

Northfield Hospital + Clinics

Birth Center & Clinic Expansion Final Plan

Northfield City Council

August 5, 2019





Objectives

- Present the final design
- Review pricing and funding
- Review the construction schedule



Space Challenges

The lack of available space on the Northfield Campus is limiting the opportunity for growth.

This project was designed to address this challenge

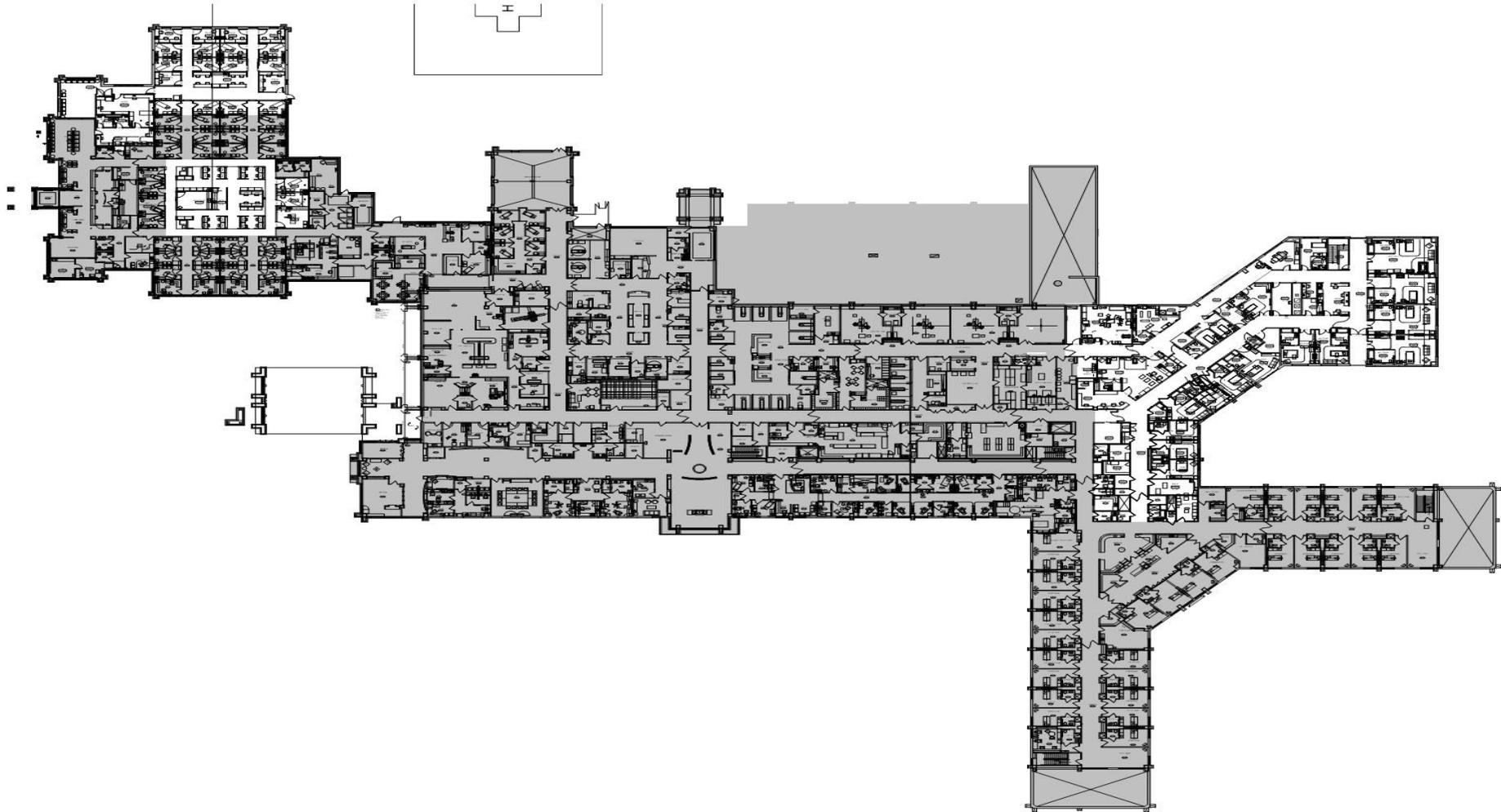


Current Campus



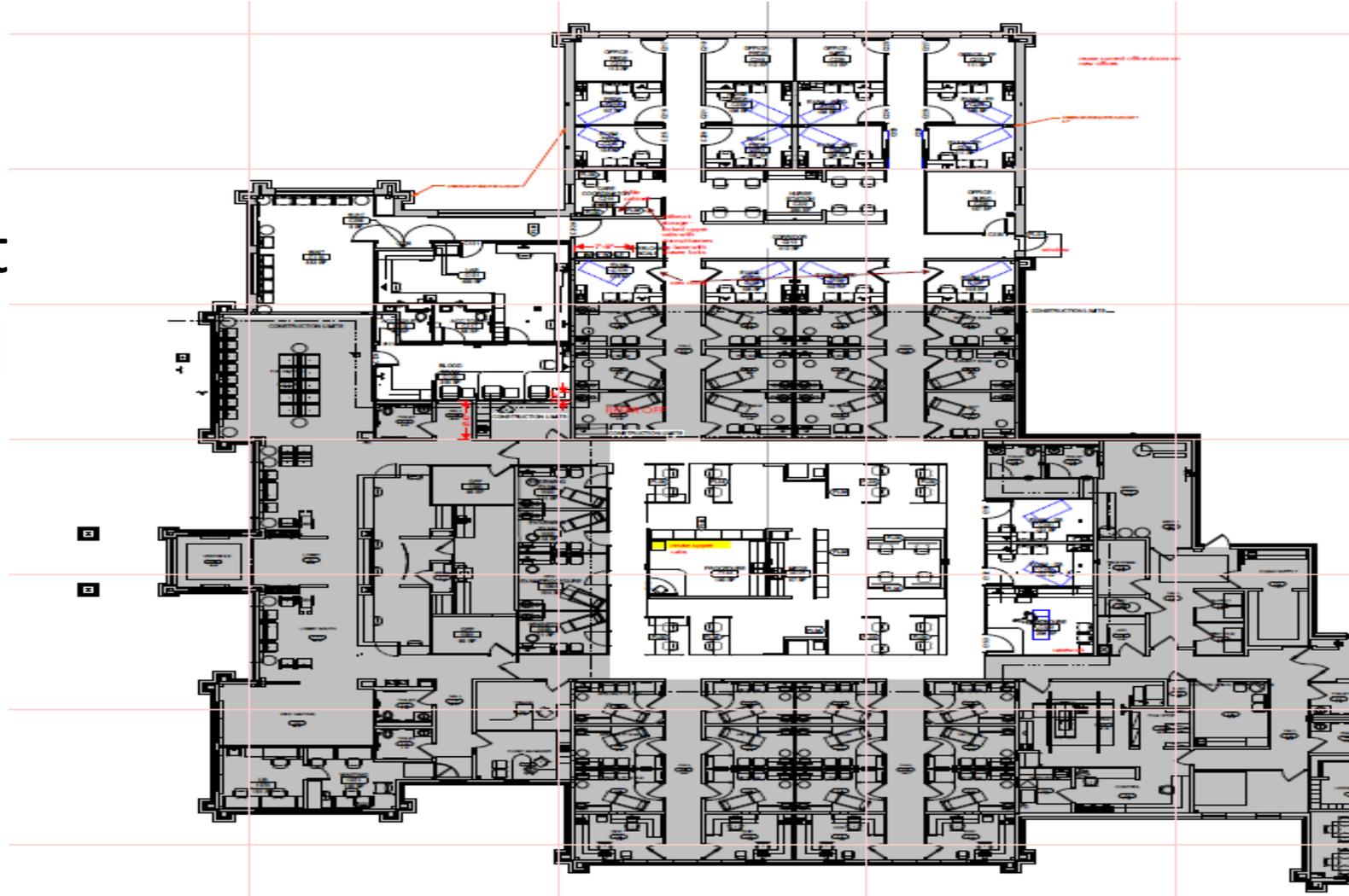


Project Locations



Clinic Expansion and Remodel

- 12 new exam rooms
- Moves Lab to the front
- Promotes team-based care
- 4,150 sq. ft.





