

# FCR 10

Office of the President  
October 25, 2005

Members, Board of Trustees:

## UK HEALTHCARE PATIENT CARE FACILITY – UPDATE AND AUTHORIZATION CONSOLIDATION

Recommendation: that the Board of Trustees approve the consolidation of several authorized design and infrastructure projects as well as the addition of a project to meet the equipment and furnishing needs of the new UK HealthCare Patient Care Facility Phase 1A which will bring the aggregate authorized project scope to \$450 million.

Background: As the Board was advised at the December 14, 2004, meeting, the UK Hospital has undertaken a major initiative to replace the original 1959 hospital structure in a multi-phased project over an estimated five-year period. The project involves significant levels of planning, programming, and design along with multiple construction activities. In general terms the project involves: a newly constructed parking garage, demolition of an older garage, new roadways, infrastructure capacity and lines, some equipment, and a five-level (counting basement) hospital base (consisting of a major concourse along with various hospital functions and services) topped off with two bed towers of six stories each. It is anticipated that the new hospital building when completed, will be a combination of both shelled and fully fitted-out space. Significant equipment and furnishings will be required prior to occupancy but cannot be fully detailed five years in advance, given the rapidly changing character of health care technology.

The university is well along on programming and preliminary design of the project. This effort is being led by university design and construction professionals, UK HealthCare administration, and a design team headed by the Lexington office of GBBN Architects and the nationally experienced healthcare design firm of Ellerbe Becket Architects. Programming decisions and cost estimating and budgeting have become clearer as the project has progressed. Currently, the entire Phase 1A project will carry a full scope of \$450 million. This amount includes planning, programming, design, construction, major infrastructure needs, and all equipment needed to service the fitted-out space. The project budget also allows for significant additional shelled space to allow the hospital to grow and change over the coming years without the necessity of complicated heavy construction in the midst of a working hospital.

The projects are:

<u>Biennium Authorized</u>	<u>Project</u>	<u>Scope</u>
2002-04	Preliminary Design	\$ 10,000,000
2004-06	Land Acquisition	5,000,000
	Construct Patient Care Facility	
2004-06	*Phase I Financing Authorization	200,000,000
2006-08	Phase II Financing Authorization	175,000,000
2004-06	*Expand Plant Capacity	23,000,000
2004-06	*Replace Chillers	6,000,000
2004-06	*Improve Heating Plant	4,000,000
2006-08	Purchase Furniture/Equipment	<u>27,000,000</u>
	<b>Total</b>	<b>\$450,000,000</b>

Contingent upon approval by the Board of Trustees, the university will request the Capital Projects and Bond Oversight Committee to consolidate the projects listed above and denoted with an asterisk at their November meeting.

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