

Summit Pacific Hospital Expansion: 2023



Wipfli's Market Analysis Methodology



Population
Growth

Big
Goal 2023+

Payment
Models

Market
Threats

Vision

CHNA

Mission



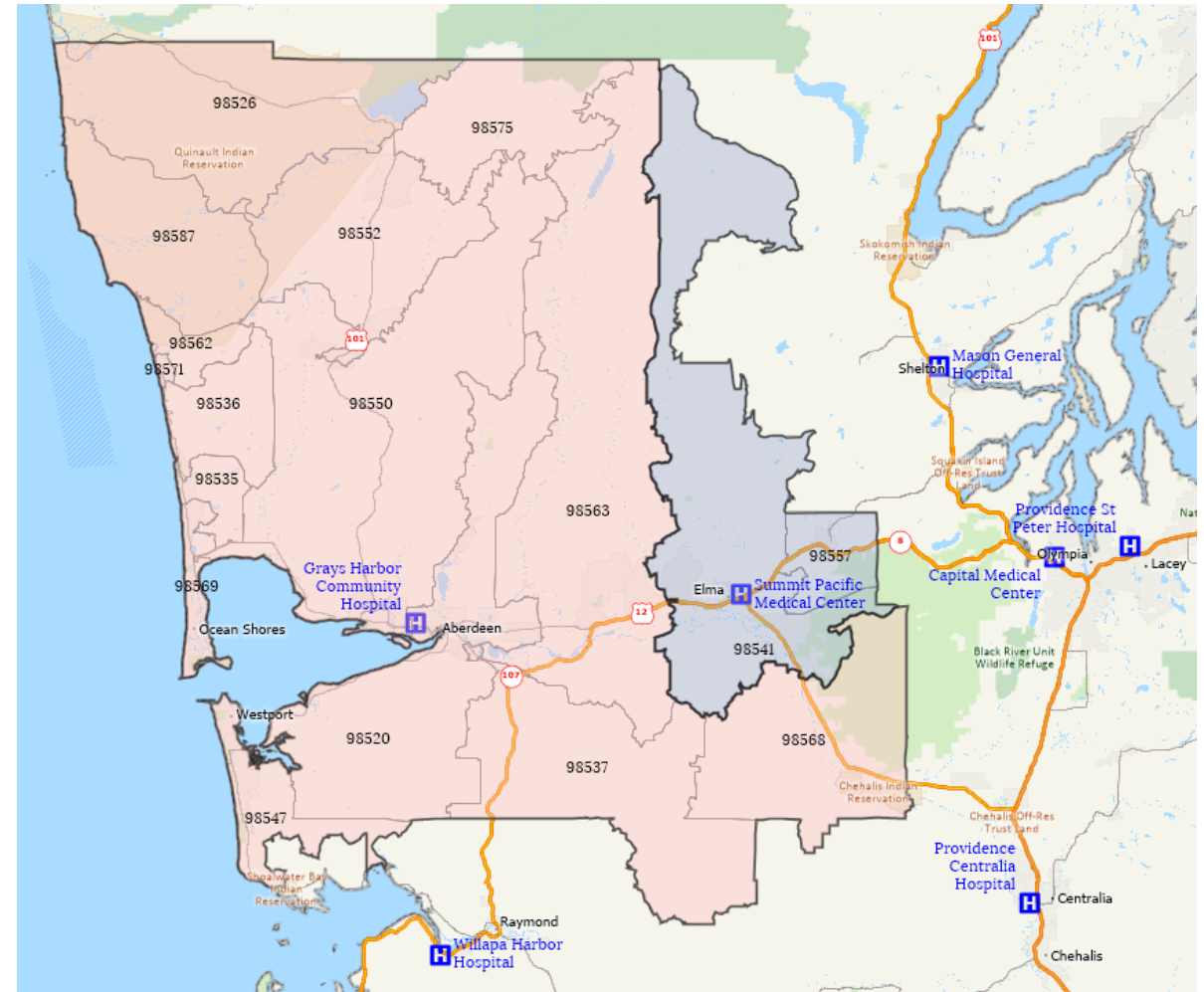
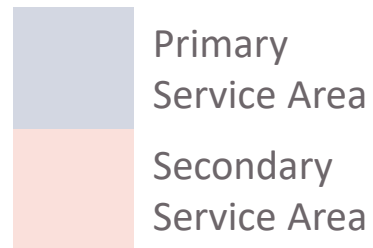
Vision: “ Through Summit Care, we will build the healthiest community in the Nation ”

System of Health and Wellbeing

Mission: “ In partnership with our community, we passionately advance the health of all individuals with an emphasis on quality, access, and compassion ”

Summit Pacific Medical Center (SPMC) serves Hospital District #1 of Grays Harbor County

- Elma and McCleary constitute SPMC's primary service area (PSA)
- The remainder of Grays Harbor County is served by Hospital District #2 d.b.a Grays Harbor Community Hospital, which constitutes SPMC's secondary service area (SSA)



SPMC’s primary service area is anticipated to grow by about 3.8% over the next five years, while the greater county is anticipated to grow at a slower rate of 1.5% per year

Higher growth rate likely attributed to the PSA’s close geographic proximity to the hub of Olympia, making the PSA an affordable “commuter-friendly” community for those who work in the city

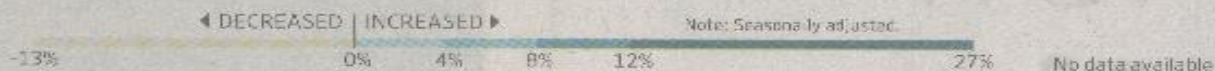
				2020-2025		2025-2030	
	2020	2025	2030	2020-2025 Change	2020-2025 Percent Change	2025-2030 Change	2025-2030 Percent Change
Prim ary Service Area	14,452	15,008	15,724	556	3.8%	716	4.8%
Rem ainder of County	60,963	61,899	63,351	936	1.5%	1,452	2.3%
Total County	75,415	76,907	79,075	1,492	2.0%	2,168	2.8%
Washington	7,741,427	8,258,228	8,859,898	516,801	6.7%	601,670	7.3%
United States	333,793,107	346,021,282	360,342,983	12,228,175	3.7%	14,321,701	4.1%

Source: ESRI Business Information Solutions

...with most counties posting big increases as the pandemic helped push up home-buying demand.

