

Dunbar Consulting, LLC

The CON document in its entirety consisting of **352 pages** is on file in the Clerk of Council's Office

September 18, 2022

Sandra Davis
Clerk of Council
6th Floor
Government Center Tower
100 10th Street
Columbus, Georgia 31901

RE: Certificate of Need Application – Piedmont Columbus Regional Midtown
Relocate Children's Hospital at PCRM

RECEIVED
SEP 18 2022
CLERK OF COUNCIL'S OFFICE

Dear Ms. Davis:

Enclosed please find a copy of the Certificate of Need application to be filed by The Medical Center, Inc. d/b/a Piedmont Columbus Regional Midtown (PCRM) for its project to relocated the Children's Hospital at PCRM from the main hospital building to another location on the hospital campus. The application will be filed on September 19, 2022.

This copy is filed pursuant to Rule 111-2-2-.06(4)8 which states:

The applicant shall file one copy of the application with the office of the County Commissioner of the county in which the project exists or is proposed. The applicant shall submit with the application and exact copy of the letter addressed and submitted to the County Commission that accompanied the submittal of the application to the County Commission;

Sincerely,



Davis Dunbar
Consultant
Piedmont Columbus Regional Midtown

Project Overview

The Medical Center, Inc. d/b/a Piedmont Columbus Regional Midtown (PCRM) is a 583-licensed bed hospital in Columbus, Muscogee County. PCRM is the largest hospital in State Service Delivery Region (SSDR) 8, and is a safety net hospital as defined by the Department's Short-Stay General Hospital Bed Rules. PCRM operates the Children's Hospital at PCRM as a department of the hospital. Currently, the Children's Hospital at PCRM includes 20 inpatient pediatric med/surg beds and 5 pediatric intensive care (ICU) beds on the 5th floor of the main hospital building. With this project, PCRM seeks to relocate those beds, along with related ancillary services, to renovated space in the old Doctor's Specialty Hospital building, which is also located on the PCRM campus. The project will not involve the addition of any new inpatient beds or services. Upon completion of this project, the PCRM CON-authorized capacity will remain at 583 beds.

The project has been developed to in order to improve access to, modernize and grow the Children's Hospital at PCRM. The Children's Hospital is the only comprehensive pediatric inpatient program in SSDR 8 and the larger Southwest Georgia region, and is therefore a critical component of the regional healthcare continuum.

PCRM proposes to relocate and consolidate the existing Children's Hospital services from the main hospital building to the former Doctors Specialty Hospital building, which is also located on the PCRM campus. An enclosed corridor between the two buildings will be constructed so that pediatric patients can be moved, if necessary, between buildings in an enclosed, conditioned environment.

The new inpatient floor of the Children' Hospital will be located in renovated and modernized space on the 5th floor of the former Doctors Hospital building. The inpatient floor will feature 7 standard pediatric inpatient rooms, 6 pediatric intermediate care inpatient rooms, 5 pediatric ICU beds, 4 sibling pediatric inpatient rooms, 2 behavioral pediatric inpatient rooms and 2 isolation pediatric inpatient rooms. In total, the unit will have the ability to accommodate 30 pediatric inpatients (with 2 beds in each of the 4 sibling rooms). These beds will fall under PCRM's existing 583 CON-authorized beds, as no new beds or services are associated with this project.

Features and components of the renovated Children's Hospital space will include:

1. Exterior and Grounds
 - Landscaping including Children's Garden
 - Walking path connecting campuses
 - Playground
2. Renovations to Exterior
 - Paint
 - Faux wood metal accent on West side of building
 - Exterior building lighting
 - Replacement of existing roof
 - North face exterior enhancements
3. Ground Floor
 - Main Lobby and new façade
 - Dedicated entrance for Children's Hospital
4. 1st Floor
 - Multipurpose space to use for conferencing, education and children's play
 - Self-service Café
 - Aesthetic upgrade to all public areas
 - Imaging aesthetic upgrade
 - Discharge exit
 - Physician Dictation and Lounge
5. 2nd Floor
 - Office space

- Enclosed and conditioned connector from Midtown Main Campus 3rd floor to Midtown West Campus 2nd floor in order to facilitate movement between the two Midtown locations
 - Aesthetic upgrade to all public areas
6. 3rd and 4th Floor, no scope
 7. 5th Floor Inpatient unit on the 5th floor containing the following room types:
 - 5 ICU Rooms
 - 6 Intermediate Care Rooms
 - 2 Behavioral Safe Rooms
 - 2 Isolation Rooms
 - 4 Sibling Rooms (double occupancy)
 - 7 Standard Patient Care Rooms
 - Treatment Room
 - Family Room
 - Laundry Room
 - Playroom
 - All supportive space as defined by the FGI Guidelines

The proposed project will require the renovation of 66,518 square feet of existing space. New construction will consist of 48,806 square feet of space and will include a new main entrance and façade addition on the West side of the building and connector joining the existing main hospital building and the building that will contain the Children's Hospital. New construction costs are estimated at \$10,510,550, or \$215.36/square foot. Renovation costs are estimated at \$7,982,160 or \$120.00/square foot. Additional project costs will include architectural and engineering fees of \$1,355,900, fixed equipment costs of \$3,143,812, moveable equipment costs of \$1,849,301 and a contingency of \$3,698,602. Total project costs are estimated at \$28,565,625.

PCRM filed a Letter of Intent for this project, which the Department assigned as LOI 2022-002, on August 19, 2022.

