

Takoma Park Campus Overview

After the completion of the White Oak hospital, the Takoma Park campus will be re-developed, changing its focus to lower-intensive services more suited to campus conditions. In this respect, the proposed project makes the best use of an aging campus by changing some functions from clinical to non-clinical uses. Replacing high-intensity clinical services with low-intensity occupancies will reduce the strain on the infrastructure and utilities so that areas such as behavioral health can remain at Takoma Park with only moderate upgrades and expansions.

The re-development of the Takoma Park campus includes the following:

- Behavioral health services will remain in place in Takoma Park and will be licensed as part of Adventist Behavioral Health. As part of the modernization of this area, a portion of the existing 1990s building will be renovated to accommodate the conversion of semi-private rooms to private. This will connect to the existing unit via the existing corridor, making one larger behavioral health area. The existing patient rooms will then be converted from semi-private rooms to private rooms.
- The existing Emergency Department will be converted into space for a walk-in clinic, providing a community service and most logical re-use of the existing space. In response to the Takoma Park community, the walk-in clinic will initially operate 24/7 and future hours of operation will depend upon how much the service is utilized by the community. The layout of the clinic space is similar to an emergency department except that the required infrastructure (including utilities such as air flow) is not as demanding. The ingress and egress of the Emergency Department along with the close proximity of the existing parking make this program change from Emergency Department to clinic space straightforward and logical. The Federally Qualified Healthcare Center operated by Community Clinics, Inc., and the Women's Center clinic will be located in space in and near the current Emergency Department.
- Existing hospital support functions such as Laboratory, Pharmacy and Radiology will remain in their current configuration. They will continue to support the new programs at Takoma Park and the most cost-effective utilization of these spaces is to retain them as is.

The balance of the Takoma Park campus will be re-purposed for occupancies and services that make the most sense given the building condition and constraints. Building space will be renovated to house offices for physicians, and Washington Adventist Hospital will lease space to the adjacent Washington Adventist University. Adventist Rehabilitation Hospital of Maryland/Takoma Park will remain in its current space. The reasons for this are as follows:

- These occupancies have less stringent mechanical and plumbing requirements and have lower Energy Use Intensity so they will result in a net reduction of energy use and heating/cooling for the campus. This will in turn free up capacity in the existing utilities to upgrade services to the existing inpatient services which will remain.

- The ceiling heights in the existing Takoma Park buildings are low by current health care standards. Developing new inpatient units in these buildings would be challenging. It is more logical to change the occupancies in these areas to uses that will not be as challenging for the building. As a result, the ceiling height issues are mitigated.

The services in Takoma Park will meet the needs of the community while at the same time making the best use of the existing buildings. The combination of a new facility in White Oak, complete with inpatient and outpatient services within the hospital's primary service area, along with the services in Takoma Park, provide additional points of access to care for the community.

Takoma Park Services Project Construction Characteristics and Costs		
Base Building Characteristics	Complete if Applicable	
	New Construction	Renovation
Class of Construction		
Class A	n/a	n/a
Class B	n/a	B
Class C	n/a	n/a
Class D	n/a	n/a
Type of Construction/Renovation	n/a	n/a
Low	n/a	n/a
Average	n/a	Average
Good	n/a	n/a
Excellent	n/a	n/a
Number of Stories	n/a	4 ¹
Total Square Footage	n/a	126,910 ²
Basement		42,240
First Floor		67,770
Second Floor		15,900
Third Floor		1,000
Fourth Floor		n/a
Fifth Floor		n/a
Sixth Floor		n/a
Seventh Floor		n/a
Eighth Floor		n/a
Penthouse Floor		n/a
Perimeter in Linear Feet		n/a, Interior Renovation
Basement		n/a
First Floor		n/a
Second Floor		n/a
Third Floor		n/a
Fourth Floor		n/a
Fifth Floor		n/a
Sixth Floor		n/a
Seventh Floor		n/a
Eighth Floor		n/a
Penthouse Floor		n/a
Wall Height (floor to eaves)		Varies by bldg. ³
Basement		11 (Typical)
First Floor		11 (Typical)
Second Floor		11 (Typical)
Third Floor		11 (Typical)
Fourth Floor		n/a
Fifth Floor		n/a
Sixth Floor		n/a
Seventh Floor		n/a
Eighth Floor		n/a
Elevators		
Type <i>Passenger</i> <i>Freight</i>		
Number	n/a	n/a, Existing to Remain
Sprinklers (Wet or Dry System)	n/a	Wet
Type of HVAC System	n/a	Mechanically Ventilated
Type of Exterior Walls	n/a	n/a, Existing to Remain

