



## 2026 Iowa Certificate of Need (CON) Application

Instructions: 1. Complete all the sections below. 2. Provide concise, evidence-based responses, with supporting documentation or data as needed. 3. Reference Iowa Code 10A.714, as needed, to complete the application. 4. Upload additional documentation, as needed.

### Primary Contact

Mr. Bennett Masden

### Primary Contact Employer

Great River Health

### Primary Contact Email

bmasden@greatriverhealth.org

### Facility Name

Southeast Iowa Regional Medical Center

### Facility Address

1221 S Gear Avenue, West Burlington, Iowa 52655

### Project Title

Southeast Iowa Regional Medical Center 5-Bed Expansion

### Project Type

Change in bed capacity

## 1. Applicant and Facility Overview

### a. Project Purpose and Objectives:

Southeast Iowa Regional Medical Center is proposing to add five acute care beds to its hospital license. These beds are physically located at 1221 S. Gear Avenue, West Burlington, Iowa 52655 and were previously included in the licensed bed count of Southeast Iowa Regional Medical Center's 135B long term care facility known as Klein Center, which is located at 1307 S. Gear Avenue, West Burlington, Iowa 52655. On January 21, 2026, Southeast Iowa Regional Medical Center requested that the five beds be decertified from the Klein Center, with the intention that the beds would be repurposed for acute care use within the hospital. This change allows the organization to right-size its licensed capacity with current patterns of demand, ensuring that available space is used efficiently to meet the community's evolving healthcare needs while maintaining access to long-term care services. This proposed adjustment was informed by historical utilization patterns, as these beds remained unoccupied by Klein residents for some time. Repurposing the beds for acute care hospital use within the hospital will help Southeast Iowa Regional Medical Center better support inpatient demand.

### b. Relationship to Long-Range Development Plan:

This project helps ensure the health system is able to meet increasing inpatient demand, particularly during peak respiratory season.

### c. Description of Proposed Service/Program:

The proposed change involves the addition of five acute care hospital beds that were previously licensed as nursing facility beds on the Klein Center's 135B license.

As noted on the attached CON Bed Utilization Form, Southeast Iowa Regional Medical Center has historically been licensed for 428 beds, which included 165 dual-eligible beds at Klein Center and 263 acute care beds at Southeast Iowa Regional Medical Center's West Burlington (213) and Fort Madison (50) campus locations. Southeast Iowa Regional Medical Center is now seeking a CON to add the five former Klein Center beds to its hospital license.

This will allow the hospital to address a growing demand for acute care beds, better support inpatient census during peak respiratory season; decrease overcrowding in the emergency department; and reduce patient transfers necessitated by bed unavailability, which can take ambulances out of service for hours. The cost to the organization will be negligible, as these five beds exist in fully furnished and equipped patient rooms that can be staffed with qualified personnel immediately and without any need to construct, retrofit, or purchase equipment. The addition of these five beds will be seamless and patients will experience the positive impact of this change immediately.

**d. Target Population: Specify geographic and demographic areas.**

Southeast Iowa Regional Medical Center serves a multi-county region in southeast Iowa that includes rural and underserved populations. The hospital serves patients from Des Moines, Henry, Lee, and Louisa counties, representing a total population size of approximately 100,000 residents. Over 20% of the population is aged 65 or older compared to the statewide average of 18% (U.S. Census Bureau, 2024).

**e. Relation to Existing Provider Network: Summarize relationship with other health care providers/services in the region.**

Southeast Iowa Regional Medical Center operates as an integral part of the regional healthcare network, collaborating with primary care clinics, home health agencies, nursing facilities, and specialty providers to ensure continuity of care for residents. Adding the five (5) beds that were recently decertified from Klein Center to the hospital's license will not negatively impact these relationships or the availability of services in the region. Instead, it affords Southeast Iowa Regional Medical Center greater capacity to admit acutely ill patients, which will, in turn, reduce emergency department overcrowding, decrease the need to transfer patients, maintain ambulance service for local emergencies, and relieve pressure at hospitals in adjacent communities.

**f. Funding Sources and Financial Resources: Identify and document sources of funding and financial viability.**

No funding will be required to support the addition of these beds.

