

# FCR 11

Office of the President  
March 16, 2015

Members, Board of Trustees:

## RENOVATE/UPGRADE UK HEALTHCARE FACILITIES (PHASE I-G) CAPITAL PROJECT

Recommendation: that the Board of Trustees approve the initiation of the Renovate/Upgrade UK HealthCare Facilities (Phase I-G) Capital Project.

Background: The Albert B. Chandler Hospital Facilities Development Plan provides for the systematic replacement and renovation of patient care facilities. The Renovate/Upgrade UK HealthCare Facilities Capital Project, designated as Phase I-G of the Development Plan continues the fit-out of surgical services and other space within Pavilion A.

Since the opening of the first two patient care floors in Pavilion A of the new Patient Care Facility in May 2011, UK HealthCare (UKHC) has continued to experience strong patient demand for the delivery of its hospital system services. This volume increase has placed substantial capacity and throughput constraints on hospital system operations, requiring continued fit-out of Pavilion A to ensure the availability of adequate facilities for patient care. The 8<sup>th</sup> floor of Pavilion A opened in December 2014 and the fit-out of the 9<sup>th</sup> and 10<sup>th</sup> floor will commence soon with completion expected in the summer of 2016.

The demand for surgical services has grown progressively since Pavilion A opened. The construction of additional operating rooms and support areas is needed to improve patient throughput and staff efficiency.

Also, the increased number of patient beds in Pavilion A (320 additional beds with the opening of the 10th floor) make it logistically unreasonable to transport patients to Pavilion H or HA for inpatient diagnostic services. Relocating these functions to Pavilion A will improve patient satisfaction and increase efficiency.

To address these concerns, Phase I-G of the A.B. Chandler Hospital Facilities Development Plan includes the following enhancements to Pavilion A:

- Fit-up of one additional patient floor (11)
- Relocation of the existing Blood Bank to Pavilion A
- Expansion and relocation of Radiology to Pavilion A
- Continuation of fit-out of new operating rooms

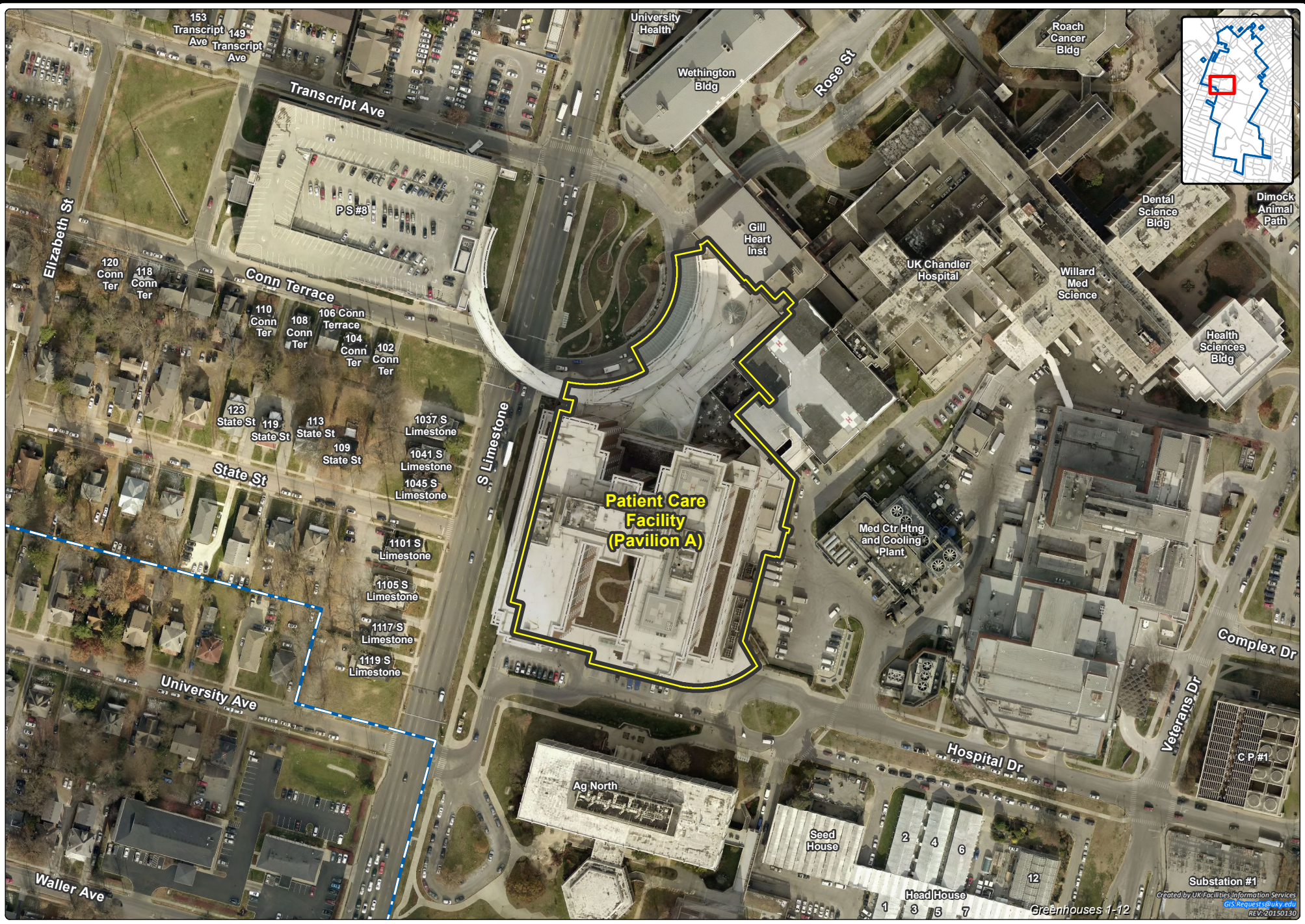
This phase of the project has an estimated scope of \$75,000,000, well within the total legislative authorization of \$130,000,000, and will be financed with agency funds. Contingent upon Board approval, the University will request that the Capital Projects and Bond Oversight Committee merge the \$130,000,000 legislative project authorization titled Renovate/Upgrade UK HealthCare Facilities 2 and the previously approved \$150,000,000 authorized project titled Renovate/Upgrade HealthCare Facilities for a combined \$280,000,000 legislatively authorized scope for the 2014-16 biennium. The combination of the two phases creates a more cost effective and efficient development approach to the continued fit-up of the building.