Background

Piedmont Columbus Regional Midtown

PCRM is the largest hospital in SSCR 8. As a tertiary center and safety net hospital, it offers comprehensive inpatient and outpatient services to the community and provides high levels of indigent and charity care. The hospital features a regional Level II trauma center and is one of only six perinatal centers in the state with a Level III Neonatal Intensive Care Unit and a full-service pediatric intensive care unit. It operates an extremely busy Emergency Department, which experienced over 80,000 patient visits in 2021. Additionally, PCRM has been home to a Family Practice residency program since 1972. The nationally recognized program, which was the first of its kind in Georgia and one of the first in the Southeast, has graduated over 500 family physicians. Finally, PCRM operates the Children's Hospital (as a department of PCRM), one of the only comprehensive inpatient pediatrics programs in South Georgia. By any measure, PCRM is a fundamental component of the existing health care continuum in both its service area and the larger Southeast Georgia region, and is thus a critical component of the community it serves.

In March of 2018, PCRM affiliated with Piedmont Healthcare, Inc. (PHC) through a process of member substitution, and it became one of the 15 hospitals in the largest hospital system in the state. Prior to the PHC affiliation, PCRM (then known as Midtown Medical Center) was consolidated with the adjacent Doctors Specialty Hospital pursuant to DET 2013157. At the time of the consolidation, Doctors Specialty Hospital was an acute care hospital with 220 CON-authorized beds. Both hospitals prior to consolidation were owned by the Medical Center Hospital Authority. Upon consolidation, the 220 CON-authorized beds at Doctors Specialty Hospital were added to the Midtown Medical Center license. The campus and buildings on the adjacent Doctors campus became part of the Midtown Medical Center campus. (The Children's Hospital at PCRM will be relocated into the former main Doctors Specialty Hospital building upon approval of this project.) The 583-bed tertiary hospital that emerged from the consolidation is the largest hospital in

SSDR 8 and the larger Southeast Georgia region, and is the cornerstone of the regional healthcare continuum.

In addition to providing acute hospital services to residents of SSDR 8, PCRM is intimately involved in the community and conducts numerous community outreach activities designed to improve the health of the community it serves. An example of this commitment is PCRM's Community Health Needs Assessment (CHNA). PCRM undertakes a new CHNA planning process every 3 years in order to identify, prioritize and address the unique health needs of the community. The focus of the CHNA is on the most vulnerable individuals in the community: those with limited or no income, the uninsured and underinsured, those with chronic health conditions and those with challenges accessing healthcare services. Additionally, the CHNA is designed to examine the particular issues and health challenges facing the community at large.

The current CHNA was approved in 2019 and covers the years 2020, 2021, and 2022. In developing the CHNA, PCRM used a combination of community input and data to identify the top priorities that the hospital would address for the 3-year time span. The chosen priorities were recommended by the community benefit department with sign-off from hospital and board leadership. The following criteria were used to establish the priorities:

- The number of persons affected;
- The seriousness of the issue;
- Whether the health need particularly affected persons living in poverty or reflected health disparities; and
- Availability of community and/or hospital resources to address the need.

The following are the selected priorities PCRM identified in the current CHNA.

- Increase access to appropriate and affordable health care for all community members, and especially those who low income and/or uninsured.
- Decrease deaths from cancer and increase access to cancer programming for those living with the disease.
- Decrease preventable instances of diabetes and decrease the number of patients with uncontrolled diabetes.
- Reduce rates of obesity and increase access to healthy foods and recreational activities.
- Decrease the impact of and deaths from stroke.
- Reduce opioid and related substance abuse and overdose deaths.

The current PCRM CHNA is provided as part of **Appendix N**.

Piedmont Healthcare, Inc.

PCRM is part of Piedmont Healthcare, Inc., (PHC) which is the largest not-for-profit healthcare system in Georgia. Piedmont Healthcare includes 15 hospitals organized in 4 "clinical hubs":

Atlanta Clinical Hub

- Piedmont Atlanta (tertiary flagship)
- Piedmont Fayette
- Piedmont Mountainside

- Piedmont Newnan
 - Piedmont Henry
 - Piedmont Rockdale
 - Piedmont Eastside
 - Piedmont Cartersville
- Athens Clinical Hub
- Piedmont Athens Regional (tertiary flagship)
 - Piedmont Newton Hospital
 - Piedmont Walton Hospital
- Macon Clinical Hub
- Piedmont Macon (tertiary flagship)
 - Piedmont Macon North
- Columbus Clinical Hub
- Piedmont Columbus Regional Midtown (tertiary flagship)
 - Piedmont Columbus Regional Northside

PCRM Service Area Definition and Population Growth

Based on patient origin of inpatient admissions reported on the 2021 Annual Hospital Questionnaire (AHQ), PCRM defines Muscogee County as its primary service area (PSA). (It should also be noted that two Alabama counties (Russell and Lee) are contiguous to Muscogee County, and admissions from those counties fall into the primary service area. The admissions from these two counties represent the vast majority of all Alabama admissions. However, because out of state admissions do not include county of origin on the AHQ, for purposes of this table those admissions are included under the category of 'Alabama'.) In 2021, Muscogee residents represented 57.0 percent of PCRM's total inpatient admissions. Alabama residents (largely from Russell and Lee counties) represented another 28.0 percent of admissions. Together, Muscogee and the Alabama admissions accounted for 85 percent of all admissions, and are considered the primary service area. An additional 10.3 percent of the hospital's 2021 admissions originated from seven secondary service area counties. The table below details PCRM's inpatient origin by county for 2021.