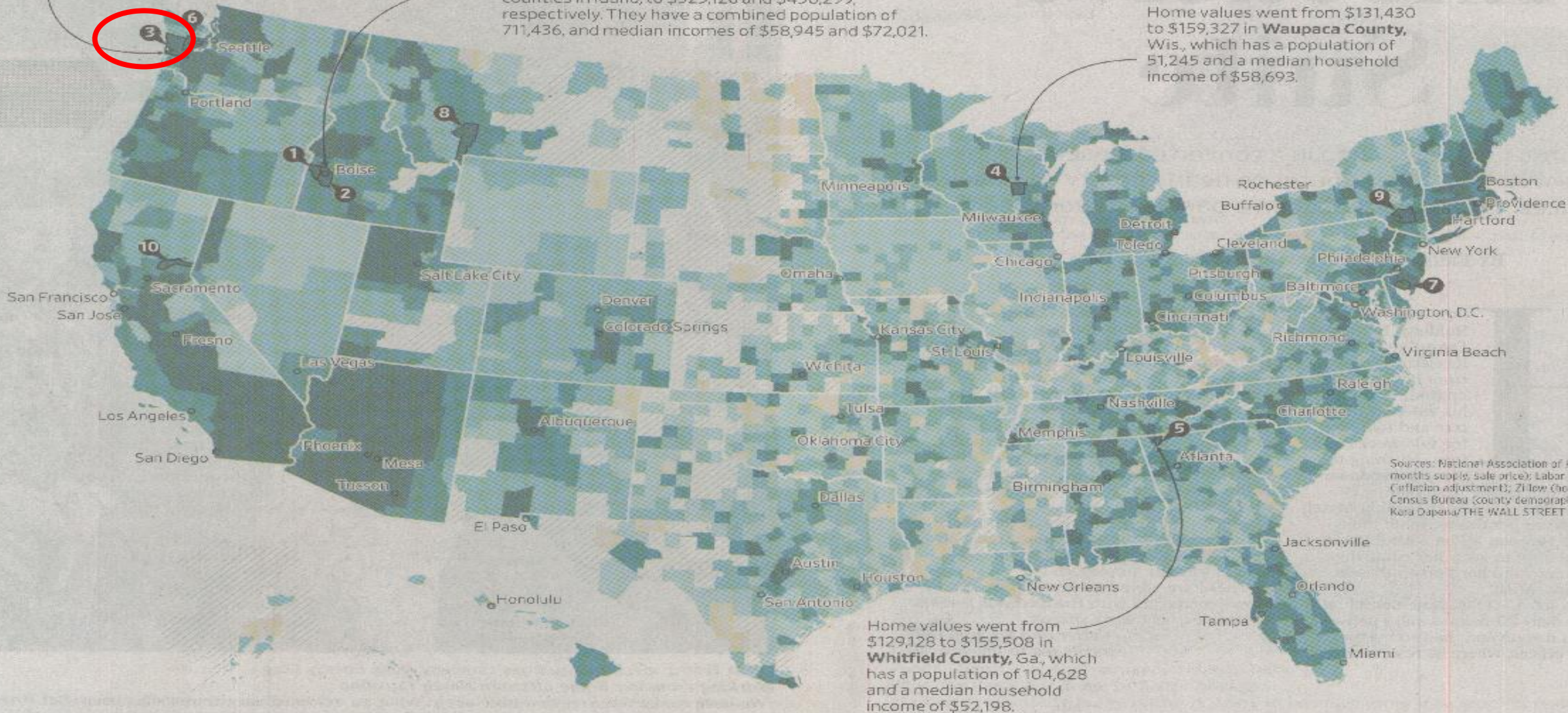
Change in typical home value in February 2021 from a year earlier, by county

Home values went from \$203,382 to \$249,906 in **Grays Harbor County, Wash.**, which has a population of 75,061 and a median household income of \$61,026.



Home values increased 27% in **Canyon and Ada** counties in Idaho, to \$325,126 and \$450,299, respectively. They have a combined population of 711,436, and median incomes of \$58,945 and \$72,021.

Home values went from \$131,430 to \$159,327 in **Waupaca County, Wis.**, which has a population of 51,245 and a median household income of \$58,693.

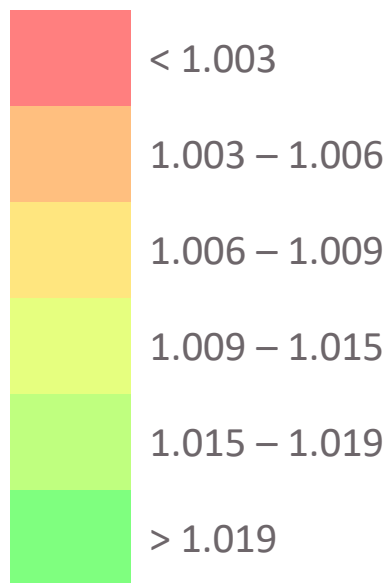


Home values went from \$129,128 to \$155,508 in **Whitfield County, Ga.**, which has a population of 104,628 and a median household income of \$52,198.

