



NORTH TEXAS Family Health Foundation

To: Cindy Schneible, President, McKinney Community Development Corporation
Jackie Brewer, Chairman
Rick Glew, Vice Chairman
Mary Barnes-Tilley, Secretary
Angela Richardson-Woods, Treasurer
Kathryn McGill, Board Member
David Kelly, Board Member
John Mott, Board Member
Deborah Bradford, Board Alternate

CC: Linda Jones, Admin & Marketing Coordinator

From: James Tippit, President, North Texas Family Health Foundation

Re: Family Health Center, a Project of the North Texas Family Health Foundation

North Texas Family Health Foundation is proud to be partnered with the McKinney Community Development Corporation on the Family Health Center at Virginia Parkway. This project is helping to ensure that all members of our community have the access to healthcare they need to support healthy lives, education, and employment opportunities.

Since opening its doors at the Wysong Campus in late 2017, the clinic has provided a medical home offering primary medical, dental and behavioral health for individuals and families, regardless of their ability to pay. In the year ending 3/31/2020, the clinic team saw over 3,969 unique patients and provided 17,530 services. Later this year, the clinic will move to its new 25,000 sqft home, at 1620 W. Virginia Street which will support the expansion of these services and will provide space for partner social services agencies to be on site, strengthening the connections among partner agencies and the ability to serve patients.

The global outbreak of Covid-19 means that the need for these services is greater than ever. Many of the clinic's patients already carry the burden of chronic conditions like diabetes, heart disease, high blood pressure, and these conditions place them at higher risk for severe illness from Covid-19. In the face of these challenges, the clinic team has adapted the delivery of care, helping to ensure patients cannot only access testing for Covid-19 but can continue to access care for chronic health concerns. By adding telehealth visits, the team has supported patients in managing their physical health as well as responded to the increased need for behavioral health care. The FHC clinic team is also partnered with [One Heart McKinney](#) a community wide effort to respond to and recover from COVID-19.

While Covid-19 has expanded the need for these essential care resources, it has also presented some challenges for the project schedule. Nationally and locally, the outbreak has meant that construction teams need to put in place new protocols for distancing and it has increased the lead-time for the delivery of materials needed for the project. These changes have resulted in some unforeseen delays, pushing back the commissioning of the new building to the fall.

Covid-19 has also affected the hiring capacity for the clinic. While the clinic team has ramped up telehealth services, uncertainty remains about how quickly normal onsite operations will be able to resume. In consideration of these factors, we are requesting an amendment that would allow for the delays due to Covid-19, and would extend the period for hitting these targeted performance measures.

Request

The major performance standards in the agreement as well as the proposed changes to specific sections of the agreement are as follows:

- (1) Construction of an approximately 25,000 sqft facility -- There are no changes to the size or scope of the building
- (2) Verified cost for the construction project in the current agreement is \$6,500,000 – there are no changes to the minimum project value. At approximately \$7,400,000 actual costs for construction will exceed this amount.
- (3) The project will create 51 jobs in the three years after construction with a total payroll of \$4,800,000 – We are requesting an amendment to change the period to five years after construction, to allow time to respond to Covid-19 and to establish a “new normal”.
- (4) Construction schedule – The current agreement specifies that the CO be issued within 330 days from the start of construction (defined as the date for the land disturbance permit or the issuance of a building permit). Relying on the earlier of the two dates, would put the date for CO at July of 2020 and relying on the latter would put the date for CO at December of 2020. The project is currently tracking for a temporary CO to be issued in September of 2020. We are requesting to amend the agreement to state that a CO will be issued by December 31, 2020. This will both clarify the date and will account for some of the longer lead times we are seeing for construction during Covid-19 outbreak.

We respectfully request that the MCDC consider these amendments in support of the successful completion of this project. The rapid spread of COVID-19 has created a global health and economic crisis that is testing every one of us. The need for expanding health resources is greater than ever, and we are proud to be part of a community that is supporting individuals and families across our community as they deal with the impacts of this crisis.