

April 19, 2019

Representative Paul Holvey, Co-Chair Senator Fred Girod, Co-Chair Joint Committee on Ways and Means Subcommittee on Capital Construction Oregon State Capitol 900 Court Street NE, Room H-178 Salem, Oregon 97301

Dear Co-Chairs:

This letter is written in support of the \$4.2 million funding request for the Jefferson County Health & Wellness Campus in Madras, Oregon.

Faced with some of the worst health outcomes in the State, the Jefferson County community has come up with a comprehensive solution to improve the delivery and health outcomes of Oregon's 2nd most distressed county using the Business Oregon model.

The Jefferson County Health & Wellness Center will be a 21,200 square foot building adjacent to the St. Charles Medical Center in Madras that would be shared by Jefferson County Public Health and Mosaic Medical (private, nonprofit Community Health Center/FQHC). The \$8.9 million public/private sector partnership includes \$2.1 million from Jefferson County, \$2.1 from Mosaic Medical, and an additional .5 million from St. Charles Medical Center. Through a consolidation of medical and health services on one transit and patient friendly campus, Jefferson County will make significant health improvements with the investment.

Support from the State for this proposed medical campus is critical given the clients that they serve and the 4th lowest property assessed value in Oregon. Already at the 5th highest County General Fund contribution to Public Health per capita, an integrated solution with private, county, and state dollars is the only recourse to reversing outcomes.

We encourage the Subcommittee to include funding for the Jefferson County Health and Wellness Campus in HB 5030.

Sincerely,

Daniel Bonham State Representative, House District 59

Cliff Bentz State Senator, Senate District 30

Jefferson County – Health & Wellness Campus

(Request \$4,200,000 of \$8,900,000 project - Phase 1)



<u>PROJECT</u>: Construct and furnish a 21,200 square foot building adjacent to the St. Charles Medical Center that would be shared by Jefferson County Public Health and Mosaic Medical (private, nonprofit Community Health Center/FQHC). Project also includes constructing utility, transit, and parking infrastructure to support additional buildings for health and wellness needs, including a facility for workforce daycare.

LOCAL FUNDING:

1. Jefferson County	\$2,100,000
2. Mosaic Medical	\$2,100,000

3. St. Charles Health System (Land) \$500,000

HEALTH FACTORS/DEMOGRAPHICS:

- Jefferson County has historically been ranked <u>worst</u> in both Health Outcomes and Health Factors.
- Jefferson County includes most of the Warm Springs Tribal population and is the <u>most</u> diverse county in Oregon with a non-white population of 39.1% (statisticalatlas.com).
- The Jefferson County 509-J School District's student population is 71% non-white (3rd most diverse school district in Oregon) (2018 Oregon Educator Equity Report).
- Jefferson County Women, Infants, and Children (WIC) Services.
 - 71% of all pregnant women in Jefferson County are on WIC.
 - 70% of clients have children under the age of 5.
 - 70% of clients are Native American, Hispanic or Non-English Spoken Language.
- Jefferson County Reproductive Health Services.
 - 88.3% of clients below 138% of Federal Poverty Level (FPL).
 - 76.1% of clients <100% FPL.
 - o 92% of clients are Native American, Hispanic or Non-English Spoken Language.
 - Jefferson County Perinatal Care.
 - o 67% of clients on OHP.









• Jefferson County has the HIGHEST Emergency Department (ED) visitation rate in Oregon (EDIE Dashboard). This rate is 52% higher the OHP Quality Incentive program goal.

FINANCIAL BENEFITS:

- The project will consolidate the medical system into a combined Health Campus that offers medical services accessed by low and moderate income families.
- The new facility will bring health programs onto one campus to avoid patients being redirected between different locations, sometimes causing delays or avoidance.
- The new facility located adjacent to the St. Charles Hospital allows Mosaic Medical and Jefferson County to avoid furnishing duplicated expensive imagery and certain lab equipment.
 - Health system <u>savings \$175,000.</u>
- With a Community Health Center adjacent to the Emergency Department the diversion of patients to primary care clinic services (UTI, upper respiratory infection, nausea, headache, etc) will allow progress towards qualifying for the the OHP Quality Incentive program.
 - OHP Quality Incentive Program \$1,000,000 per year
 - Diversion to primary care clinic services to reach OHP benchmark for ED savings of \$530,950 per year (1,517 visits @ \$350/visit) in avoided ED costs.
- Consolidated Health Campus with transit services will improve access to reproductive health services and perinatal care services. Madras and Bend offer the only birthing services in Central Oregon.
 - Increasing unintended pregnancies by 20% (46 to 54) of OHP clients will result in <u>\$151,209</u> savings per year.