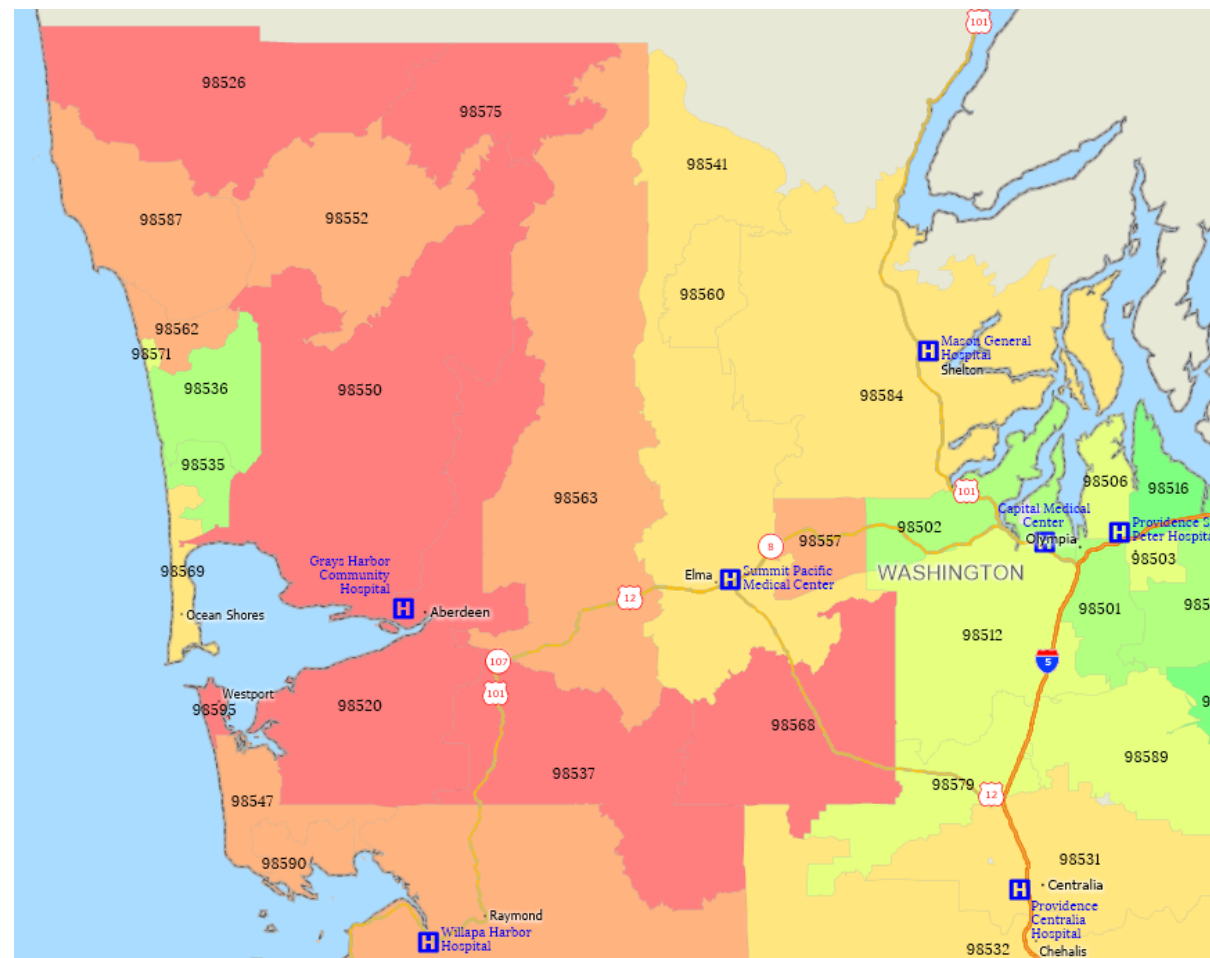
Sources: National Association of Realtors (6 months supply, sale price); Labor Department (inflation adjustment); Zillow (home values); Census Bureau (county demographics); Kara Dapera/The Wall Street Journal

SPMC's PSA is anticipated to grow at rates slightly below those observed in Olympia

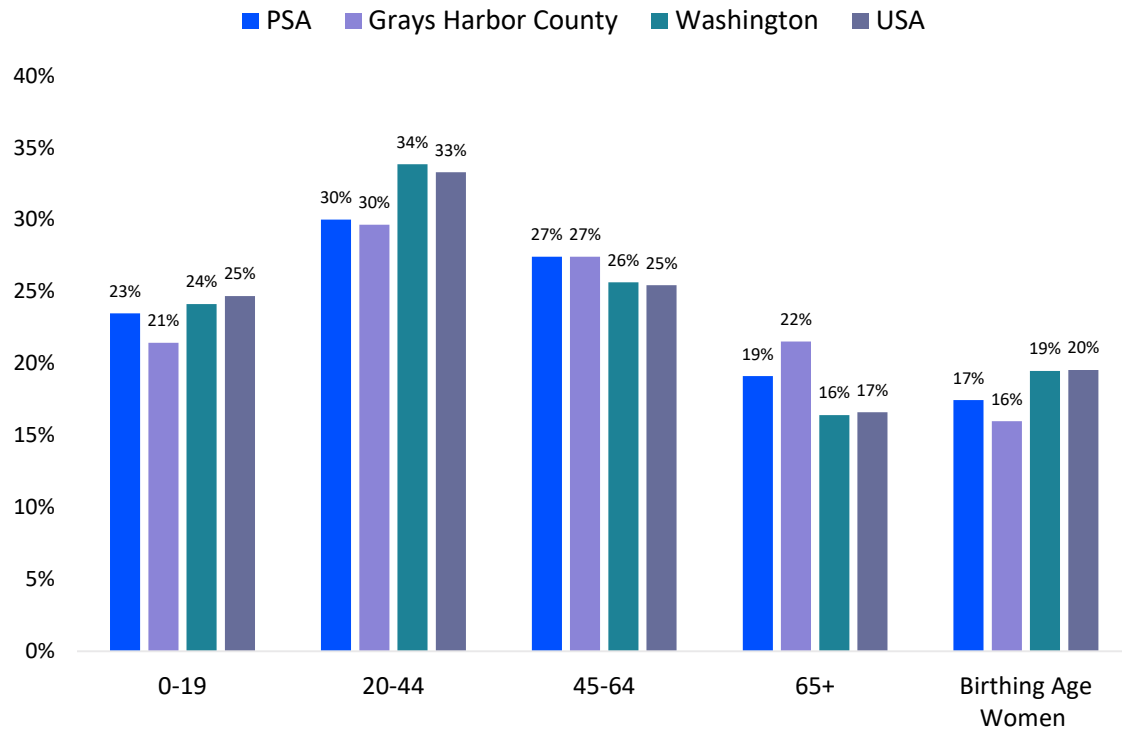
- Higher growth rates diffuse along US-12 and WA-8 from Olympia to Elma, with much lower CAGR rates observed for western Grays Harbor County
- SPMC leadership team decided on a CAGR of 1.01 to account for higher anticipated population growth