### **Implementation of the Albert B. Chandler Hospital Development Master Plan**

- At its December 2004 meeting, the Board approved initiation of a major initiative to replace the original 1959 hospital structure. The project would be completed in multiple phases over an estimated five-year period.
- At its October 2005 meeting, the Board approved the consolidation of the Patient Care Facility project (Phase I-A) with several authorized infrastructure projects to bring the aggregate authorized scope to \$450,000,000.
- At its September 2007 meeting, the Board approved adding two shelled patient bed floors to the project.
- At its September 2008 meeting, the Board approved the consolidation of related legislative authorizations and increased the scope of the Phase I-A project to \$532,300,000.
- At its June 2010 meeting, the Board approved the initiation of the Operating Room Suite and Related Support Space project (Phase I-B) increasing the scope of the total project to \$570,000,000.
- At its February 2011 meeting, the Board approved the initiation of the Data Center and Related Support Space project (Phase I-C) increasing the scope of the total project to \$575,600,000.
- At its June 2013 meeting, the Board approved the initiation of the Fit-up of the Eighth Floor and Pharmacy project (Phase I-D) increasing the scope of the total project to \$607,100,000.
- At its September 2013 meeting, the Board approved the planning and design of the Fit-up of the Clinical Decision Unit project increasing the total project scope by \$500,000 to \$607,600,000.
- At its January 2014 meeting, the Board approved the initiation of the Fit-up of the Clinical Decision Unit project (Phase I-E) increasing the existing scope of the total project to \$613,100,000.
- At its June 2014 meeting, the Board approved the Renovate/Upgrade UK HealthCare Facilities project (Phase I-F) including the fit-out of patient floors 9 and 10; replacement of the kitchen and cafeteria; replacement and relocation of the Hyperbaric Chamber to Pavilion A; relocation of the Magnetic Resonance Imaging to Pavilion A; installation of remaining elevators; Central Chiller Plant addition; and relocation of the Neonatal Intensive Care Unit (NICU) from Pavilion H to Pavilion HA. As a result, the total approved project scope of the Patient Care Facility: increased by \$150,000,000 to \$763,100,000.

---

Action taken:     Approved     Disapproved     Other \_\_\_\_\_



**Patient Care Facility (Pavilion A)**



**FCR 11 - RENOVATE/UPGRADE UK HEALTHCARE FACILITIES (PHASE I-G)**



Created by UK Facilities Information Services  
 GIS.Requests@uky.edu  
 REV: 20150130