

Abbreviated Report:

For CPGH, Inc. Board Meeting

Only Contains:

Exec Summary, floor layouts (existing & proposed), project budget estimate



Central Peninsula Hospital Transitional Housing

CONDITION SURVEY 362 Tyee Street
July 17, 2015 Soldotna, Alaska

The Foraker Group
Pre-Development Program

Executive Summary

An evaluation of the building and site located at 362 Tyee Street in Soldotna, Alaska took place in late 2014 and continued through early 2015. This work was conducted by The Foraker Group Pre-Development on behalf of Central Peninsula Hospital to determine if the facility is appropriate to use as a transitional housing facility for a behavioral health program. A report was prepared on April 9, 2015 that outlined four plan options. Upon review, Central Peninsula Hospital decided Option A, with several cost cutting measures was the preferred approach. Those changes resulted in an \$800,000 - \$1,300,000 project cost reduction. It was then determined the cost had to be less. This report describes an approach that is estimated to be constructed for less than \$500,000.

The existing two story 11,062 square foot building was constructed in 1984 and appears to have been well maintained over its 30 plus year life span. The structure is currently under occupied with only daily occupancy of the second level. The first level is built out as a fitness center with locker rooms, two courts, one squash court and one racquetball court.

Changing the building current use poses some limitations, particularly the number of residents served will be restricted to no more than sixteen since the structure is not protected with an automatic sprinkler system. The architectural program calls for 12 – 24 beds. Our pre-design test option was able to deliver 16 beds in a space approximately 5,600 square feet. The 11,062 sq. ft. Tyee Street building is far larger than required to house sixteen people. To fill space and to derive rental income, Central Peninsula is planning to keep the existing courts and support space as an income producing investment. This unusual pairing of uses does not seem to negatively impact either program but the courts and locker room do consume a significant portion of the building area.

The existing building will require some maintenance including roof replacement, boiler replacement and likely replacement of the roof mounted air handlers. The wood sided portion of the building is also in need of refinishing or painting. These costs have been identified in the *Project Cost* section of the report but not included as a part of the project effort.

In an effort to strip away all nonessential costs, the maintenance items have been withdrawn from the base project cost. Likewise, all nonessential components have been eliminated. By streamlining the development plan, leaving most of the building intact and dramatically reducing the construction, a base construction cost of \$389,874 has been reached. When related project soft costs are included, the overall project cost becomes \$518,823. Assuming the existing property is purchased for a negotiated price of \$746,000 and the renovation and repair work are not committed to the project at this time, the overall project cost is expected to be \$1,264,823.

The resulting building will initially be less than ideal with men sleeping in an open dorm environment and women, in the former doctor's office, sleeping in exam rooms, but it does secure the property for future upgrades and development.

By comparison, development of a new 5,600 square foot transitional housing building constructed on an acquired site that was purchased at a budget cost of \$200,000 is expected to cost approximately \$2,300,000.

CENTRAL PENINSULA HOSPITAL Transitional Housing

362 Tyee Street, Soldotna, Alaska

A building investigation of the structure located at 362 Tyee Street in Soldotna, Alaska took place on Friday, February 6, 2015. The survey was conducted by architectural consultants commissioned by the Pre-Development Program of the Foraker Group. The two-story 11,062 square foot structure is partially concrete block and partially wood frame. City records indicate the building was constructed in 1984, making the building just over thirty years old. The building and site appear to be in good overall condition, although due to the building age there are some areas of concern described in greater length in the body of this report.



SITE

The 60,548 square foot (1.39 acre) site is comprised of Lots 41 and 42 of the Iris Heights Subdivision within the city limits of Soldotna, Alaska. The building is located on Lot 41 which is approximately .71 acres. The site is conveniently located just off Kenai Spur Road adjacent to two