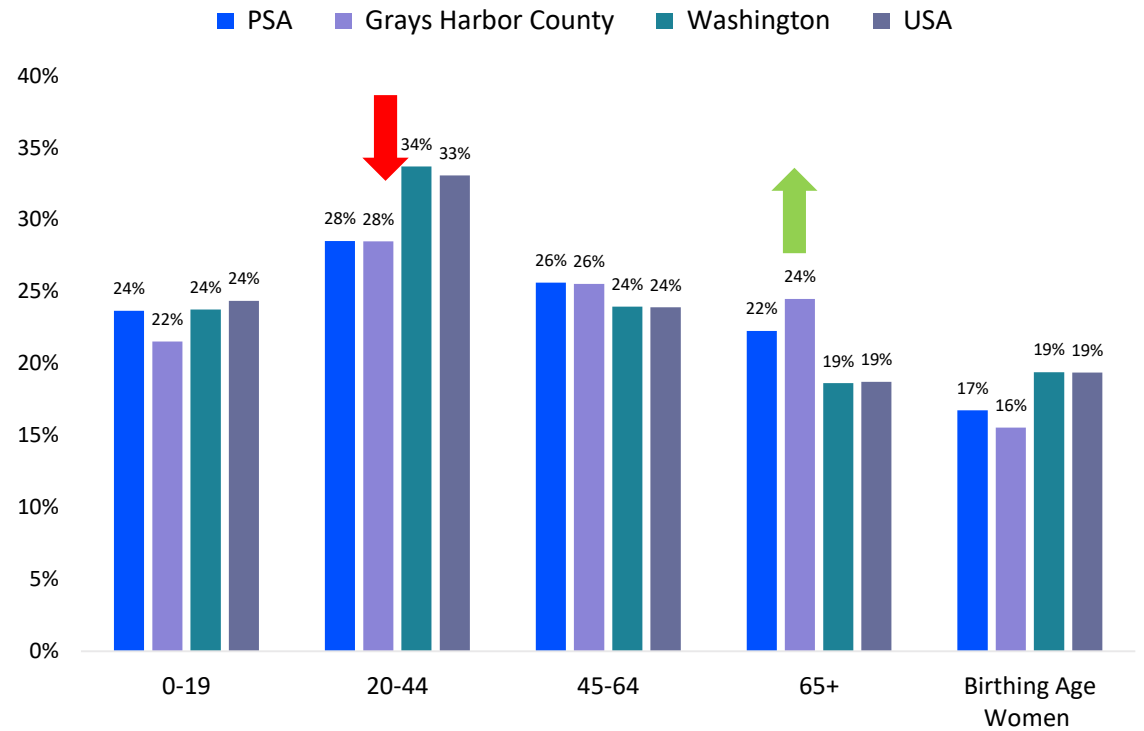
2020 – 2025 CAGR



2020 Population Distribution



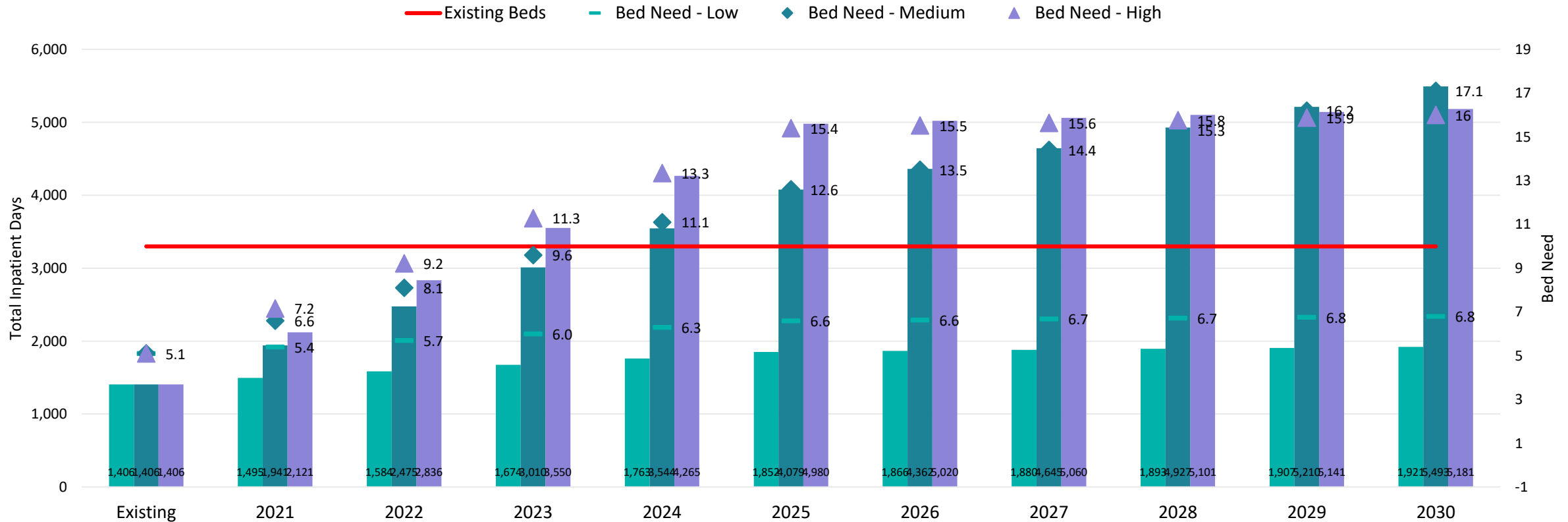
2025 Population Distribution



SPMC would need to consider expanding its inpatient footprint once 2,900 annual patient days are reached

