

2022

# MULBERRY HEALTH CLINIC PROJECT



**COMMUNITY**   
**FOUNDATION**  
of Greater Muscatine

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# INTRODUCTION

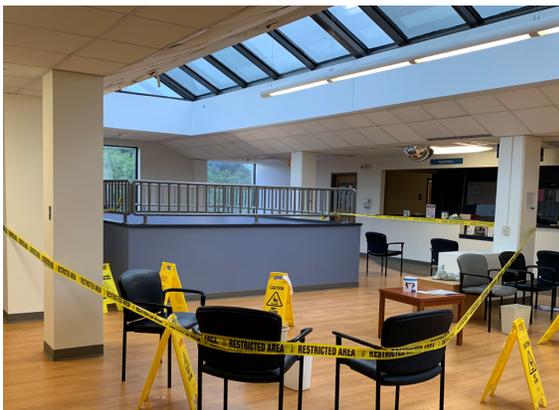
The Community Foundation of Greater Muscatine is leading an anticipated **\$14 to \$16+ million project to build a new, three floor, 42,000 square-foot, health clinic facility** that is operated by UnityPoint Health and connected to the UnityPoint Health – Trinity Muscatine Hospital, providing easy client access and service delivery for emergent issues, prescribed in-patient and out-patient services, lab, and radiology needs.

The new clinic will include room for **four additional provider spaces, as well as improved spaces for all twenty existing providers as a Patient Centered Medical Home**, a health care delivery model aimed to improve quality of life, efficiency, and experience of patients and providers.

The facility will replace the current Mulberry Health Clinic building that was built 47 years ago and has regulatory safety concerns that are being temporarily mitigated.

The one-time funding injection for this project will propel decreased healthcare system costs and improved health outcomes for the residents of Muscatine County, far into the future.

*Current Mulberry Health Clinic on the left and UnityPoint Health Trinity Muscatine Hospital on the right.*



*Photos of Mulberry Health Clinic with water leaking from the ceiling.*

# HEALTH EQUITY & ACCESS

The 2021 Community Health Assessment of Muscatine and Scott counties found access to health care to be a significant need of the community and **proposed lowering care access barriers as a top priority.**

A public forum held by Trinity Muscatine in 2021 focused on increasing both access to and awareness of available services, which identified **prioritizing health equity, access, and prevention** as factors to consider when deciding on objectives and strategies for health care in Muscatine County.

The COVID-19 pandemic has only **increased financial challenges and operational burdens** as individuals have **reduced care-seeking visits**, further limiting revenue and shrinking operating margins. Rural healthcare systems such as ours are more likely to serve older individuals with chronic conditions who have limited access to care otherwise, and who have been more seriously impacted by the virus. COVID-19 has also had a **disproportionate impact on populations of color**, of which Muscatine and Louisa counties have a high concentration, increasing acuity of patients.

According to County Health Rankings, **Muscatine County has the fourth highest percentage in Iowa of Hispanic residents**, and Louisa County is sixth.

"In other rural communities, when healthcare diminishes, so does the community, resulting in deeper system expenses and a community without preventative, equitable care. The opposite is true of communities with comprehensive healthcare systems like Muscatine County. The county is positioned for growth."

This project is an investment in the people of the county. Lack of individual health correlates to a reduction in academic progression and success, including students forgoing education for work to supplement income gaps driven by familial illness (mental or physical).

This collaborative community health solution will directly and immediately expand and improve patient equity and care, resulting in **multi-generational, social, and economic success** for families of Muscatine County and portions of the adjacent underserved Louisa County.

# PROJECT GOALS



## **Maintain a safe facility for health care professionals to practice and patients to receive their care.**

The current Mulberry Health Clinic facility was built in 1975 and was originally developed as part of a wider effort by local community leaders, which was later formalized under the Muscatine Health Support Foundation, with ownership transferring to the Community Foundation of Greater Muscatine in 2017.

The proposed project allows for continued operation of the current clinic while construction of the new space occurs. The new clinic will include room for four additional providers, as well as improved spaces for all twenty existing providers as a Patient Centered Medical Home, a health care delivery model aimed to improve quality, efficiency and experience of patients and providers.



## **Improve the ability to recruit and retain health care professionals to our rural community.**

Providers know that clinical design can also improve client outcomes and communication. In order to find and retain top talent, it's essential to foster an environment that empowers people with the right space to work, think, and collaborate. A quality workspace design leads to a less stressful and more productive atmosphere.

Updated, modern facilities at the Mulberry Health Clinic will help attract providers, increasing the amount of available care and consistent access to that care, which in turn will benefit Muscatine County's quality of life and economy.



## **Ensure continued local presence of quality primary health care.**

Access to quality care is necessary to ensure community members receive equitable preventive care, chronic disease management, and behavioral health counseling, ultimately leading to improved health outcomes and increased quality of life.

# HEALTH CLINIC BACKGROUND



The Community Foundation of Greater Muscatine owns the Muscatine Health Center Clinic Building (Mulberry Health Clinic) that is operated by UnityPoint Health and is connected to the UnityPoint Health - Trinity Muscatine Hospital. The 30,000 square foot clinic facility was built in 1975 through local business and industry donations and provides critical Family Practice, Pediatrics, Internal Medicine, Gynecology, and Surgery services, **averaging 50,000 visits annually**, excluding 2020 when services were limited due to COVID concerns and the number dropped to 36,000.

