



Labette Health
August 13, 2020
Independence City
Commission Meeting

“We Center Around You”

Final Update on Economic Development Grant from 2016

Labette Health-Independence Healthcare Center
Human Resources-Independence Healthcare Facility Employees by Home Address
1/24/2020

		per requirements FT=>30hrs; PT =>20hrs				
Employee Home Address	County-State	Employees	FT	PT*	#FTEs	Annual Salary
CANEY	MONTGOMERY-KS	2	1	1	1.72	67,015
CHERRYVALE	MONTGOMERY-KS	5	5		2.93	107,937
COFFEYVILLE	MONTGOMERY-KS	13	5	8	5.80	371,737
ELK CITY	MONTGOMERY-KS	2	1	1	1.22	56,422
INDEPENDENCE	MONTGOMERY-KS	58	39	19	35.01	1,968,730
LIBERTY	MONTGOMERY-KS	1	1		0.14	7,064
		81	52	29	46.82	2,578,904
JOPLIN	NEWTON/JASPER-MO	1	1		1.03	135,893
	JOHNSON-KS					
ALTAMONT	LABETTE-KS	2		2	0.29	12,661
	LABETTE-KS					
PARSONS	LABETTE-KS	2	2		1.76	131,087
S. COFFEYVILLE	NOWATA-OK	1	1		0.99	46,219
BARTLESVILLE	WASHINGTON/OSAGE-OK	2	1	1	0.69	46,623
COPAN	WASHINGTON-OK	1		1	0.85	45,408
	TREGO-KS					
	WILSON-KS					
NEODESHA	WILSON-KS	1	1		1.09	61,384
CHANUTE	NEOSHO_KS	1		1	0.29	10,177
		11	6	5	6.99	489,452
TOTAL		92	58	34	53.81	3,068,356
	<i>Obligation</i>		26	11		
Montgomery-KS		88.0%	89.7%	85.3%		
	<i>Obligation</i>		50.0%	50.0%		
All Other		12.0%	10.3%	14.7%		
Previously Reported	Montgomery Co	83.3%	80.0%	89.7%		
	All Other	16.7%	20.0%	10.3%		
Previously Reported	Montgomery Co	77.8%	76.2%	100.0%		
	All Other	22.2%	23.8%	0.0%		



BUILDING
OUR
FUTURE



Project Overview

1. Project Overview

a. Site

- Utilities – extend the existing services for the domestic water, fire, gas, and electric to the expansion.
- Access drives – no work
- Parking – add the northwest parking lot with 58 stalls

b. Building

	<u>Demolition</u>	<u>Additions</u>	<u>Unfinished</u>
- Ground Floor	0 SF	0 SF	0 SF
- First Floor	0 SF	10,560 SF	0 SF
- Storm Shelter	<u>0 SF</u>	<u>720 SF</u>	<u>0 SF</u>
- Total	0 SF	11,280 SF	0 SF

c. Renovations – no work

d. Canopies – no work



Timeline to our Future

Independence Healthcare Center July 30, 2020

<u>Task</u>	<u>Duration</u>	<u>Start</u>	<u>Finish</u>
Planning & Design	4 months	Sept 2020	Dec 2020
Permits & Procurement	3 months	Jan 2021	March 2021
Contract Amendments	1 month	Feb 2021	Feb 2021
Construction	12 months	April 2021	March 2022
Total (deleting overlap)	18 months		

Budget for Independence Healthcare Center

July 31, 2020

Row	Building Component	Area	Unit Cost	Total Costs
1	Building Shell	10,560	\$ 89.78	\$ 948,071
2	Interior Finishes	10,560	\$ 80.71	\$ 852,246
3	Mechanical & Electrical Systems	10,560	\$ 108.82	\$ 1,149,154
4	Subtotal	10,560	\$ 279.31	\$ 2,949,470
5	Site Improvements	10,560	\$ 42.55	\$ 449,320
6	Storm Shelter	720	\$ 382.30	\$ 275,256
7	Miscellaneous Allowances			
8	Landscaping			\$ 15,000
9	Healing Garden			\$ 100,000
10	Signage - Interior	10,560	\$ 0.75	\$ 7,920
11	Prefab Headwall Units			\$ -
12	Mock Ups			\$ -
13	Infection Control Provisions			\$ -
14	Sub-total	10,560	\$ 359.56	\$ 3,796,966
15	Surveying, Special Inspections, Printing, etc.	1.21%	\$ 3,796,966	\$ 45,853
16	Inflation Allowance for 2021 Start - excluded	0.00%	\$ 3,842,819	\$ -
17	Construction Manager's Contingency	3.00%	\$ 3,842,819	\$ 115,285
18	Construction Manager's Fee	3.00%	\$ 3,958,103	\$ 118,743
19	Payment and Performance Bond - excluded	0.00%	\$ 4,076,847	\$ -
20	Total Construction	10,560	\$ 386.07	\$ 4,076,847
21	Architectural & Engineering	7.00%	\$ 4,076,847	\$ 285,379
22	Surveys, soils investigation, reimbursable expenses			\$ 30,000
23	Total Design & Construction	10,560	\$ 415.93	\$ 4,392,226
24	Soft Costs:			
25	Asbestos abatement	10,560	\$ -	\$ -
26	Builder's Risk Insurance	0.15%	\$ 4,392,226	\$ 6,588
27	Fixtures, Furnishings & Equipment (FF&E)	10.00%	\$ 4,398,814	\$ 439,881
28	Nurse call, security, telemetry, tel/data, UPS, telemetry,	10,560	\$ 5.00	\$ 52,800
29	access controls, patient lift system, infant security			
30	Hospital Contingency & Design Revisions	5.00%	\$ 4,891,496	\$ 244,575
31	Total Budget	10,560	\$ 486.37	\$ 5,136,070
32	Options without Soft Costs, Cost Revisions to Row 23	107.37%		
33	Delete the Finish for the Smaller Clinic	2,688	\$ (183.15)	\$ (492,299)
34	Add the Loop Road and Water Main	735	\$ 708.37	\$ 520,650
35	Central HVAC Unit in Lieu of Small Units	10,560	\$ 6.52	\$ 68,846
36	Substitute concrete paving for asphalt paving			\$ 95,000



Discussion and Request for Assistance