**Current # of Beds (if changing)**  
263

**Current bed type (if changing)**

**Requested # of Beds (if changing)**  
5

**Requested bed type (if changing)**  
Hospital

**Document Upload**  
CON Bed Utilization Statistics (FINAL).pdf

## 2. Community Need and Service Gaps

**a. Description of Need:**

Southeast Iowa Regional Medical Center's demand for inpatient utilization has been increasing annually for several years. For example, in FY24, emergency department utilization increased by 24 percent in late spring and summer and by 53 percent from October through March, compared to FY23. In addition, in

FY24, the hospital experienced a 58 percent increase in patients occupying acute care beds under “observation status,” and in FY25 that number increased an additional 44 percent.

These significant increases in patient volumes result in challenges with hospital throughput and capacity management, particularly during peak respiratory season. The addition of five licensed acute care hospital beds will provide greater capacity during seasonal census peaks, leading to a decrease in time waiting for an available bed.

**b. Assessment of Existing Services and Gaps:**

The addition of five (5) inpatient beds will directly address current gaps in service capacity that contribute to unnecessary transfers and emergency department overcrowding. These issues result in fragmented care and additional burden on patients and families within our service region.

Expanding the hospital’s licensed bed capacity will allow for timely admissions, better continuity of care, and improved access to essential hospital services for patients within our service region. It will also reduce the number of ambulances leaving the community for patient transfer purposes. The proposed change is a data-driven response and aligns with our mission to provide safe, accessible, and high-quality care.

**c. Alternatives Analysis:**

No alternatives have been considered, as the proposed solution does not require financial investment.

**d. Accessibility Considerations:**

Southeast Iowa Regional Medical Center serves a largely rural population where access to inpatient services can be limited by geography and transportation. When the inpatient units reach capacity, patients are sometimes transferred to outside facilities. This creates significant hardship for patients and their families. Adding five beds to the hospital license will reduce the frequency of these transfers, allowing more patients to receive timely, comprehensive care close to home.

**e. Community Input/Support:**

Given the limited scope of this project and the absence of any adverse impact on community members, formal community engagement was not conducted.

**Document Upload (if needed)**

**f. Non-discriminatory Access:**

The proposed change will not materially affect how the service is rendered. No adverse modifications to service offerings will be made that would result in discriminatory practices.

### **3. Impact on Existing Providers**

**a. Impact Assessment:**

By expanding capacity locally, Southeast Iowa Regional Medical Center will retain patients who would otherwise require transfer to tertiary or regional referral centers. These transfers can contribute to bed shortages and overcrowding at neighboring hospitals, which are often operating at or near capacity. The addition of five (5) licensed beds will enable more patients to be stabilized, treated, and discharged within our community. This reduces strain on referral facilities and improves efficiency within the regional system.

**b. Community and Economic Impact: Broader system effect and value-added to the community.**

This proposed expansion will have a positive impact on the community by allowing Southeast Iowa Regional Medical Center to improve access to hospital services within the community and allow more patients to remain in the area and receive care close to home. The repurposing of these beds for acute care use is likely to decrease emergency department overcrowding during peak respiratory season and reduce the need for transfers to outside facilities. Consequently, Southeast Iowa Regional Medical Center can keep patients connected to their local providers and support networks while ensuring timely,

coordinated care delivery.

**c. Efficiency in Use of Resources: Shared/cooperative arrangements to maximize efficiency.**

This project does not involve new shared or cooperative arrangements. The proposed expansion of five acute care beds is an internal operational adjustment intended to reduce emergency department overcrowding and transfers and improve the quality of care for patients.

## **4. Financial and Operational Feasibility**

**a. Financial Projections and Feasibility:**

There are no capital costs or investment associated with the proposed change. The change is intended to proactively manage compliance risk to ensure stability and continued access to care.

**Document Upload (3-year budget projections)**

Budget - SEIRMC - Addition of 5-Beds - FY2027-FY2029.pdf

**b. Staffing and Operations:**

No incremental staffing will be required to support the change in licensure of these five beds. No structural, management, or resource changes will need to be pursued. These five beds exist in fully furnished and equipped patient rooms that can be staffed with qualified personnel immediately and without any need to construct, retrofit, or purchase equipment. The addition of these five beds will be seamless and patients will experience the positive impact of this change immediately.