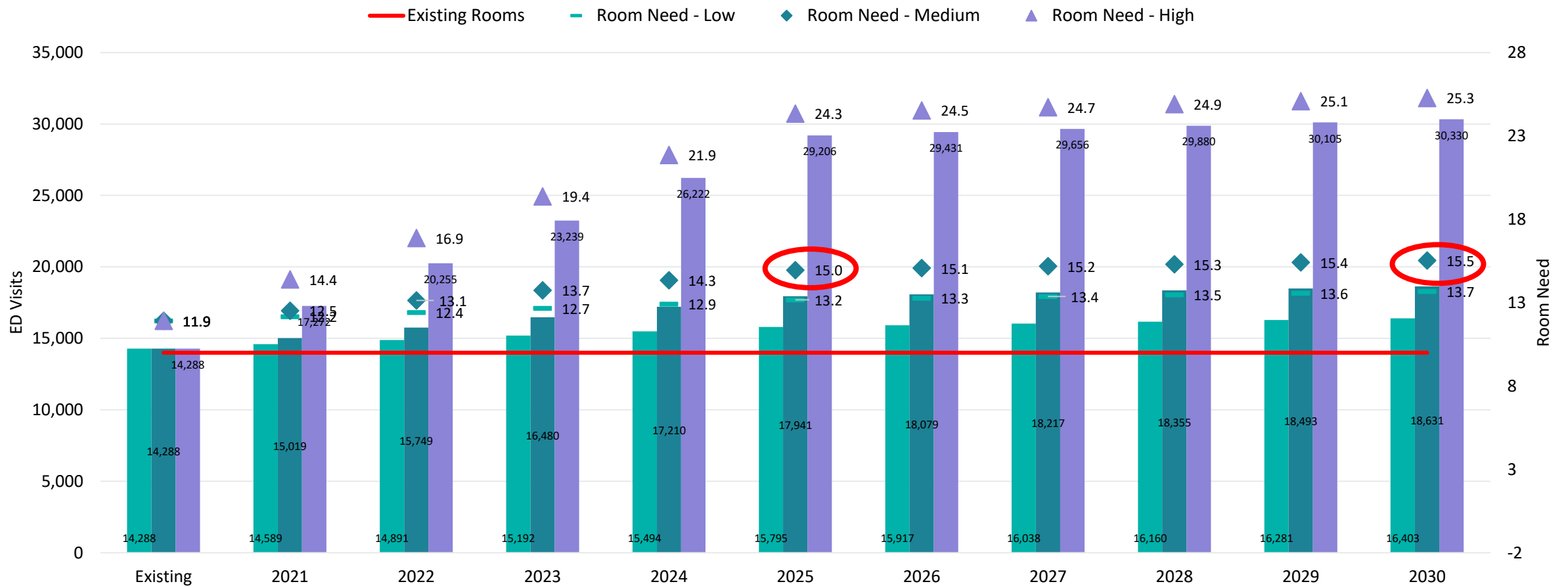
This would occur around year 2024 under the medium scenario

Total Inpatient Days (Med/surg and Swing) and Bed Need by Scenario



SPMC is already operating with a shortage of ED treatment rooms given volumes, need for 2 additional rooms today

Emergency Visits and Room Need by Scenario



Facility Location/Design

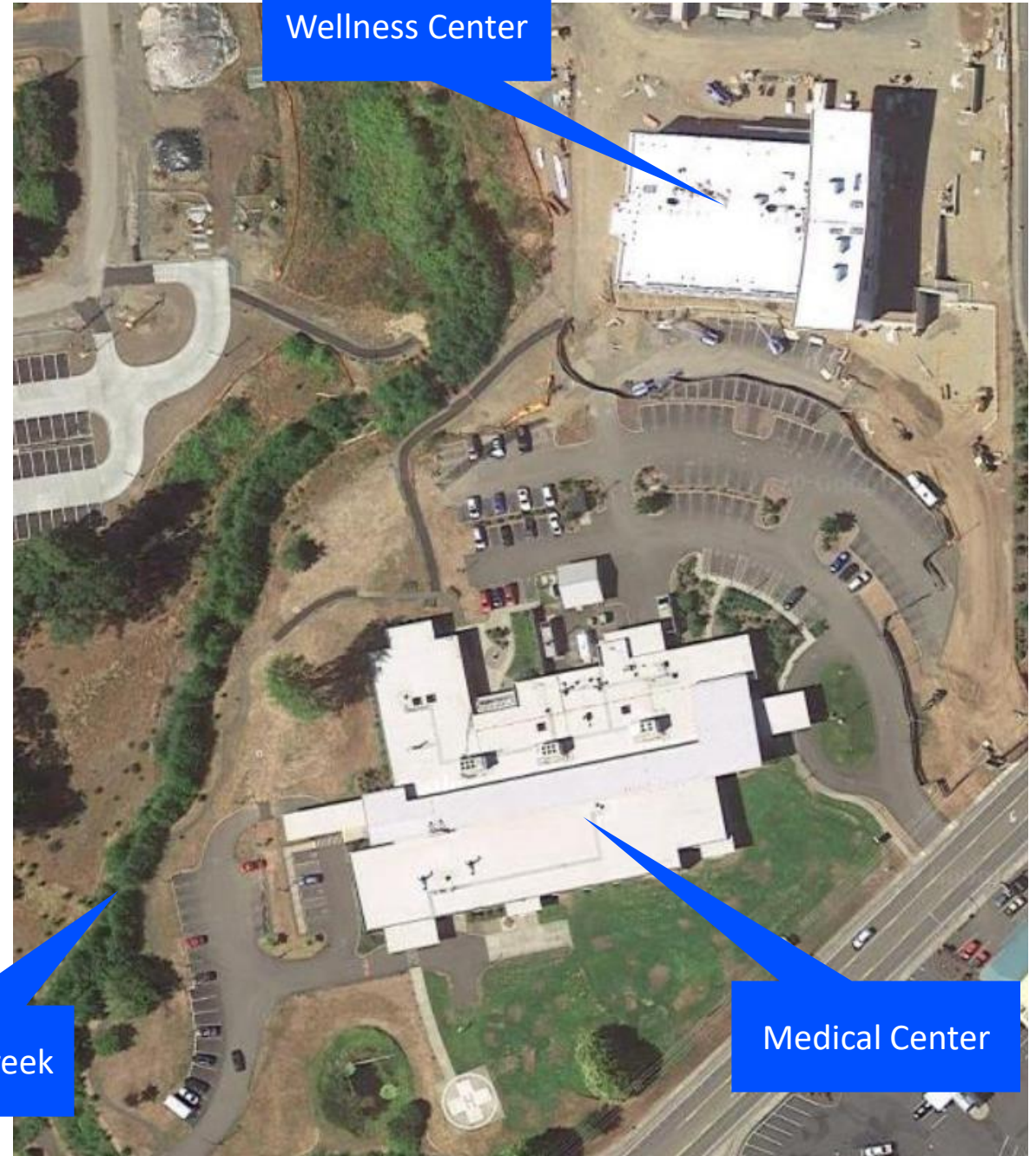
Challenges of the existing hospital campus

