



 Northfield
Hospital + Clinics



Space Challenges

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

Numerous potential projects but limited project dollars.



Prioritizing Projects

- Patient impact
- Strategic plan
- Current/Future needs
- Financial analysis
- Conflict with other initiatives



Top Priorities

The top projects include:

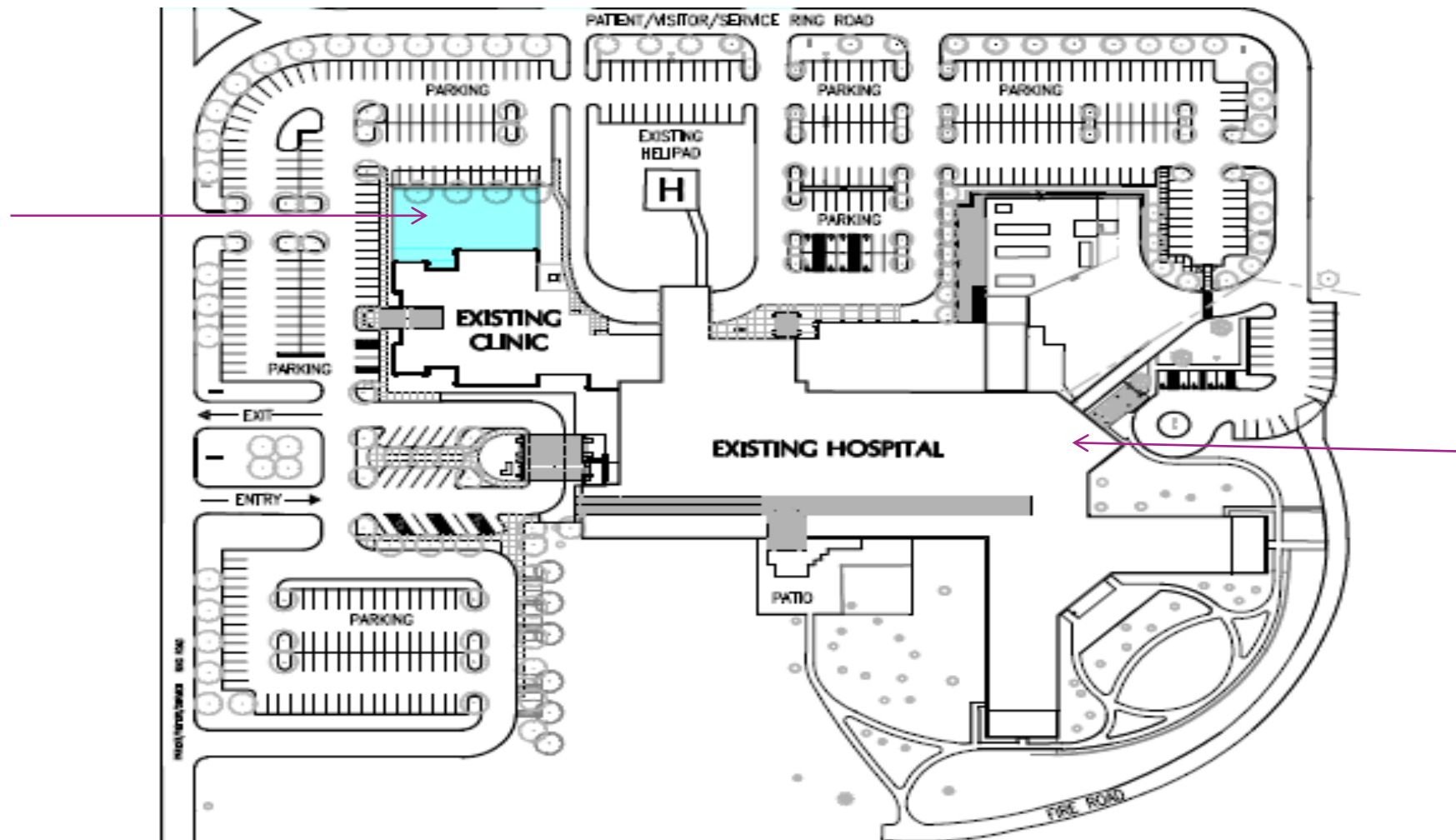
1. Clinic expansion
2. Birth Center expansion



Why the Clinic and Birth Center Projects?

- Clinic access is a strategic goal of the Board
- Clinics are the main referral source to other services
- There is no room for new providers
- Programs have outgrown their current space
- Space is required for new or growing services
- Other options have been exhausted
- Position the Clinic and Birth Center for long-term success

Clinic Expansion





Project Budget

Project dollars available: \$13M

- \$9-10M: Construction
- \$3-4M: Fees, Furniture, Fixtures, Equipment



Overall Impact of Strategic Projects

Northfield Hospital & Clinics									
5 year Capital Strategic Planning									
	2018	2019	2020	2021	2022	2023	2024	2025	2026
Days CASH - after major CAPEX	237	196	182	189	200	213	229	247	270
Debt Coverage (EBIDA/Current Debt Service)	3.5	3.9	3.9	4.2	4.5	4.9	4.4	7.6	8.2
Annual Operating Capital EX	4,000,000	4,000,000	4,000,000	4,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Capital Expenditures - Strategic:									
	0								
MEDITECH 6.16 license Or EPIC Downpayment		6,000,000							
EPIC license @ 50%									
EPIC install, implementation & training									
ERP - G/L, Acct, HR & Supply chain software									
Nfld Clinic Remodel		2,000,000							
Nfld Clinic Expansion		4,000,000							
ED expansion Remodel	250,000								
Express Care Equipment	85,000								
Remodel LTCC for OB, no Clinic (#1)	0								
Summit - clinic space remodel	250,000								
Freestanding Birthing Center				2,500,000					
Lower Level - Supply Chain Buildout	400,000								
OB Triage Room									
OB Remodel & Addition			7,000,000						
ASC - Land & Building?		3,000,000							
TOTAL Strategic Capital Additions	985,000	15,000,000	7,000,000	2,500,000	0	0	0	0	0
TOTAL CAPITAL Expenditures - Oper & Strategic	4,985,000	19,000,000	11,000,000	6,500,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000



Schedule

Now:

- Presenting Board recommended project to the Council for approval
- Finalize Request For Proposal

Near:

- Present recommendation for RFP award to Council in Jan/Feb
- Design and bid phase (Jan – April) with update to Council
- Council awards public bid items (April)
- Construction phase starting spring 2019

Far:

- NH+C is a viable provider for clinic and OB services



Request

Resolution to approve Birth Center and Clinic expansion project in concept, with stated conditions.