



**Moab Free Health Clinic**  
*Your Gateway to Community Health Resources*

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December 9, 2025

Mayor Joette Langianese  
Moab City Council  
Michael Black, City Manager  
Savannah Thomas-Arrigo, Grant Coordinator

Dear Moab Governing Body,

Every day, hundreds of Grand County residents face barriers to accessing essential healthcare. From January through November 2025, the Moab Free Health Clinic (MFHC) delivered 3,250 appointments, serving more than 12% of our population. Yet two-thirds of our patients report that they would go to the emergency room, or forgo care entirely, if MFHC did not exist. Reliable access to volunteer providers is critical to prevent gaps in care and ensure our community receives the specialty services it needs.

On behalf of MFHC, we request the City of Moab's partnership in applying for a Community Development Block Grant (CDBG) to support two critical infrastructure projects that will directly strengthen healthcare access for our community.

Our primary request is \$350,000 to place a three-unit modular triplex on MFHC property, providing free lodging for credentialed volunteer providers, including physicians, dermatologists, dentists, vision specialists, mental health professionals, medical residents and students, and AmeriCorps VISTAs. This \$350,000 investment would provide on-site lodging for years to come, eliminating thousands of dollars in annual hotel costs while enabling hundreds of additional appointments each year.

Lodging is often the limiting factor in hosting volunteers or running specialty clinics. For example, in 2026, we will need 192 nights of accommodations to host two volunteer optometrists and support staff from the Hope Alliance, a nonprofit that provides free eye exams and glasses to HMK students and uninsured residents. While we do receive in-kind hotel donations, availability is limited, especially during peak season. Securing paid lodging at current Moab hotel rates (\$150–\$200 per night) would cost approximately \$28,800–\$38,400 for one three-day vision clinic. On-site lodging would eliminate this uncertainty, allow us to host more providers reliably, expand specialty services, and improve continuity of care. These vision clinics alone are expected to result in approximately 575 appointments.

Accessible lodging is also essential for other initiatives. The University of Utah has expressed interest in establishing an extended medical residency with MFHC, but securing several weeks or months of hotel accommodations is challenging. On-site lodging would attract additional providers, support extended residencies, reduce strain on emergency services, and ensure that specialty clinics can consistently reach the patients who need them most.

If funds are available, we request \$60,000 to improve MFHC's parking lot, including repaving the front entrance for safer, more accessible patient entry, repaving smaller areas in need, and



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crack sealing, resurfacing, and restriping to improve ADA access and overall safety. These improvements will directly benefit all patients, staff, and volunteers, making the clinic and Moab Community Resource Center safer and more welcoming for the community.

We recognize that these requests represent a significant investment. However, MFHC does not charge patients for care and does not generate operating income from services. Grants and community partnerships such as this are important for us to carry out capital projects that directly benefit public health.

Attached for your review are the project cost estimate, site location, and preliminary floor plan for the triplex. We would be grateful for the opportunity to work in partnership with the City to pursue this funding and further strengthen healthcare access for the Moab community. This project is a low-risk, high-reward opportunity, especially with David's track record of completing over 20 successful Community Development Block Grants for the City of Moab.

Thank you for your consideration and for your continued leadership in service to our community.