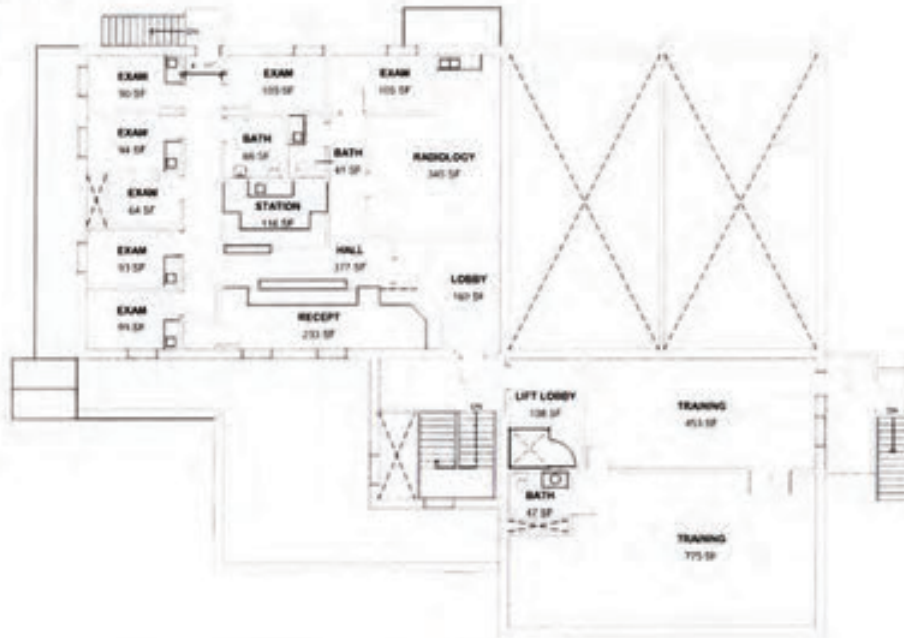


behavioral health facilities, both of which offer residential mental health services. The site is approximately .8 miles from Central Peninsula Hospital, less than a five minute drive.

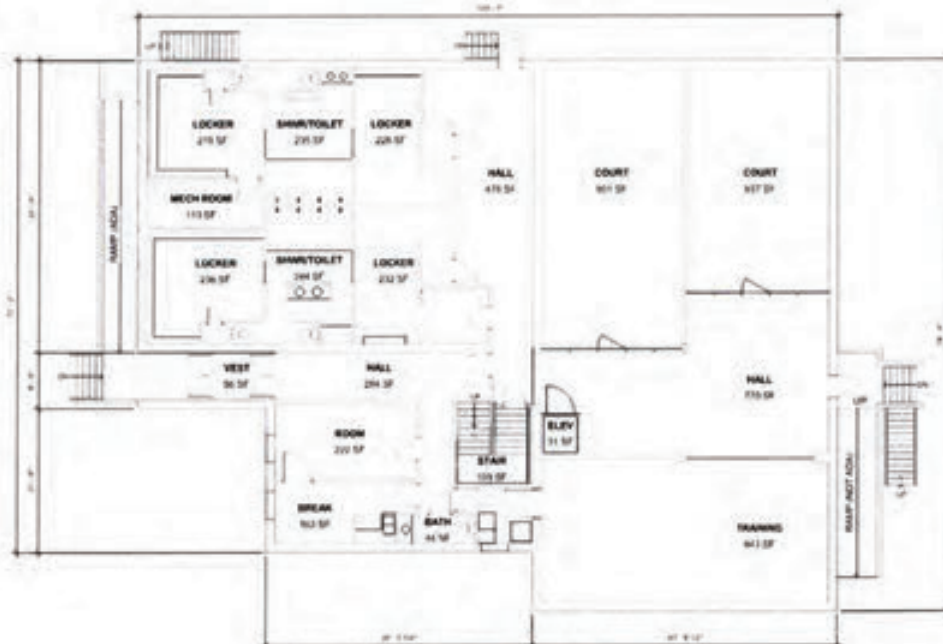
The building is currently occupied by two primary tenants, a physical trainer on the second level and a medical doctor's office also on the second floor. The lower floor currently appears to be underutilized with only one racquetball and one squash court that are supported by two locker rooms.

EXISTING FLOOR PLAN

Second Level



Lower Level



Project Costs

The following cost estimate makes a number of assumptions in an attempt to forecast existing conditions, quality and type of finishes and design evolution that is just not known at this time. These budget level costs provide guidance for use in financial planning at this time.

The provided construction cost estimates include those costs an owner is likely to pay the construction contractor. Other associated project costs have also been forecast to provide a true project cost the owner needs to consider when assessing the viability of a project. The following identifies those anticipated costs.