The Community Foundation has a long-term lease with UnityPoint Health to operate and maintain the health facility. Rental dollars received by the Community Foundation are returned to the community annually through competitive granting, creating a perpetual stream of funding that would not otherwise exist in our rural community.

**To date, \$6 million dollars have been granted back into the community to support projects that grow and further develop our local health care system.**

The current clinic healthcare infrastructure is not sustainable without financial infusion, even more so because of significant timing pressures created by evolving federal healthcare facility compliance standards. Without improvement, facility degradation will continue to erode service lines and primary care physician coverage, which already is an outlier at 2,147:1 in Muscatine County versus 1,391:1 in Iowa.

The comprehensive suite of health care services benefit beyond Muscatine and Louisa counties, serving as a point of access for Southeast Iowa and neighboring Illinois communities. It also serves as a referral source to Iowa City and the Quad Cities region specialists and tertiary care.

# QUALITY OF CARE



UnityPoint Health Clinic focuses on physician-driven, patient-centered care to achieve their vision of delivering the best outcome for every patient, every time.

Dedication to the patient has been repeatedly recognized by industry experts and reviewing bodies:

- Unity Point Health Muscatine Clinics achieved annual recognition with the National Center for Quality Assurance (NCQA) for **Patient Centered Medical Home**. The Patient Center Medical Home model of care places patients at the forefront of care, concentrating on a team-based approach, with intentional communication and coordination between the provider, nurse, and patient.
- Patient care surveys in 2019 and the tumultuous 2020 stayed **consistently strong** with:
  - 95% recommending their provider office
  - 97% satisfaction with physician communication
  - 96% satisfaction with the office staff experience

UnityPoint Health - Trinity Muscatine has also been recognized as a **Top 100 Rural & Community Hospital** and a '**Leapfrog A**' rated hospital, which is the **highest grade** in hospital safety.

# PROJECT IMPORTANCE

According to the HOPE Data, **Muscatine County is ranked among the least healthy counties** in Iowa for Health Factors, is ranked in the lower middle range of counties in Iowa for Health Outcomes, and has a **significant shortage of primary care physicians and mental health providers**.

## According to the 2021 Muscatine County Community Health Assessment:

- 48% reported difficulty or delay accessing needed health care
- 46% outmigration for health services
- 13% have used a hospital emergency room more than once in the past year; reported more often among low-income households, communities of color, and young adults
- "Getting an appointment" was the most common barrier to access that prevented medical care
- 77% of adults are overweight, 40% are obese
- 21% are excessive drinkers
- 7% of adults have no health insurance
- 23% reported that they experience fair or poor health; reported more often among Black and low-income respondents

**50%**  
of children in MCSD are  
eligible for free or  
reduced lunch

**46%**  
of Black Children are  
in poverty in  
Muscatine County

**35%**  
of households are  
single parent

Muscatine County is made up of a richly diverse population of neighbors and families. Its employment opportunities are strong in the manufacturing and service sectors. A portion of these employment opportunities do not provide wages necessary to maintain consistent transportation or the schedule flexibility to accommodate travel outside the community for healthcare, creating barriers to healthy outcomes and development of emergent issues.

## UnityPoint - Trinity Muscatine's Payer Mix:



## Healthcare is also critical to local economic development

not only through multiplying employment, but also through attraction and retention of business and industry, which in turn increases the quality of life. UnityPoint Health – Trinity Muscatine is currently the fifth largest local employer and pays \$25 million annually to 558 dedicated health care workers who live, pay taxes, and buy goods and services in our communities, while creating an estimated 279 secondary jobs to service the health care system and families.

# ECONOMIC IMPACTS

**Preventative Care.** Healthcare is a major economic driver in our community, and we know reacting to health problems is not the same as preventing them, with effects from individual quality and longevity of a life to amplification of treatment costs borne by the healthcare system. Inadequate local health care services further diminish already pressured operating margins, which leads to a digression of service lines and reduction in preventative health care access. The service diminishment in turn grows per capita system health care costs.

**Access Enhancement.** Additional funding will allow the clinic to employ more health providers and provide a broader range of services. We are unable to distinguish actual cost savings of rural health care access and availability, but anecdotally know that access via the Emergency Room or that is delayed until health issues become acute create considerable cost to the healthcare system and long-term health impacts for the client.

**Employment and Revenue.** This community project investment will generate a powerful impact over the 18-month construction period. This impact is just the beginning, considering that additional jobs are anticipated from additional providers to be added to the Clinic building, and the anticipated increase in volumes.

According to the National Center for Rural Health, a \$14 million rebuild and rehab project will annually create:

- 140 primary and secondary jobs,
- \$5.6 million in additional annual payroll,
- \$1.75 million in additional retail sales.

**Community Retirees.** Retirees are more likely to live where high-quality healthcare facilities exist. To that end, transfer receipts (Social Security, disability insurance, and Medicare/Medicaid benefits) make up 18.5% of all community income. In addition, estimates show an additional .5 FTE job is generated in a community for every retiree that resides there.

**Occupational Medicine.** Occupational Medicine supports a healthier workforce through various physical, psychosocial, and social improvements in the work environment, while creating employer savings through reduction in production interruptions, potential litigation, and overtime coverage for lost time employees.

# PROJECT DESIGN RENDERINGS

## EXTERIOR RENDERINGS



# EXTERIOR RENDERINGS



# INTERIOR RENDERINGS



## Questions?

Contact Jamie Leza, VP of Operations, at [jleza@givinggreater.org](mailto:jleza@givinggreater.org) or 563-264-3863.