NOTES: Values for renovation work include only renovated floors and areas of existing building.
Floors and areas designated as existing to remain are excluded

- 1 Number of stories for renovation work at Takoma Park includes only floors on which renovations are taking place. Floors designated as existing to remain are excluded.
- 2 Total square footage values for renovation work at Takoma Park includes only renovated areas of the existing building. Areas designated as existing to remain are excluded
- 3 Wall heights at the existing Takoma Park campus vary. Wall height for renovation indicates the typical condition.

Chart 1. Project Construction Characteristics and Costs (cont.)		
	Costs	Costs
Site Preparation Costs		\$0
Normal Site Preparation		n/a
Demolition		n/a
Storm Drains		n/a
Rough Grading		n/a
Hillside Foundation		n/a
Terracing		n/a
Pilings		n/a
Offsite Costs		\$0
Roads		n/a
Utilities		n/a
Jurisdictional Hook-up Fees		n/a
Signs		\$0
Landscaping		\$0

Washington Adventist Hospital - Takoma Park
Behavioral Health & Walk-in Physician Clinic @ Takoma Park
CAPITAL BUDGET

A. Uses of Funds

1. Capital Costs

Takoma Park

a. New Construction

(1) Building & Fixed Equipment	-
(2) Fixed Equipment (Included above)	-
(3) Land Purchase	-
(4) Site Preparation - Land Improvements	-
(5) Architect/Engineering Fees	-
(6) Permits, (Building, Utilities, Etc.)	-

SUBTOTAL	\$ -
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b. Renovations

(1) Building demolition	1,200,000
(2) Renovations	10,100,000
(3) Fixed Equipment	-
(4) Architect/Engineering Fees	1,100,000
(5) Permits, (Building, Utilities, Etc.)	100,000

SUBTOTAL	\$ 12,500,000
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c. Other Capital Costs

(1) Major Movable Equipment	400,000
(2) Minor Movable Equipment	200,000
(3) Contingencies	700,000
(4) Other (Specify)	
a. Furniture	200,000
b. Interior & Exterior Signage	-
c. IS/Comm	300,000
d. Security system	-
e. Relocation expense	100,000
f. Certifications, inspections, etc.	100,000
g. Takoma Park Capital Facility Upgrades	2,300,000

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TOTAL CURRENT CAPITAL COSTS (a - c)	\$ 16,800,000
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d. Non Current Capital Cost

(1) Interest (Gross)	-
Inflation Allowance (2.0% per year to midpoint of	
(2) each construction phase)	1,300,000

TOTAL PROPOSED CAPITAL COSTS (a-d)	\$ 18,100,000
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Washington Adventist Hospital - Takoma Park
Behavioral Health & Walk-in Physician Clinic @ Takoma Park
CAPITAL BUDGET

2. Financing Cost and Other Cash Requirements:

a. Loan Placement Fees	369,278
b. Bond Discount	
c. Legal Fees (CON Related)	
d. Legal Fees (Other)	
e. Printing	
f. Consultant Fees	
CON Application Assistance	
Other (Specify)	
g. Liquidation of Existing Debt	
h. Debt Service Reserve Fund	
i. Principal Amortization	
Reserve Fund	
j. Other (Specify)	
TOTAL (a - j)	\$ 369,278

3. Working Capital Startup Costs

TOTAL USES OF FUNDS (1 - 3)	\$ 18,469,278
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B. Sources of Funds for Project:

Phase 3
Takoma Park

1 Cash	-
2 Pledges: Gross _____, less allowance for uncollectables _____ = Net	
3 Gifts, bequests	
4 Interest income (gross)	89,278
5 Authorized Bonds	18,380,000
6 Mortgage	
7 Working capital loans	
8 Grants or Appropriation	
(a) Federal	
(b) State	
(c) Local	
9 Other (Specify) (Land)	
TOTAL SOURCES OF FUNDS (1-9)	\$ 18,469,278

