

FCR 15

Office of the President
December 15, 2020

Members, Board of Trustees:

PATIENT CARE FACILITY (FIT-UP PAVILION A
BASEMENT AND OTHER IMPROVEMENTS – PHASE I-J) CAPITAL PROJECT

Recommendation: that the Board of Trustees approve the initiation of the Patient Care Facility Capital Project (Fit-up Pavilion A Basement and Other Improvements – Phase I-J) and increase the approved scope of the Patient Care Facility Capital Project from \$613,100,000 to \$639,100,000.

Background: Pursuant to Administrative Regulation 8:2, any capital project with an estimated scope of \$1,000,000 or more must be approved by the Board prior to initiation.

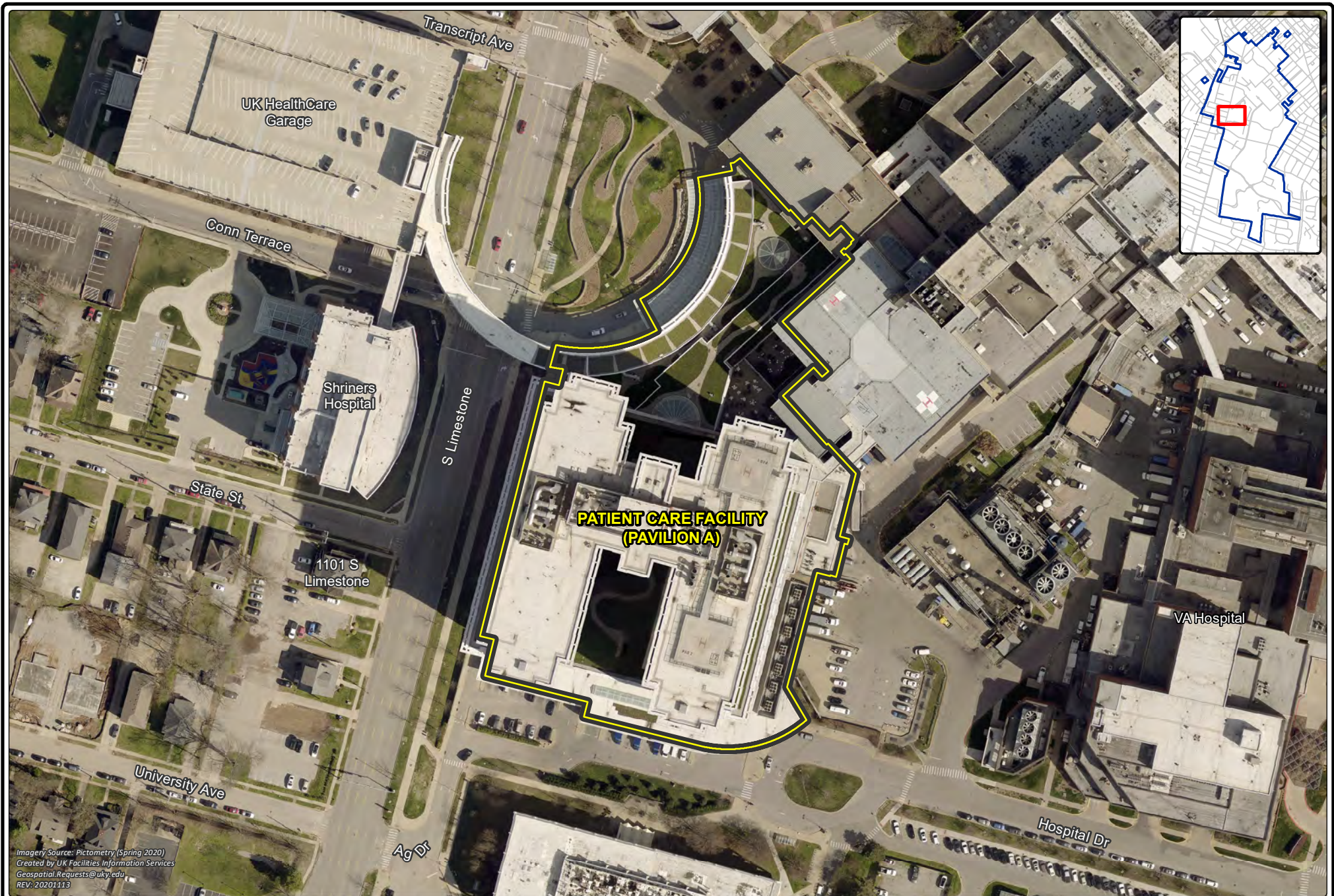
Since the opening of the Patient Care Facility (Pavilion A) in May 2011, UK HealthCare (UKHC) has continued to experience strong patient demand for the delivery of its hospital system services. This volume increase has placed substantial capacity and throughput pressures on the hospital system operations, requiring continued fit-out of Pavilion A and to provide adequate facilities for patient care.

This capital project includes the following components; fit-up of approximately 13,000 square feet of available shell space; expansion of the Kitchen/Food Service Operations; construction of a Maintenance Shop for the medical center physical plant division; relocation and expansion of Supply and Distribution; rework of Central Sterile decontamination and clean work areas; and expansion of Central Sterile stores and Operating Room Materials management.

This project will enable these services to better serve the needs of the anticipated increased patient load created by the opening of Interventional Radiology, and the 5th and 12th patient floors.