- Current hospital building structure only supports a single floor, making a vertical expansion disruptive and expensive
- McDonald Creek presents a barrier to the expansion potential on the west side of the campus
- Grade challenges on the west side of the campus near the emergency and inpatient departments would require significant sitework

McDonald Creek

Wellness Center

Medical Center



Future expansion zones





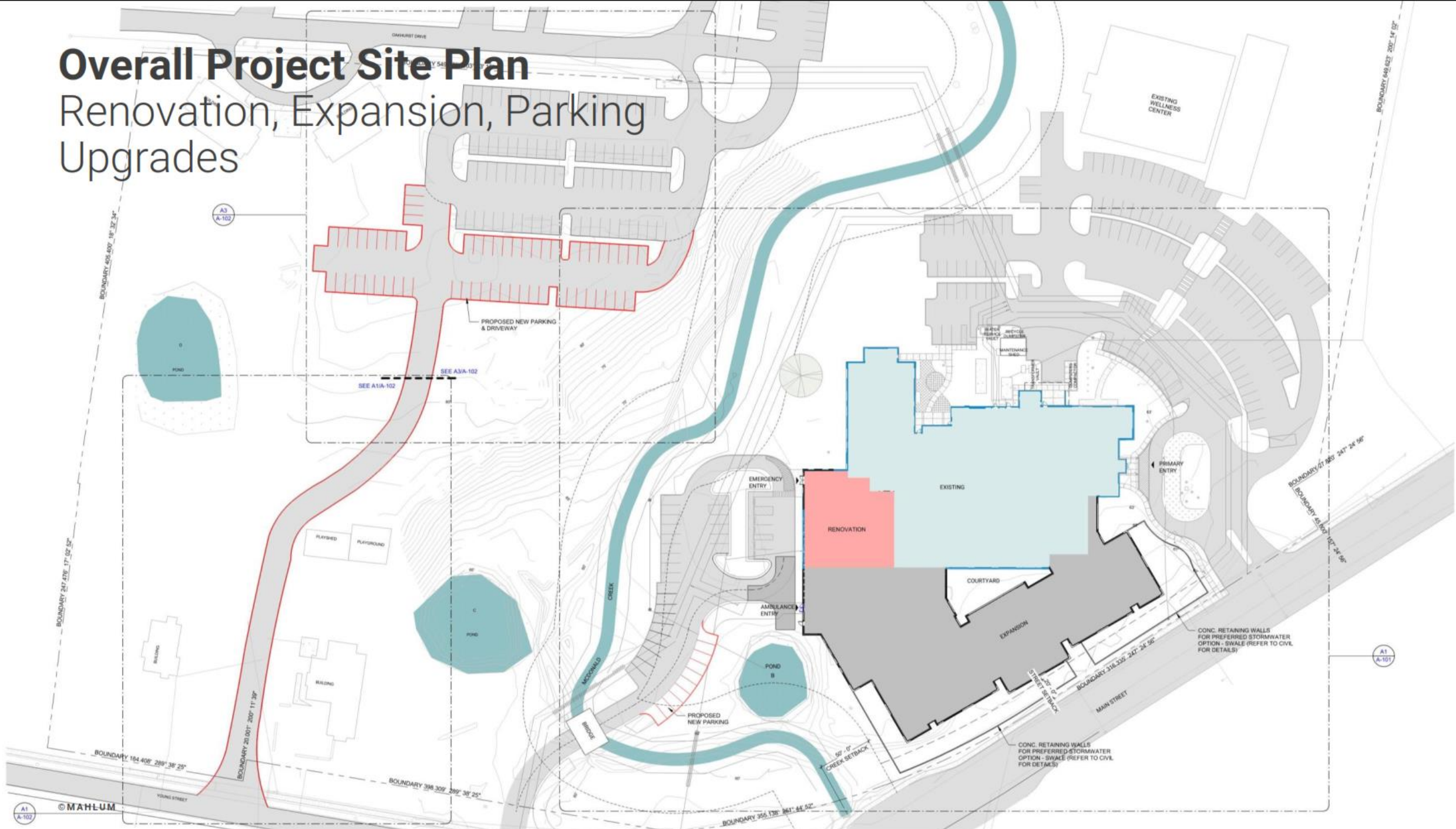
Expansion to include:

The proposed 30,000 square-foot expansion and 7,000 square-foot renovation will consist of:

- Expanding its existing facility to increase the number of acute care beds from 10 to 20 and allowing it to flex up to its license of 25 beds
- Renovation and expansion of the current emergency department from 10 to 16 treatment spaces to increase areas for triage and patient holding
 - provide designated mental health treatment rooms, increase trauma rooms, expand patient waiting (c)
the relocation of the helipad to the facility's roof
- Expansion of the imaging department to include 24/7 MRI services
- Relocating the helipad to the roof of the expansion
- Additional design changes to improve patient parking and emergency triage, enhance patient experience and safety, and allow for more flexibility and versatility of clinical space.