**c. Short and Long-term Viability:**

Expanding the acute care bed count by five (5) beds will allow the hospital to sustainably support rising inpatient census levels in the short term, during annual respiratory seasons, and in the long term, as our population continues to age.

## **5. Community and Economic Impact**

**a. Community Engagement:**

Given the limited scope of this project and the absence of any adverse impact on community members, formal community engagement was not conducted.

**b. Resource Availability:**

The proposed change involves expanding the number of licensed hospital beds by five (5). Adequate staffing exists to support the utilization of these beds for inpatient purposes

**c. Organizational Relationships:**

This project does not involve any changes to existing organizational relationships or the establishment of new relationships with other entities.

## **6. Project Planning**

**a. Project Timeline:**

On October 22, 2025, Southeast Iowa Regional Medical Center received approval for an exemption from full plan review (project A-25-458) from the Iowa Department of Inspections, Appeals, & Licensing's Building Code Bureau. A copy of that approval has been uploaded with this application with the file name "Plan Review Approval (10-22-25).pdf." On January 27, 2026, Christopher Dunn confirmed all FGI requirements had been satisfied, and the Fire Safety Bureau staff would determine necessity to perform a Life Safety Code Inspection. A copy of the correspondence from Mr. Dunn has been uploaded with this application with the file name "DIAL Correspondence (01-27-26).pdf."

Assuming CON approval, Southeast Iowa Regional Medical Center plans to place the five beds into service as hospital beds effective on May 1, 2026.

**b. Innovative Components:**

The proposed change does not involve any innovative components. This will simply be an operational adjustment intended to align licensed capacity with the demand for inpatient acute care hospital services.

**c. Regulatory Compliance:**

Southeast Iowa Regional Medical Center will maintain full compliance with all applicable state and federal regulations, including CMS requirements for hospital facilities. This five (5) bed expansion of the acute care hospital license will allow the hospital to avoid emergency department overcrowding.

## **7. Special Criteria for Specific Services:**

**a. Alternative Consideration (10A.714(2)(a)):**

Southeast Iowa Regional Medical Center considered not adding the five unused Klein Center beds to the acute care hospital license and reducing the overall licensed bed count by five; however, due to persistent emergency department overcrowding and the high demand for inpatient admissions, particularly during respiratory season, it is prudent to maintain Southeast Iowa Regional Medical Center's total licensed bed count and add those beds to the category where the demand is highest.

**b. Utilization of Similar Facilities (10A.714(2)(b)):**

Southeast Iowa Regional Medical Center is considered a regional healthcare facility and the only hospital located in Des Moines and Lee counties. If inpatient bed access is not expanded to meet the demand of hospital admissions in southeast Iowa, a greater number of patients will be transferred to other communities, which can strain family resources and contribute to bed shortages in neighboring hospitals. By expanding the hospital's acute care licensed bed count, southeast Iowans are more likely to be hospitalized in their hometown instead of utilizing bed space in adjacent communities.

**c. Construction/Modernization (10A.714(2)(c)):**

Construction and modernization efforts are not in scope or relevant to the proposed change.

**d. Access Concerns (10A.714(2)(d)):**

There is a risk of immediate serious inpatient access problems if these five beds are not added to Southeast Iowa Regional Medical Center's acute care hospital license. As noted above, Southeast Iowa Regional Medical Center is considered a regional healthcare facility and the only hospital located in Des Moines and Lee counties. If inpatient bed access is not expanded to meet the demand of hospital admissions in southeast Iowa, a greater number of patients will be transferred to other communities, which can strain family resources and contribute to bed shortages in neighboring hospitals. By expanding the acute care bed category of the hospital license, southeast Iowans are more likely to be hospitalized in their hometown instead of utilizing bed space in adjacent communities.

**e. UIHC Special Role (10A.714(3)):**

Not applicable.

**Signature**

*Bennett Masden*

**Additional Supporting Documents Upload**

DIAL Correspondence (01-27-26).pdf

Plan Review Approval (10-22-25).pdf