FINANCIAL NEED (Jefferson County):

- 2nd MOST Distressed County using the Business Oregon model.
- 11th HIGHEST Permanent General Fund property tax rate.
- 4th LOWEST Assessed Property Value per capita (FY 17-18 Property Values).
- 5th HIGHEST for County General Fund contribution to Public Health per capita (FY 17-18)









JEFFERSON COUNTY MEDICAL BUILDING PUBLIC HEALTH & MOSAIC MEDICAL



CONCEPTUAL SITE PLAN NOT TO SCALE



JEFFERSON COUNTY MEDICAL BUILDING PUBLIC HEALTH & MOSAIC MEDICAL

ADDITIONAL (STAFF) PARKING 164' - 9'' 95 SF LAB 70 SF CLINIC SUPPORT 250 SF DENTAL SUITE 771 SF _ BREAK ROOM 200 SF OWER-STAF RR 100 SF EXAM 100 SF EXAM 100 SF EXAM 100 SF EXAM 100 SF STOR 42 SF 67 SF EXAM 95 SF WORK STATION 73 SF CENTRAL SUPPLY 130 SF IT OFFICE 73 SF BEHAV. HEALTH 103 SF MULTI-PURPOSE 100 SF MULTI-PURPOSE 100 SF PATIENT NAVIGATOR 100 SF EXAM (LARGE) 150 SF MED. RM. 100 SF MULTIPURPO 100 SF OFFICE 100 SF IT/ELEC 75 SF TEAM ROOM 891 SF RECEPTION 253 SF EXAM 100 SF PROCEDURE 133 SF 70 SF ROOM 318 SF PHARMACY 297 SF WAITING 535 SF OFFICE 164 SF SHARED LACTATION/ QUIET 81 SF MOSAIC MEDICAL Mosaic STOR 76 SF LAB 150 SF RR-PAT 57 SF EXAM 100 SF JAN. 76 SF EXAM 100 SF EXAM 100 SF TO HOSPITAL + MAIN PARKING ROOM 1344 SF 171' - 9" MAIN ENTRY STREET STOR 35 SF SINK + COUNTER 46 SF STOR 21 SF ſ Jefferson County Public Health Entry KIDS PLAY UNISEX RR 62 SF UNISEX RR 62 SF **RR** 71 SF OFFICE 100 SF JNISEX RR 62 SF UNISEX RR 62 SF 62 SF UNISEX RR 62 SF IT/ ELEC 61 SF WORK ROOM 219 SF BREAK ROOM 284 SF WAITING 443 SF = WORK STATION 116 SF RECEPTION 144 SF STORAGE 309 SF OFFICE 100 SF GROUP/FAMILY 175 SF SHOWER + STAFF RR 88 SF JANITO 36 SF OFFICE (LARGE) 180 SF STORAGE 22 SF EXAM (LARGE) 172 SF EXAM (LARGE) 172 SF EXAM 95 SF OFFICE 100 SF FAMILY RR 99 SF **RR** 89 SF LAB 193 SF OFFICE 100 SF ROOM (15) 528 SF OFFICE 100 SF EXAM 100 SF GROUP/FAMILY 193 SF MEETING ROOM (20) 817 SF GROUP/FAMILY 193 SF OFFICE 100 SF EXAM 113 SF OFFICE 113 SF FIRE RISER 33 SF 1 OFFICE (LARGE) 178 SF OFFICE 100 SF EXAM (ISO) 100 SF OFFICE 100 SF OFFICE 100 SF JEFFERSON COUNTY PUBLIC HEALTH NE A STREET/ STREET PARKING FUTURE TRANSIT CONCEPTUAL FLOOR PLAN







JEFFERSON COUNTY MEDICAL BUILDING PUBLIC HEALTH & MOSAIC MEDICAL





CONCEPT DESIGN PERSPECTIVES