Overall Project Site Plan

Renovation, Expansion, Parking Upgrades





EMERGENCY ENTRY

ENTRY

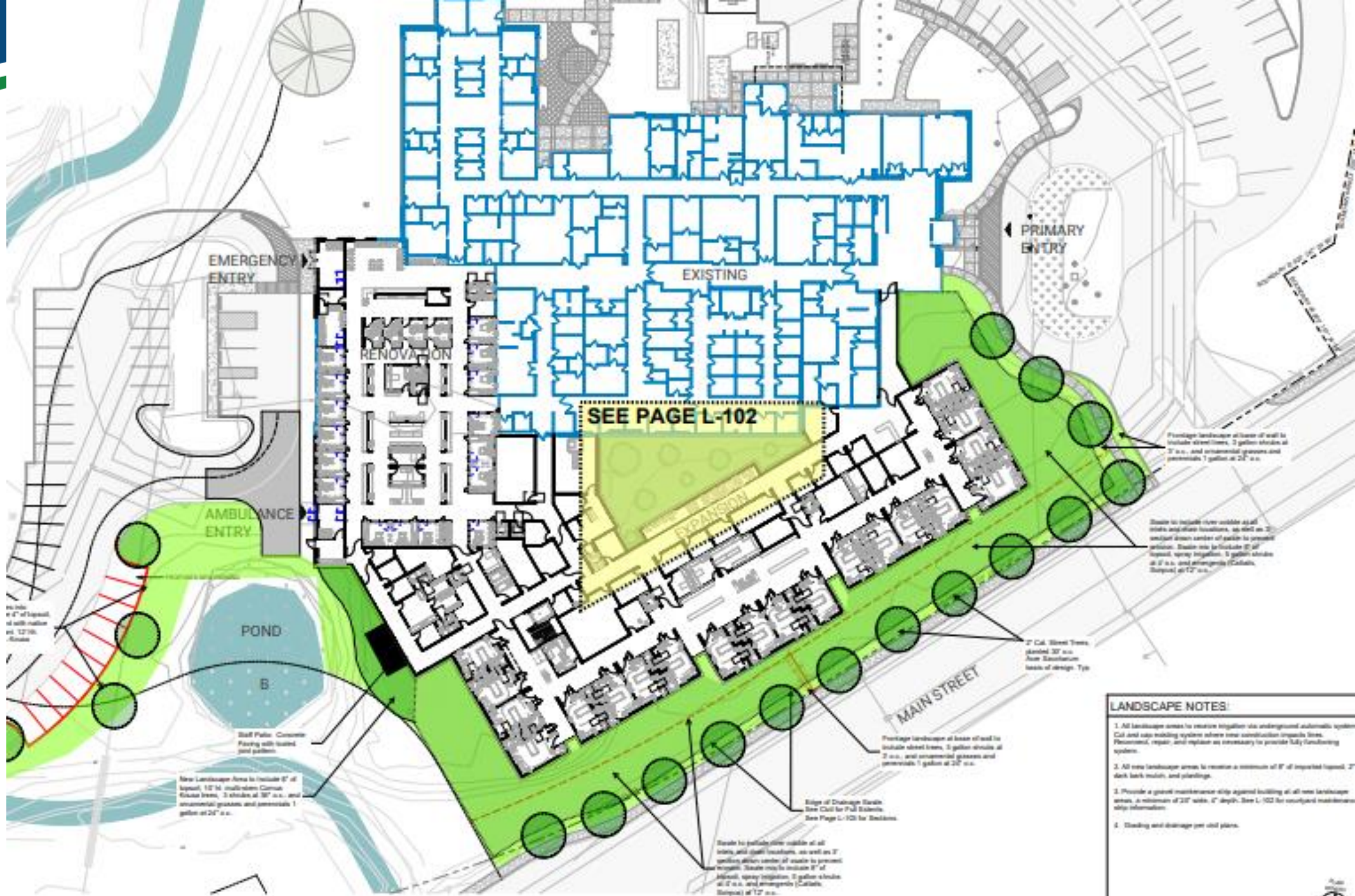
AMBULANCE ENTRY

LINE OF PROPOSED CONFERENCE ROOM IN OPTION 1

LINE OF PROPOSED CONFERENCE ROOM IN OPTION 2

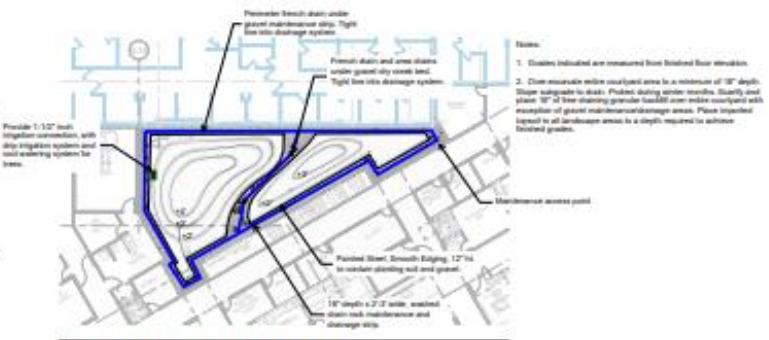
Scheme 1 Legend

- ACUTE CARE - NURSE SUPPORT
- ACUTE CARE - PATIENT CARE
- EMERGENCY - NURSE SUPPORT
- EMERGENCY - PATIENT CARE
- MRI
- NON-ESSENTIAL
- REQUIRED BUILDING SUPPORT



LANDSCAPE NOTES:

1. All landscape areas to receive irrigation via underground automatic system. Cut and cap existing systems where new construction impacts lines. Remove, repair, and replace as necessary to provide fully functioning system.
2. All new landscape areas to receive a minimum of 6" of imported topsoil, 2" dark bark mulch, and planting.
3. Provide a gravel maintenance strip adjacent building at all new landscape areas, a minimum of 24" wide, 4" depth. See L-102 for courtyard maintenance strip information.
4. Standing and drainage per site plans.



