

Lynn County Healthcare System Talking Points

Honoring Our Past

- Community leaders initiated a visionary project 50 years ago to provide healthcare services to Lynn County residents.
- Our facilities have been integral to serving the community throughout the years.

Growing Over the Decades

- With strong community support, Lynn County Healthcare System (LCHS) has expanded its services.
- Addition of critical services such as the Critical Access Hospital designation, Transitional Care (Swing Bed) Program, and others have ensured financial sustainability.
- Additional facilities like the Rehab and Fitness Center, Fast Track Clinic, and Tahoka Drug have contributed to the growth of healthcare accessibility.
- Our services extend beyond Lynn County to neighboring areas such as O'Donnell, Garza County, and soon to New Home on May 6th.

Healthcare Accessibility

- LCHS ER averages over 200 patients a month.
- LCHS EMS covers 915 square miles and responds to over 700 emergencies annually.
- LCHS lab accommodates over 125,000 visits yearly, and radiology serves over 5,500 patients.
- Transitional Care (Swing Bed) program provides over 1500 patient care days annually.
 - ~75% of all transitional care patients return to their personal residence.
- LCHS services save valuable time and resources for patients who would otherwise not receive care.

Challenges Facing Today's Mission

- Despite being a healthcare leader, Lynn County Healthcare System faces challenges due to outdated infrastructure.
- The current building is not equipped to meet the demands of 21st-century healthcare, including outdated Plumbing, Electrical, and HVAC systems built with 1970s technology.
- With our new Emergency Room and Fast Track Clinic, we will upgrade the facility to better meet standards for workplace safety, while also enhancing mental health facilities to provide better care for those in need.
- While we have adeptly managed our resources over time, it is evident that our current facilities lack efficiency.

Preparing for the Future

- A \$23 million project is proposed to modernize Lynn County Health System, ensuring its viability for the next 50 years and beyond.
- The project includes converting all rooms to have wheelchair accessible bathrooms and implementing 21st-century infection prevention and control measures.
- Plans also encompass expanding the kitchen and food production facilities to accommodate future growth.
- Upgrading all electric facilities to handle 21st-century loads will enhance reliability and efficiency.
- Expanded central supply will ensure the safe receiving of supplies, contributing to better patient care.
- Improvements to the medical oxygen delivery system and emergency generator power will meet 21st-century standards, ensuring uninterrupted patient care during emergencies.

We will be creating 9 new rooms to convert our current double occupancy rooms into single occupancy rooms, to better protect personal information and maintain infection control.

- Including 4 rooms with advanced infection control measures as brought forth by the recent pandemic.
- Funding will be secured through the USDA Direct Loan program with an anticipated interest rate of 3.7%.
 - This bond will be for up to ~.15c on a \$100, equivalent to \$150 per \$100,000 property annually.
 - EX: a \$100,000 property will cost and additional \$150 in taxes annually (or \$12.50 monthly)

POLLING LOCATIONS, DATES AND HOURS

ELECTION DAY POLLING LOCATION AND HOURS May 4, 2024

- Election Day Polling Locations open from 7:00 a.m. to 7:00 p.m. Location Lynn County Hospital – Business Office 2600 Lockwood Street Tahoka, Texas 79373
- Early voting begins on April 22, 2024, and ends April 30, 2024, Early Voting Site Lynn County Hospital – Business Office 2600 Lockwood Street Tahoka, Texas 79373
- The dates and times of Early Voting are: 4-22.2024 – 4.26.2024: 8:00 a.m. – 5:00 p.m.
4.29.2024 – 4.30.2024: 8:00 a.m. – 5:00 p.m.

OPINION OF PROBABLE COST - SUMMARY PAGE

AREA	SF	COST	COST/SF
Admin / Entry	3,953	\$ 1,514,631	\$383.16
ED & Fast Track	7,377	\$ 4,683,499	\$634.88
Inpatient Unit (Renovation)	17,111	\$ 4,315,498	\$252.21
North Wing / Kitchen	10,170	\$ 5,705,370	\$561.00
East Wing Addition	2,452	\$ 1,062,942	\$433.50
Site		\$ 3,001,436	
ELECTRICAL SECONDARY & GENERATOR ALLOWANCE	N/A	\$ 1,374,950	
BULK OXYGEN RELOCATION BY AIRGAS ALLOWANCE	N/A	\$ 25,000	
Subtotal	41,063	\$ 20,283,377	\$493.96
Payment & Performance Bonds		\$ 174,454	
Escalation (9 months at 5.8% per year)		\$ 811,335	
TOTALS	28,441	\$ 21,269,165	\$747.83

Lynn County Hospital District Sources & Uses February 2023 Update			
		Hospital Renovation	
Sources			
Construction Loan/Direct Loan	21,970,000	94%	
Non-Direct Loan Debt	-		
Foundation Match	1,000,000	4%	
Hospital Cash Contribution	500,000	2%	
Total Sources	23,470,000		
Uses			
Capitalized Interest	823,875		
Cost of Issuance	161,009		
Financing Fee	219,700		
Bond Counsel	-		
Project Costs			
Construction Costs	20,457,830		
Construction Escalation	811,335		
Architectural/Engineer Fees	496,251		
Equipment, FFE & Contingencies	500,000		
Total Uses	23,470,000		
		Key Debt Assumptions	
			Direct Loan Interest Rate 3.75%
			Non-Direct Loan Interest Rate NA
			Term (yrs) 40
			Amortization (yrs) 40
			Construction Draws Yes
			Construction Time Period (yrs) 2.00
			Construction Interest Rate 3.75%
			Annual Debt Service 1,069,048
		Operational Assumptions	
			Forecast 2025 Cash Flow 224,718
			Coverage (X) 0.21
		Tax Assumptions	
			Tax Base 2024 757,943,734
			Assumed Tax Rate (cents) 15
			Property Taxes for GO 1,136,916
			Coverage (X) 1.06
BALANCE CHECK			
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Cost of Issuance Fees
Feasibility Forecast 60,000.00