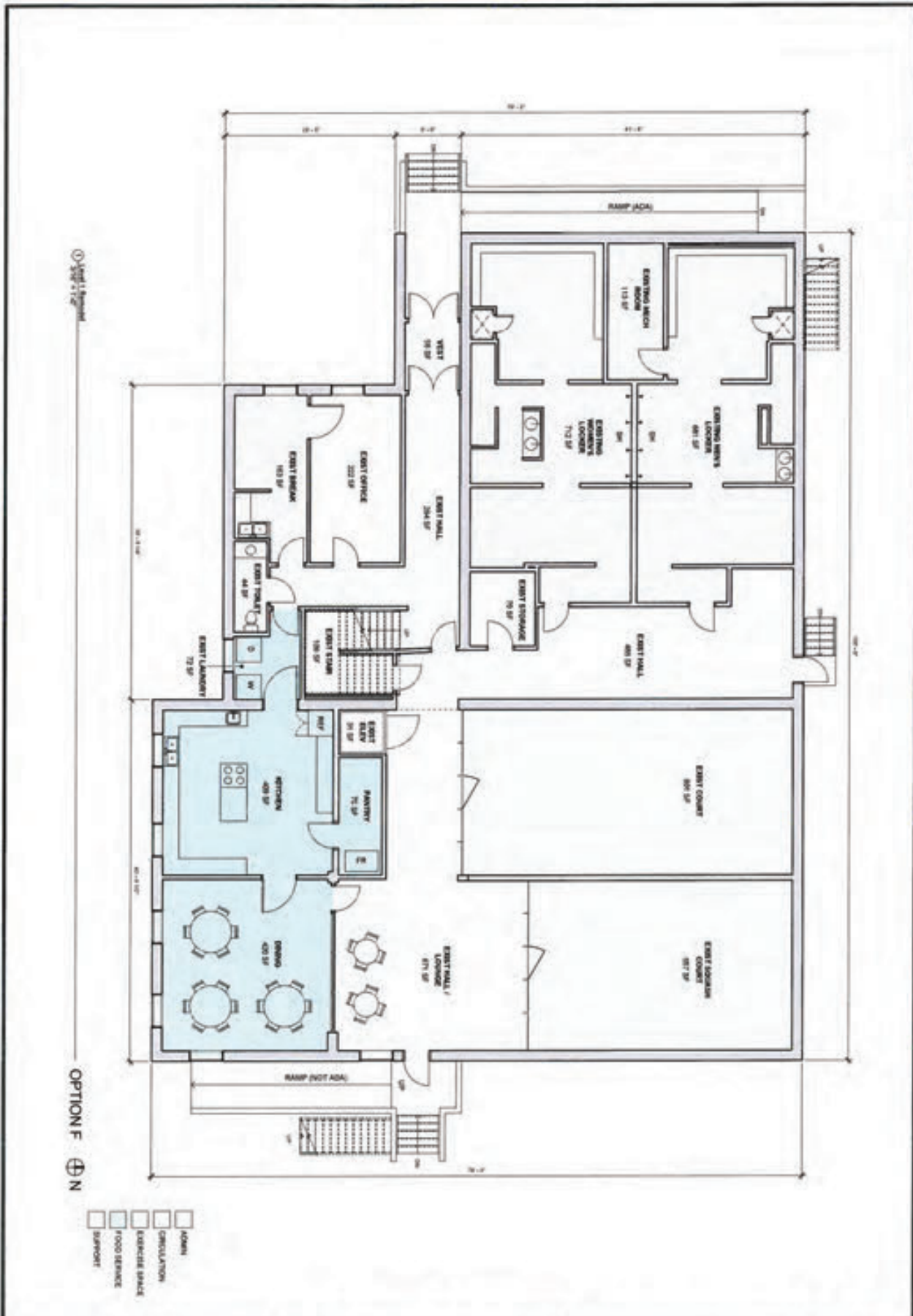
OPTION F

Anticipated Construction Costs

Estimated Construction Cost	\$464,874
Design 10% of construction	\$46,487
Project Management 3% of construction	\$13,946
Legal Costs	\$3,500
Building Permit	\$2,000
Furniture Fixtures & Equipment 4%	\$18,595
Telephone System	\$2,500
Data Upgrade	\$4,000
Fire Reporting Service	\$2,500
Utility service owner change	\$1,000
Contingency 10% on construction and soft costs	\$45,656
Site Cost	\$599,000
Total anticipated project cost	\$1,204,059

Alternate Costs

Additive Alternate 1 - Rooftop Mechanical System Replacement	\$67,740
Additive Alternate 2 - Replace Roofing	\$255,044
Additive Alternate 3 - Laundry Renovation	\$19,379
Additive Alternate 4 - Boiler Replacement	\$39,135
Alternate Construction Contingency	\$19,065
Total Project Costs with Alternates	\$1,604,421