COURTYARD MATERIALS PLAN



COURTYARD LANDSCAPE PLAN



P Preferred Option for Stormwater: Stormwater swale at entry and frontage. Cobble/river rock in base of swale, with irrigated landscape including dogwood shrubs, spirea douglasii, cattail and juncus.



1 Alternate 1: Vault Option for Stormwater: Under building vault with frontage landscape bermed with lawn and trees, and islands of landscape.

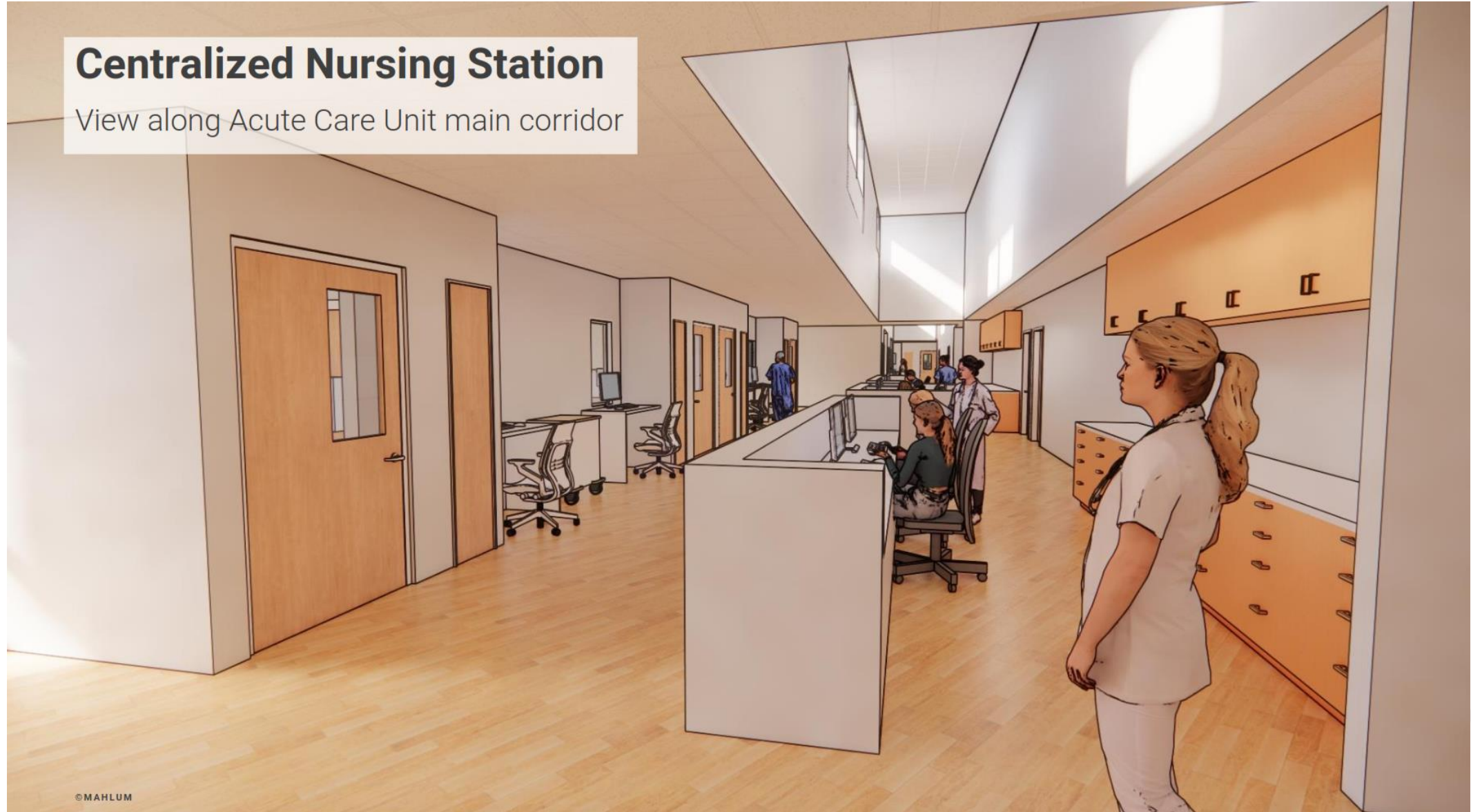


1



Centralized Nursing Station

View along Acute Care Unit main corridor



Patient Room

- Dual vertical head walls
- Nested toilet rooms
- Nurse servers into corridor
- Visual connection to exterior



Family Waiting

View along Acute Care Corridor
adjacent to Interior Garden



**Main Entry w/ new corridor
entry to Acute Care Unit**
View from Main Parking





Funding

- No Additional community tax or Levy being pursued !!
- The hospital expansion is anticipated to be \$50 million dollars of which SPMC plans to invest 10% and seeks funding from USDA for the remaining balance.

Thank you for the letter of support

Next Steps

1. Community Town Hall forums Q1 2023
2. Will continue partnership with Elma city for license/permitting.
3. **Question:** Traffic study for Main street and plan for road access to employee parking lot from Young street.
4. Pre-Application submitted to USDA. Formal application planned for end of January.
5. Break ground Q1 of 2024
6. Timeline for construction: 18 months
7. Hospital expansion open to community 2025

Thank You

Questions ???