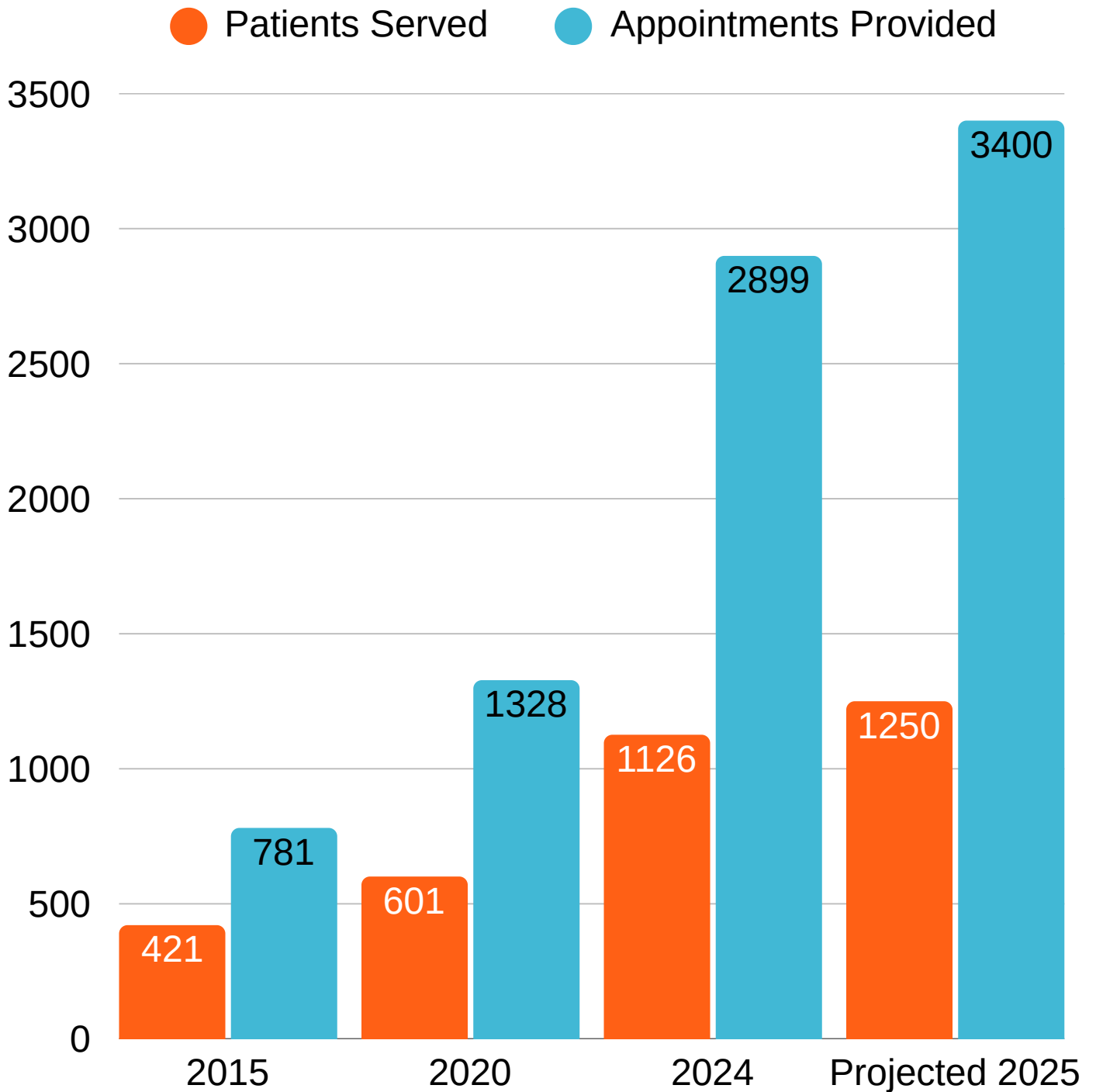
With gratitude,

Kate Jagla, Executive Director

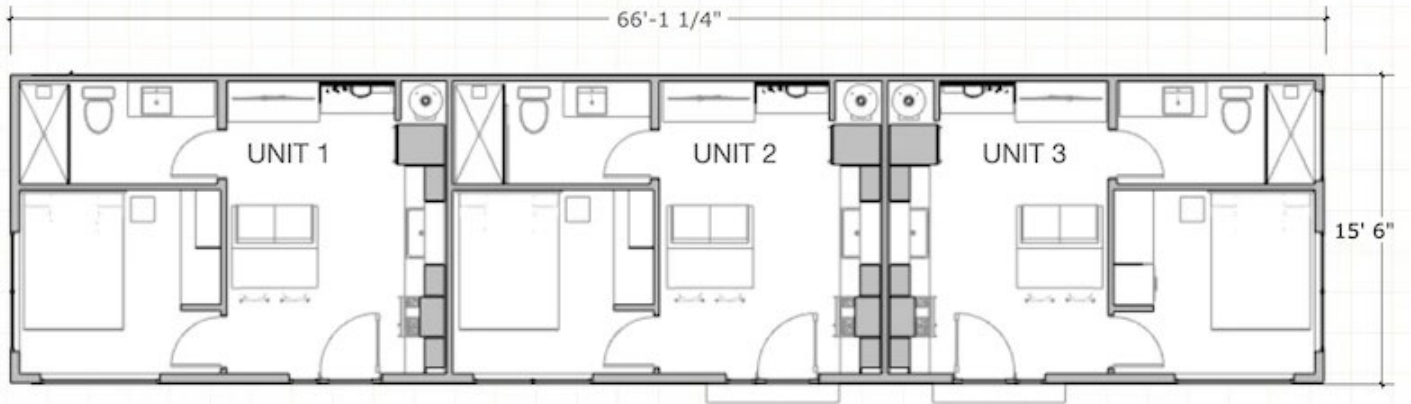
David Olsen, Development Manager

Moab Free Health Clinic

# Our Community Impact Over the Last Decade



# Triplex Floor Plan



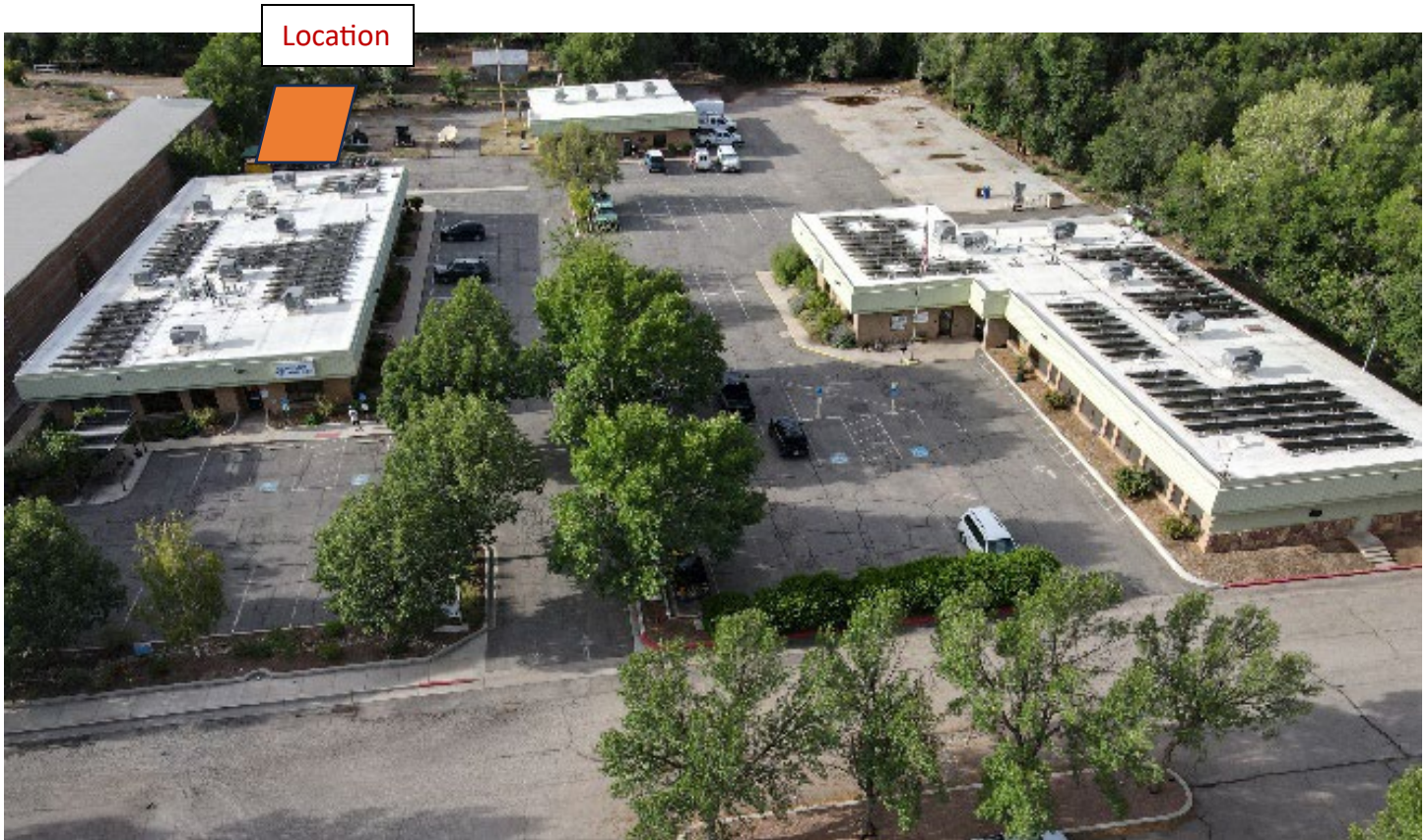
FLOOR PLAN



Example



# Triplex Site





# Zip Kit Homes Cost Estimate for Modular “Dakota” Triplex:

**Cost of the Triplex: \$296,900**

**Shipping Estimate: \$8,136**

**Fees, Water, Sewer, Power, Footing, etc.: \$50k–\$55k**

**Crane @ \$450-\$500 per hour for 2 days: \$7,200-\$8,000**

**Conservative Total Project Cost Estimate: \$368,036**

**(Note: MFHC often requests and obtains some reductions or donations for project costs.)**

## Details of Cost Estimate:

### City of Moab’s Master Fee Schedule:

- Culinary water connection fee (typical 5/8" x 3/4" meter, “meter provided by City”): \$1,746.60