OPTION F

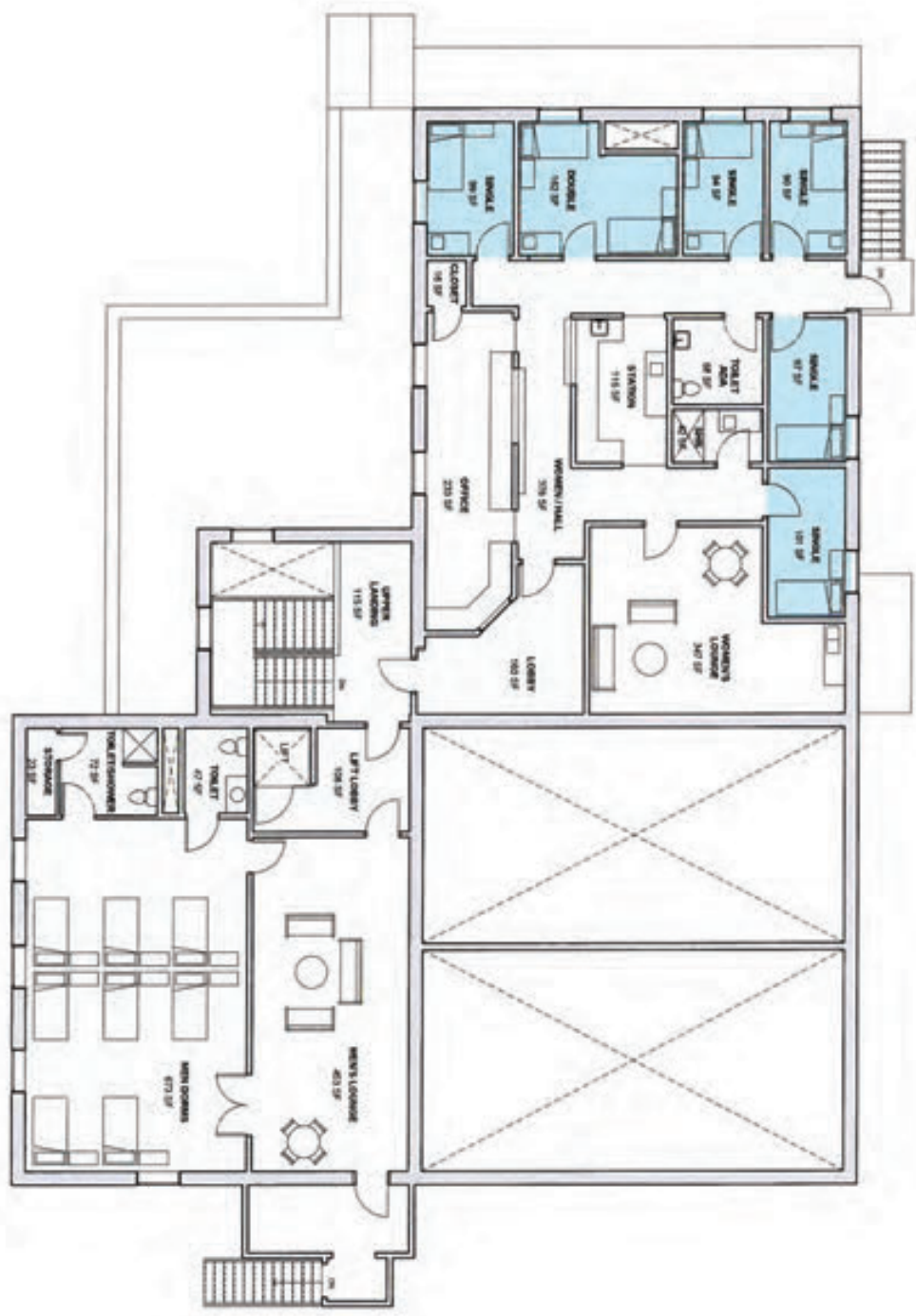
OPTION F

F-1	Project No.	
	Revision	
	Project Name	CPH Transitional Housing
	Client	The Foraker Group
	Architect	Icefall Architecture LLC
	Address	362 Tye Street, Soldotna, Alaska
	City	Soldotna, Alaska
	State	Alaska
	Zip	99688
	Phone	907.463.1111
	Fax	907.463.1111
	Website	www.icefallarch.com

CPH Transitional Housing
 362 Tye Street, Soldotna, Alaska
 The Foraker Group

Icefall Architecture LLC
 3307 Colburn Street, Anchorage, AK 99508 P 907.721.4437

OPTION F



OPTION F

- KITCHEN
- CIRCULATION
- COMMON PROGRAM
- SLEEPING ROOM
- SUPPORT

PROJECT NO.	130913
DATE	10/18/13
DESIGNER	ICEFALL ARCHITECTURE
CLIENT	THE FORAKER GROUP
PROJECT NAME	CPH TRANSITIONAL HOUSING
FLOOR PLAN	OPTION F
SCALE	1/8" = 1'-0"
DATE	10/18/13
BY	ICEFALL ARCHITECTURE
CHECKED BY	ICEFALL ARCHITECTURE
APPROVED BY	ICEFALL ARCHITECTURE

CPH Transitional Housing
 362 Tye Street, Soldotna, Alaska
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Hospital Campus Map