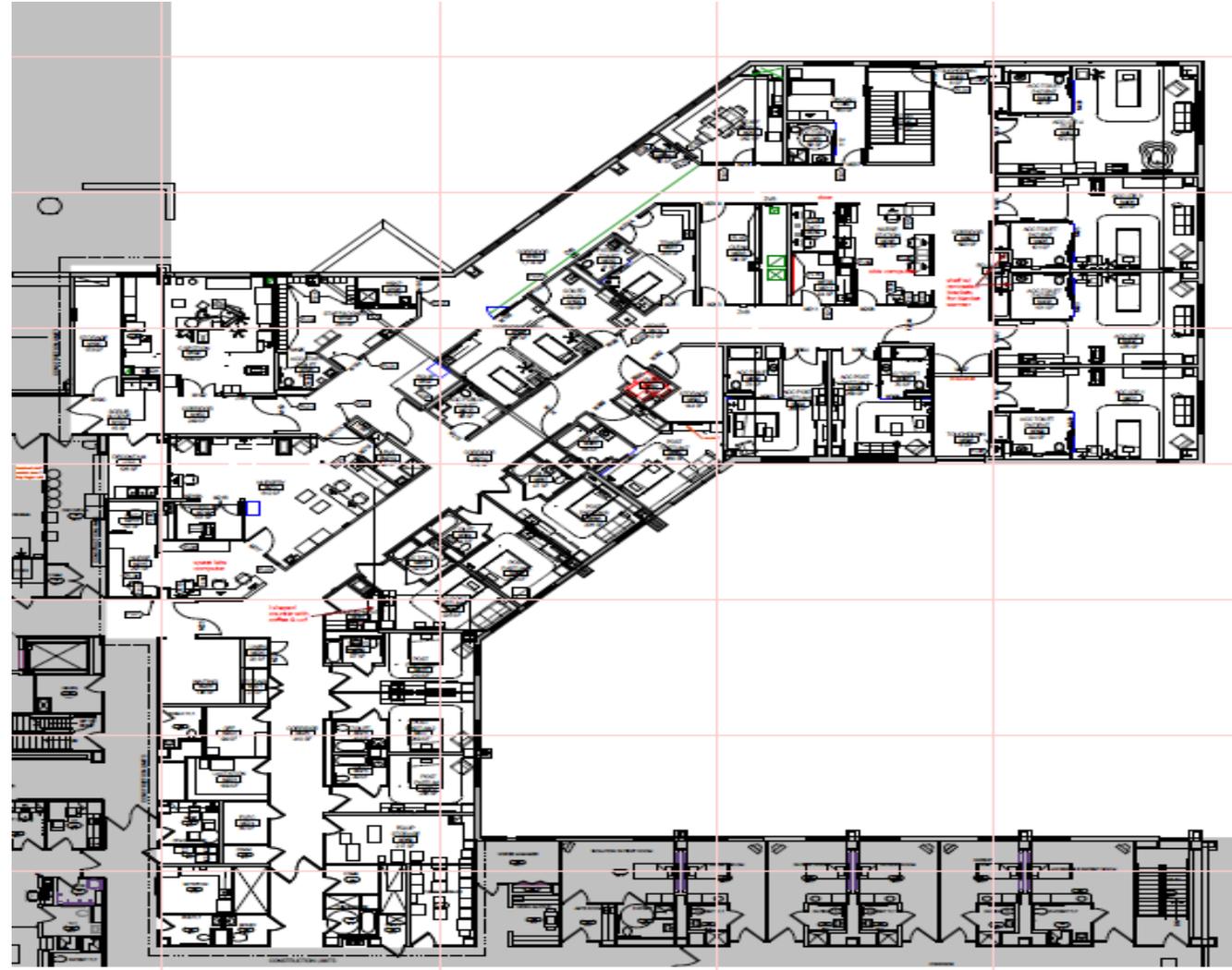
Clinic Outside View





Birth Center Expansion & Remodel

- 4 new labor/delivery rooms
- 3 new post-partum rooms
- Dedicated c-section room
- New triage room
- Expanded nursery
- New Waiting area
- 8,950 sq. Ft.



