

March 1, 2010

12:00 Midnight. St. Joseph Memorial Hospital, Inc. ownership transfers to Pawnee County with HaysMed as management and hospital named Pawnee Valley Community Hospital.

August 31, 2010

Pawnee Valley Community Hospital records its first profitable month of operations ending the month with a Net Income from Operations for the month of \$16,630.00 EBITDA (Earnings before Interest, Taxes, Depreciation and Amortization).

November 2010

Pawnee County Commissioners Kathy Bowman, Donna Pelton and Chairman Arlis Atteberry consider the PVCH Master Plan Report along with the recommendations of: the Hays Medical Center administration; the Larned City Council; the Community Hospital Organization; the Community Hospital Committee; and many interested citizens and taxpayers before Resolving to immediately begin the process required to fully evaluate the feasibility of constructing a new hospital building for the use of the Pawnee Valley Community Hospital to be located at the current site of the original St. Joseph Hospital and connected to the existing new clinic building, said solution being the most cost effective solution available to insure the future availability of high quality medical care for the citizens of Pawnee County. Chairman Arlis Atteberry signs Pawnee County Resolution No. 2010-07 to formalize their decision.

Busy time for county leads to groundbreaking for hospital

(re-printed from PVCH Special Section, Sept. 30, 2011)

By Mike Gilmore

It's been a busy year. Pawnee County officials were breathing easier Sunday, as leaders, invited guests and residents observed the groundbreaking for the new Pawnee Valley Community Hospital facility in a special ceremony on the hospital lawn at 923 Carroll Ave.

The groundbreaking, which was marked by keynote speaker U.S. Senator Jerry Moran (R-Kansas) as an investment in the future of rural Kansas, was the result of more than a year of plans and negotiations by the county commissioners, hospital officials including managing partner Hays Medical Center, the Wichita design team that drew up the project and the Overland Park construction company that will be transforming the site from a 60-year-old building into a state-of-the-art critical access hospital.

"It's been a long haul for us," said Pawnee County Commissioner Donna Pelton, who with Commissioner Kathy Bowman has been in on the hospital's transformation since the beginning more than two years ago.

In June 2009, the commissioners, with Commissioner Arlis Atteberry, now retired, were informed by then-manager Catholic Health Initiatives that St. Joseph Memo-



GROUNDBREAKING EFFORT – With Pawnee County residents in the background, the Pawnee County Commissioners, state and city officials and representatives of HaysMed break ground with Pawnee Valley Community Hospital leaders Sunday on the PVCH lawn. (photo by Mike Gilmore)

rial Hospital, which had served the area since the 1950s, would be closed in September and its all-important critical access license allowed to lapse.

With the help of several civic organizations and the city of Larned, however, the commissioners moved into action asked the citizens of Pawnee County to approve vital funds for the future of health-care in the county. The citizens responded with a resounding yes vote which provided the funds necessary. While a suit was filed against CHI with the help of then-Kansas Attorney General Steve Six to keep the license, the community went north to Hays to enlist the aid of Hays Medical Center. HaysMed assumed operations of the hospital March 1, 2010.

"Seldom do you see a

hospital not only survive, but thrive, after an announcement they were going to shut a hospital down," said Shae Veach, vice president of regional operations at HaysMed. "It goes to show the attitude and the inspiration by the people of Pawnee County. They're dedicated to making sure this happens, and so are we."

Not long afterward, the facility now known as Pawnee Valley Community Hospital, with HaysMed and hospital administrator Matt Heyn overseeing local operations, was "in the black" and looking to upgrade.

Design planning

The Pawnee County Commissioners, at the request of HaysMed administration, then went to work to evaluate the options available to insure

the long-term viability of the PVCH in the summer of 2010. On Oct. 25, 2010, commissioners and community leaders met with Stephen Lewallen, AIA and president of Health Facilities Group, a Wichita firm with a long list of successful hospital representations.

The group heard the result of a summer-long study of the hospital facility that included an evaluation of the existing building and its electrical, mechanical and technological problems that had accumulated through the past half-century of use.

Lewallen offered the commissioners three choices: either repair the existing building, build an entirely new structure on a different site, or renovate the existing site in a phased partial reconstruction that would keep certain existing sections, while demolishing and rebuilding others.

Lewallen explained that the renovation, at an estimated \$18.16 million, could take place while the hospital was still operating, demolishing and rebuilding sections at a time over a 16-month period. Also at the meeting were Phillip Schultze and the Murray Company, who had worked with HFG on several projects.

Murray Company representatives explained two important concepts in their plan for construction – "construction manager at risk" and "guaranteed maximum price."

As "construction manager at risk," a construction company assumes responsibility for the project. The "guaranteed maximum price" is set so that unexpected overruns would be borne by the construction manager at risk rather than the owner of the project.

Through that autumn, the commissioners debated the aspects – and their costs – of the three options presented by HMG. They also made personal visits to several other hospitals that had recently either rebuilt or remodeled, to aid in their decision.

In December, the commissioners picked the on-site remodel option with its more accommodating \$18 million price tag. Signed by Atteberry, it was to be his last contribution to the hospital process as commissioner, passing the reins to newly-elected commissioner John Haas in January.

Construction Manager at Risk

Armed now with a vision and a plan, the next step in the process was

to select the construction company that would oversee the renovation project. Along the way, the commissioners approved the creation of the Public Building Commission that would oversee the bond financing process, appointing Dick King, Tom Giessel and Tim George to serve on the board.

After interviewing a "short list" of candidates, Murray Company was selected as construction manager in April. Debate then turned to the details of the construction, fixing the "guaranteed maximum price" and setting the timeline for the renovation.

The 51,000 sq. ft. facility is expected to be completed in the spring of 2013, at a cost of \$18.3 million funded by a Public Building Commission bond issue.

When completed, it will offer 23 patient rooms in critical access service, with a separate emergency room and an on-site helicopter pad for transfers. The renovation also incorporates the Pawnee Valley Medical Associates clinic, with its emphasis on outpatient services. Additional testing equipment currently offered by mobile medical trailer from Hays, such as CT scans, will be moved inside the building.

"Pawnee Valley Community Hospital
.... We're Counting on You 24/7"

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