- Culinary water impact fee (typical 5/8" x 3/4", 1.0 ERU): \$478.00
- Sanitary sewer connection fee (4" line, within the City): \$680.00
- Sanitary sewer impact fee (single-family residence, within City): \$1,566.00

### Land prep / excavation / grading (small residential pad + trenches)

- Estimated: \$3,500 – \$9,000
- Light clearing/strip topsoil, minor cut/fill, compacted pad, small equipment mobilization.
- Excavation pricing is highly site-dependent; typical excavation cost ranges often cited are broad.

### Concrete foundation footing (perimeter footing typical for modular set)

- Estimated: \$9,000 – \$18,000 Concrete cost inputs in Utah are often cited around \$120–\$150 per cubic yard (2025) before everything else (forms, rebar, labor, excavation, reinforcement, inspections, pump truck, etc.).
- Installed foundation/slab cost-per-sf ranges commonly cited (national/general) run wide (e.g., \$6–\$14/sf depending on type/complexity). While you asked for footing, not a full slab, footing installs still inherit the same labor/logistics cost drivers.

### Plumbing (site utilities + under-home stub-outs + trenching)

- Estimated: \$4,500 – \$12,000
- What’s usually inside this bucket: Water service line trench + pipe to stub-up, sewer line to lateral if sewer, pressure test/backfill (and sometimes bedding/gravel), trenching unit-cost guides commonly cite ranges like \$5–\$12/lf for basic trenching and \$11–\$27/lf depending on conditions/options.

### Power (electric service connection + trench/conduit + panel coordination)

- Estimated: \$3,000 – \$10,000
- Rocky Mountain Power explicitly provides a Residential Line Extension Estimator for a “ballpark estimate” (cost depends on site specifics). Trenching will often mirror the trenching ranges cited above.