

*City of Alexandria, Virginia*

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MEMORANDUM

DATE: MARCH 26, 2004

TO: THE HONORABLE ~~MAYOR~~ AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER

SUBJECT: BUDGET MEMO #18 : STATUS OF FLORA KRAUSE CASEY HEALTH CENTER SYSTEMS REPAIR/REPLACEMENT PROJECT.

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This memorandum is in response to Councilman Krupicka's request for staff to provide an update on the status of the Flora Krause Casey Health Center systems repair/replacement project currently budgeted in the FY 2005 Proposed Capital Improvement Program (CIP).

The Flora Krause Casey Health Center, located at 1200 North Howard Street (adjacent to the INOVA Alexandria Hospital), is a 32,592 square foot facility built in 1978. This City-owned building is leased to the Virginia Department of Health and operated by the Alexandria Health Department. The land is owned by INOVA Alexandria Hospital. The Casey Health Center offers primary health care services including treatment for chronic and infectious diseases, prenatal care and gynecology, pediatric services for sick children, health education, nutrition counseling, audiology services, dispensing of prescriptions, laboratory services and social services, as well as specialty clinic services such as surgery, podiatry and oncology. The Health Department has about 26,000 client visits annually at the Casey Health Center, and this operation is separate from the clinic services provided at the St. Asaph Street site.

The 26 year-old facility has never had a major renovation and therefore requires periodic maintenance and repairs. The lease with the Virginia Department of Health requires the City to perform these maintenance services. The Alexandria Health Department is responsible for budgeting for and addressing the periodic maintenance and repairs at the facility such as interior modifications, painting, carpeting, etc. These repair and maintenance items are addressed by private contractors hired by the City. More significant repairs and maintenance such as generator work, water line repairs and emergency light repairs have been addressed by the City's Department of General Services.

General Services inspected the facility's heating, ventilation and air conditioning (HVAC) system, which is comprised of three separate and distinct parts, and determined that two of the parts were in fair condition, the third was in poor condition and none of the elements were energy efficient. To be effective and efficient, General Services concluded that the entire system needed

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to be replaced. To support this conclusion, General Services commissioned a detailed study of the facility in FY 2001. At the time of the study, the City's consultant made the observation that "the Flora Casey Health Center appears to be well maintained and appears to be in generally sound condition." The study documented that the HVAC and roofing systems needed to be replaced or repaired to preserve the long term viability of the facility.

The design work for the HVAC and roofing systems replacement project was to commence in FY 2002, however, because the City was considering overall Health Department operations, locations for a new Health Department building and possible neighborhood clinics, it was decided that the design work for the systems replacement should not proceed at that time. Now that the decisions have been made related to the overall operations of the Health Department, including the relocation of the Health Department to 4480 King Street, General Service will move forward with the replacements and repairs. As a result, \$553,150 has been proposed in FY 2005 year of the FY 2005 to FY 2010 City CIP for the replacement of the facility's roof system to prevent further deterioration of the building framing and the heating, ventilation and air conditioning (HVAC) system. In addition to these new proposed projects, \$80,626 in prior year CIP funds remain for essential capital maintenance at this heavily used facility.