsboro.
- » *The City of Beaverton* is the majority owner of the land (Westgate) and coordinates the Collaborative members and development team.

**The BCHC is a truly transformational healthcare project. All elements of the Affordable Care Act, Coordinated Care Organizations, and healthcare strategy led by Governor Kitzhaber, live in the BCHC project. Better access, better delivery, better outcomes, lower costs - BCHC is the next generation of health care.**

### BCHC By the Numbers

#### One time capital project costs:

Land:	\$2,000,000
Shell and Core:	\$12,800,000
Sitework:	\$1,500,000
Tenant Improvements:	\$8,900,000
Soft Costs:	\$5,500,000
Contingency:	\$1,200,000
<b>TOTAL:</b>	<b>\$31,900,000</b>

#### Capital Sources of Funds:

3rd Party Lender ( <i>US Bank LOI</i> )	\$13,700,000
New Markets Tax Credit Equity	\$6,800,000
PMB Equity ( <i>committed</i> )	\$4,600,000
<b>TOTAL:</b>	<b>\$25,100,000</b>
<i>Needed State Funds (one time capital)</i>	<i>\$3,000,000</i>
<i>Needed Federal Funds (one time capital)</i>	<i>\$3,800,000</i>

Tenant	Square Footage
Virginia Garcia	29,581
LifeWorks NW	19,246
Providence ElderPlace	6,659
Women's Healthcare Assoc.	6,512
Pacific University	6,071
Community Action	2,959
Shared Space	17,024
Public Circulation Space (15%)	13,208
<b>TOTAL:</b>	<b>101,260</b>

**The BCHC project is financially sustainable in the long-term.**

Tenants have agreed to 10-20 year leases at a blended, all-in rent of \$25.00/SF. This rate covers all operating expenses (i.e. janitorial, security, utilities) and all tenant improvement costs.

**An Economic Impact Analysis will be performed in the coming weeks to determine longer-term estimates for economic impact.**

*Initial estimates show the following long-term impact:*

- » 350-400 anticipated employees working in the facility
- » 40-50 estimated students learning in the facility annually
- » 800 anticipated patients/customers a day visiting the facility

*Initial estimates show the following during construction:*

- » Construction jobs: 125-145 (average time on job, 4-9 months)
- » Service jobs: 55-70 (subcontractors, electrical suppliers, etc.)
- » Secondary jobs: 25-35 (restaurants, hotels, etc.)
- » \$11,000,000 in local labor costs
- » \$10,000,000 in regional material costs
- » \$4,000,000 in regional secondary expenditures

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*Project Timeline*  
February 14, 2014