Patient Room



Nursery





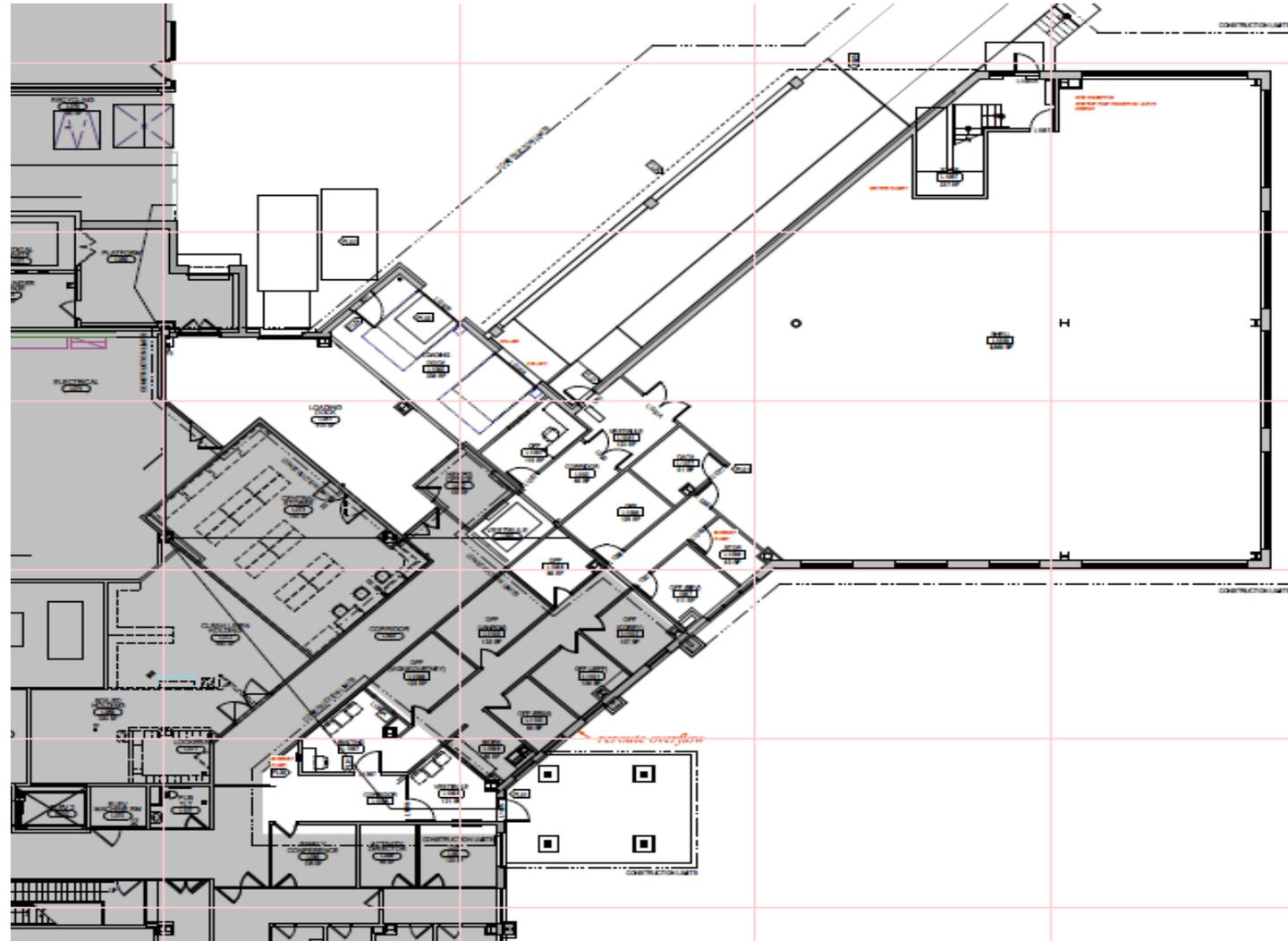
Birth Center Outside View





Lower Level Shelled Space

- 7,640 sq. ft.
- Relocates some Human Resource Offices
- Space available for Future Services





Price Estimates

- Original Budget set at \$13M
- First Estimate (May): \$14.5M
- Value Engineering (May- June)
- Latest Estimate (July): \$14.7M



Price Increase Drivers

- HVAC system
- Soil conditions
- Bids vs. estimates



Options Considered

- Delay components of the projects
- Eliminate components of the projects
- Complete only one project
- Shift funds to this project



Board Approved Solution

Based on the original goals of the project and analysis of capital needs:

1. Proceed with the project at the higher dollar amount
2. Keep total capital spending the same by shifting routine capital dollars to this strategic capital project.



Schedule

July 25 th :	Final Design/Budget approved by the Board
August 5 th :	Final Design to the City Council
August 6 th :	Bid packages distributed
September 3 rd :	Award contracts
Mid-September:	Construction staging
October:	Start construction
August 2020:	Anticipated finish - Clinic
January 2021:	Anticipated finish - Birth Center



Questions



Elko New Market Property Purchase Offer



Marketplace Blvd, Elko New Market



History

Purchased the 4.08 acre property in 2011 for \$710,900 as a potential clinic location.

Made the decision to close the ENM clinic in 2015 and listed the property.

Recently received a purchase offer.



Purchase Offer

1. \$800,000 (2014 appraisal: \$780,000)
2. 180-day due diligence period



Approvals

- Hospital Board approval on July 25, 2019
- Will seek City Council approval on August 20, 2019
- This sale requires a public hearing