

K'ima:w Medical Center Planning Document December of 2022 (Updated from September 2022)

K'ima:w Medical Center (KMC) Programs operate out of 12 buildings encompassing 37,502 Gross Square Feet located on 16 acres (not including two transitional living homes). The median age of all buildings is 36 years and building replacement and growth is crucial to providing quality health care to the community. The KMC Board of Directors and staff begin a process of updating and expanding services. Currently, there are six projects with an anticipated cost of \$19.9 million in various stages of development:

Project 1: Crisis Care Mobile Unit (CCMU): This \$1,000,000 DHCS grant allowed for the purchase of a Mobile Medical Vehicle, which is to be delivered May of 2023. The funding provides for a garage and equipment storage for the vehicle when it is not in use. The garage unit is currently in construction on the KMC property. The vehicle has two provider rooms, which can transition for medical, behavioral health, and dental services.

Project 2: Medication Assisted Treatment (MAT): This project is estimated to cost \$1.25 million. Over \$1,035,000 of this cost is funded by an ICDBG grant through HUD. This project includes two parking lots and sidewalks to connect with the existing Clinic. In addition, utilities will be relocated, fencing and gates installed, exterior lighting, and ADA accessible bathrooms with other improvements to the interior. Construction of the property is currently underway. The utility relocation should be completed in the spring of 2023.

Project 3: Information Technology (IT) Modular Project & Clinic Touchless Glass Doors: This \$415,000 project is mainly funded through a grant from USDA. This will provide a permanent IT modular building with a training area and will replace a rented trailer. It will provide funding for installation of three touchless glass entry doors to the main clinic. Estimate completion for the IT Building is July of 2023. The door projects estimated completion is May 2023.

Project 4: Professional Provider Housing Project: This ambitious project was put into place to attract and retain permanent health care providers for the community. We have long identified the lack of provider housing availability as a major obstacle to obtaining long term health care professionals. This project consists of a cul-de-sac type of design that will accommodate 17 housing units. The estimated cost was set for \$10.4 million dollars, which has now increased to \$12.7 mil. There has been an IHS award of \$5 million dollars for the initial start of the project. A subsequent grant application for the balance of the funding \$7.7 mil has been drafted and will be submitted next week. It is anticipated that the architectural components will start in early 2023 and the completion of construction will occur 2025.

Project 5: Behavioral Health Building Project: This \$4.1 million Behavioral Health Continuum Infrastructure Program (BHCIP) Funded project is in the initial development stage. The 2 story, 6,000 square foot building will provide an Outreach center and consolidate Behavioral Health staffing into one building. The estimated completion date is April, 2024.

Project 7: Domestic Violence (DV) & Missing and Murdered Indigenous Women (MMIW)
Modular: A previously awarded DOJ grant was able to provide \$270,000 in funding to obtain a new modular office for the DVSA/MMIW Programs. This modular has been delivered to a pad on the MAT property and is anticipated to be open January, 2023.

PROPOSED PROJECTS:

Project 6: Clinic Expansion: This proposed project is to add 16,000 square feet to the north side of the clinic. The project is a two-story design and has the potential to expand services in a modern setting. The estimated cost is \$7.5 million. KMC applied for a \$2 million Small Ambulatory Program grant and hope to be notified of its status in February, 2023. In the meantime, we are pursuing other funding options through a combination of grants and loans, with expected reimbursement via IHS 105(L). The anticipated completion would be in 2025 should the project move forward.

FUTURE REVENUE STREAM FROM PROJECT DEVELOPMENTS

As part of the project developments, we have had discussions with Indian Health Services (IHS), about using the 105(L) lease program. IHS leases healthcare and administrative buildings. This includes housing used exclusively to support the healthcare facility. As a result, these projects will generate annual revenue to support building maintenance and programs that utilize them. KMC had 5 leases with IHS, and an additional two have been submitted for consideration. In 2023, it is expected KMC will have at least 9 health services/administration properties under 105L agreements. In addition to the KMC offices, rentals for health professionals are being transitioned to 105L agreements for KMC to be reimbursed for locums/traveler housing costs.