The scope of this project is \$26,000,000 and will be funded with agency funds. An increase in the approved total scope of the Patient Care Facility Capital Project must be approved by the Board of Trustees prior to implementation. The estimated increase in scope to \$639,100,000 is within the total legislative authorization of \$750,000,000.

Action taken: Approved Disapproved Other _____



Imagery Source: Pictometry (Spring 2020)
Created by UK Facilities Information Services
Geospatial.Requests@uky.edu
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University of
Kentucky

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**UK HealthCare Patient Care Facilities Projects
By Legislative Authorization**

Patient Care Facility (PCF)

Legislatively Authorized Scope: Up to \$750,000,000

Board of Trustees Meeting	Description
December 2004	Approved initiation of Patient Care Facility (PCF) Capital Project (Phase I-A). Approved project scope \$375,000,000 to be funded by agency bonds and agency funds.
October 2005	Consolidated PCF Capital Project (Phase I-A) with several infrastructure projects. Approved project scope \$450,000,000.
September 2007	Approved adding two shelled bed floors to PCF.
September 2008	Approved consolidation of existing authorizations and increased approved scope to \$532,300,000. Increase to be funded by agency bonds, agency funds, and \$7,300,000 in private gifts and pledges.
June 2010	Approved initiation of Operating Room Suite and Related Support Space Capital Project (Phase I-B). Increased approved project scope to \$570,000,000. Increase to be funded by internal loan of up to \$35,000,000 and agency funds.
February 2011	Approved initiation of Data Center and Related Support Space Capital Project (Phase I-C). Increased approved project scope to \$575,600,000, Increase to be funded with agency funds.
June 2013	Approved initiation of Fit-up of Eight Floor and Pharmacy Capital Project (Phase I-D). Increased approved project scope to \$607,100,000. Increase to be funded with agency funds.
September 2013	Consolidated current biennium authorization with existing PCF Capital Project authorization for a total of \$750,000,000. Approved planning and design of the Fit-up of the Clinical Decision Unit Capital Project. Increased approved project scope to \$607,600,000. Increase to be funded with agency funds.
January 2014	Approved initiation of the Fit-up of the Clinical Decision Unit Capital Project (Phase I-E). Increased approved project scope to \$613,100,000. Increase to be funded with agency funds.
February 2016	Approved initiation of the fit-up of an additional floor in the new Patient Care Facility (Phase I-H). Increase approved project scope to \$650,100,000. Increase to be funded with agency funds.
June 2016	Approved moving previously approved Phase I-H project to Renovate/Upgrade HealthCare Facilities legislative authorization (see below). Approval reduced approved project scope for this legislative authorization by \$37,000,000; cumulative recommended project scope \$613,100,000.
December 2020	Pending approval to initiate the fit-up of the basement in the new Patient Care Facility (Phase I-J). Increase approved project scope to \$639,100,000 Increase to be funded with agency funds.

Renovate/Upgrade HealthCare Facilities
Legislatively Authorized Scope: Up to \$430,000,000

Board of Trustees Meeting	Description
June 2014	Approved initiation of the Renovate/Upgrade HealthCare Facilities Capital Project (Phase I-F). Includes fit-up of additional floors in the PCF, replace the kitchen and cafeteria, relocate the MRI to Pavilion A, add a central chiller plant, and relocate NICU from Pavilion H to Pavilion HA. Approved project scope \$150,000,000 to be funded with agency bonds.
March 2015	Approved initiation of the Renovate/Upgrade HealthCare Facilities 2 Capital Project (Phase I-G), and consolidated project with Renovate/Upgrade HealthCare Facilities Capital Project. Includes fit-up of an additional floor in the PCF, relocation, and expansion of radiology to Pavilion A, relocation of the Blood Bank to Pavilion A and continued fit-out of new operating rooms. Increase approved project scope to \$225,000,000. Increase to be funded with agency funds.
September 2015	Approved a \$37,000,000 scope increase to fully fund the Kentucky Children’s Hospital (KCH) component of the project including the NICU (\$23,000,000); to fund additional project components of the Chandler Hospital Facilities Development Plan to Phases 1-F/1-G (\$12,000,000); and to fund planning activities for future project phases of the Development Plan (\$2,000,000). Increase approved project scope to \$262,000,000. Increase to be funded with agency funds.
June 2016	Approved the Renovate/Upgrade HealthCare Facilities Capital Project authorized by the 2016 Session of the Kentucky General Assembly to combine Phase 1-G and initiate Phase I-I of the Development Plan which includes: fit-up of the additional patient floor (12) in Pavilion A; Phase 2 of Radiology Services in Pavilion A; fit-up of Interventional Services in Pavilion A and renovations in H and G; and renovations in Obstetrical Services in Pavilions HA and H. Increase approved project scope to \$412,600,000. Increase to be funded with \$150,000,000 agency bonds and \$600,000 agency funds. Agency bonds include the revision of \$37,000,000 approved in September 2015 from agency funds to agency bonds.
December 2017	Revision of fund source (previously approved June 2016) from agency bonds to agency funds to include: fit-up of patient floor 5, fit-up of patient floor 12, and Obstetrical Services renovation. Revision of fund source from agency funds to agency bonds to include: Neonatal Intensive Care Unit relocation (previously approved June 2014), fit-up of patient floor 11 (previously approved in March 2015), and continuation of fit-out of new operating rooms (previously approved in March 2015).
June 2020	Revision of fund source (previously approved December 2017) from agency funds to include agency bond funds as well for the following: fit-up of patient floor 5, fit-up of patient floor 12.