

**Requestor: MHC Healthcare**  
**Date: March 31, 2015**

**Future Pima County Bond Election Proposed Project**

**Project Name:** MHC Healthcare Flowing Wells Family Health Center

**Location:** 1323 N. Prince Rd., Tucson, AZ 85705

**Scope:** Construct a 12,000 sq. ft. building for the MHC Flowing Wells Family Health Center (FWFHC) which will provide: Full-range of Family Practice medical, diagnostic and treatment services; vaccinations; treatment of minor injuries and wounds; disease management programs; and behavioral health services for children and adults, primarily in the 85705 zip code. MHC Healthcare previously acquired the land for \$700,000.

**Benefits:** The current health center facility has 5,306 sq. ft. and was originally built in 1963. It originated as two separate buildings, later joined into one practice. This resulted in a poor layout for proper patient flow, with a significant waste of valuable space and doorways and bathrooms which were grandfathered in and are not within the American Disabilities Act (ADA) standards. The age of the building is also creating frequent problems interrupting the provision of healthcare, such as gas leaks and electric and HVAC problems.

The proposed bond funding will enable MHC to construct a new 12,000 sq. ft. building for the Flowing Wells Family Health Center. This will allow MHC to add behavioral health services and to serve 3,500 additional medical and behavioral health patients at FWFHC. MHC will expand the current delivery model at this location to provide higher quality healthcare focusing on primary and preventive medicine, immunization management, disease management, depression, substance abuse and mental illnesses.

The Flowing Wells Family Health Center is located in the 85705 zip code of Pima County. It is a densely populated, low-income area with many homeless patients. The Flowing Wells service area has a target population of approximately 37,000 patients and FWFHC is currently serving over 3,000. The overall ethnic makeup of the population served by MHC is 73% Caucasian, 22% Hispanic or Latino and 5% other. The majority of the population is composed of young families, with 58% of the population being under 44 years of age and 26% under 20 years of age. The majority of the population residing in the community is composed of blue-collar workers who are employed in the Tucson Metropolitan area. Approximately 51% of the total population served at the Flowing Wells facility either have no health insurance or are enrolled in the AHCCCS Medicaid program. The overall average income of the population served in the area is low, with 54% of the households having incomes below 200% of the FPL.

The MHC Flowing Wells Family Health Center provides services for all patients regardless of their ability to pay. FWFHC provides eligibility assistance for patients applying for AHCCCS, a Marketplace Qualified Plan and the Sliding Fee Scale (SFS) programs. MHC's SFS Program allows patients who cannot afford health insurance and who do not qualify for AHCCCS to pay a specific charge for each visit based on the patient's income level. Construction of the new health center will increase the

amount, quality and scope of services MHC provides to those in need of healthcare services, but unable to pay for it. As well as increasing uncompensated care, it will also increase the provision of healthcare to patients on AHCCCS, Medicare or in the Healthcare Marketplace.

MHC currently offers extended hours at the Marana Main Health Center and weekend hours at two locations. Once FWFHC is fully staffed and meeting normal business hour demands for services, MHC will evaluate the need for extended and weekend hours with the possibility of expanding services Monday through Friday to 7 p.m. and establishing a Saturday clinic from 8 a.m. to 5 p.m. In addition, the new facility will allow for an increase in the availability of same-day and walk-in appointments, allowing patients to receive care when needed. The extended hours and same-day visits will provide working families a way to obtain healthcare without missing work or having to go to higher-cost emergency rooms. The new health center, with expanded capabilities, will benefit Pima County’s residents by saving time and money as a result of diverting patients from more costly emergency rooms. It will also help to improve the health and well-being of patients as they will not have to put off seeking treatment or miss work in order to go to the clinic. The improved access to care will benefit Pima County businesses by avoiding lost productivity from sick employees who miss work or face increased medical and insurance bills.

The proposed MHC Flowing Wells Family Health Center will improve access and availability of medical and behavioral health services, save money and improve health outcomes for adults and children by providing integrative care in the 85705 zip code.

**Total Cost Estimate:** \$3,000,000

**Bond Funding:** \$3,000,000

**Other Funding:** \$0

**Total Cost Estimate by Major Task:**  
(see table)

<b>Activity</b>	<b>Estimated Costs</b>
Architect Fees	\$85,000
Construction of Two-Story Facility	\$2,195,000
Furniture and Medical Equipment	\$720,000
<b>Total Estimated Bond Funding</b>	<b>\$3,000,000</b>

**Fiscal Year Project Start and Finish Date:** TBD

**Project Schedule by Major Task:**

<b>Activity</b>	<b>Schedule</b>
Land Acquisition	Completed
Architect & Planning	Months 1-3
Construction of Two-Story Facility	Months 3-15
Furniture and Medical Equipment	Month 16
Move-in	
Demolish Existing Building After Move Complete	Months 17-18
<b>Total Estimated Time</b>	<b>18 Months</b>

**Project Management Jurisdiction:** MHC Healthcare

**Operating Jurisdiction:** MHC Healthcare

**Future Operating and Maintenance Costs:** The projected incremental increase for O&M will be \$400,000 annually to be covered by the MHC operational budget.

**Regional Benefits:** MHC Flowing Wells Family Health Center provides services for adults and children, regardless of their ability to pay, in the 85705 zip code area. The proposed new facility will improve access and availability of medical and behavioral health services, save money and improve health outcomes through the addition of behavioral health services and the ability to serve 3,500 additional medical and behavioral health patients.

**Supervisor District of Project Location:** District 3