

Surgical Hospital

Steering Committee Update

January 2023



Schedule / Budget Update

Schedule Overview

Project Budget – Including Contingency	\$425,000,000
Program Expansion Approval	September 24, 2020
Certificate of Need Exemption Approval	October 23, 2020
Concrete Foundations, Piers & Level G Slab	October 2020 – April 2021
Finalized Program Expansion Construction Pricing	May 28, 2021
Steel Installation	May 2021 – December 2021
Dry-In Completion (Envelope & Roofing)*	Q4, Calendar Year 2022
Beneficial Occupancy Documentation Commencement	~October 2023
Building Stocking, Activation	~October 2023 – December 2023
DHSR Inspection Window	~December 2023 – February 2024
First Patient	~Spring 2024

** Buck-Hoist along West Drive to remain in place for material transport – removal tentatively February 23*

Approved Project Capital Overview

Surgical Hospital Approved Budget – **\$425M**

Description	Budget	Projected Costs	Variance
Predevelopment & Due Diligence	\$7,400,000	\$7,320,900	\$79,100
Permits, Fees & Inspections	\$4,800,000	\$9,508,200	(\$4,708,200)
Design & Management	\$30,000,000	\$30,178,100	(\$178,100)
Construction (Skanska)	\$314,000,000	\$333,549,000	(\$19,549,000)
<i>Construction Contingency</i>	\$6,160,000	\$4,682,028	
Owner Items	\$43,800,000	\$41,367,100	\$2,432,900
<i>Furniture</i>	\$5,000,000	\$3,696,800	\$1,303,200
<i>Equipment</i>	\$21,000,000	\$20,914,600	\$85,400
<i>Technology</i>	\$16,500,000	\$15,761,100	\$738,900
<i>Moving/Storage/Artwork</i>	\$1,300,000	\$994,500	\$305,500
Project Contingency	\$25,000,000	\$3,076,600*	\$21,923,400
Totals [Budget \$425M]	\$425,000,000	\$425,000,000	

Highlighted Cost Projection Impacts:

- **Construction: Projecting costs for future Change Orders & LPS Pressure Reducing Valve & Wireless Access Point Additions**
- **Equipment: Equipment budget remains to be projected under budget**
- **ISD: Incorporates projected Black Diamond Budget overage (use of eICU VE savings)**

Included Contingencies:

Construction (Skanska)*	~\$4.7M
Owner	~\$3.0M
Est. Sales Tax Reimbursement**	~\$2.9M
Total	~\$10.6M

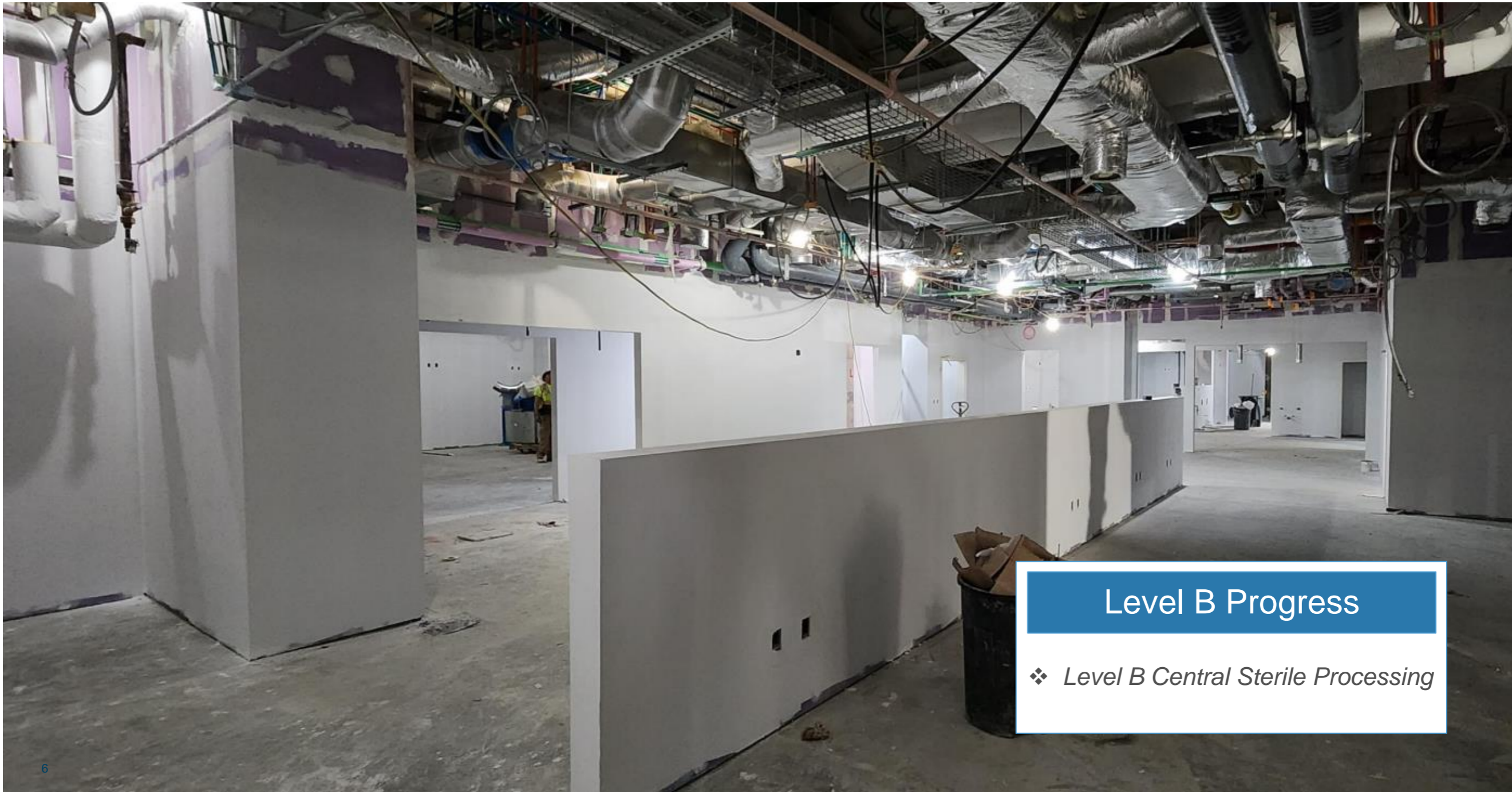
1.37% Owner Contingency

*Skanska Contingency is not included within 'Owner Contingency' and should not be assumed to remain available

**Real Sales Tax Reimbursement currently ~2.89m

*Current projected balance remaining

Construction Update



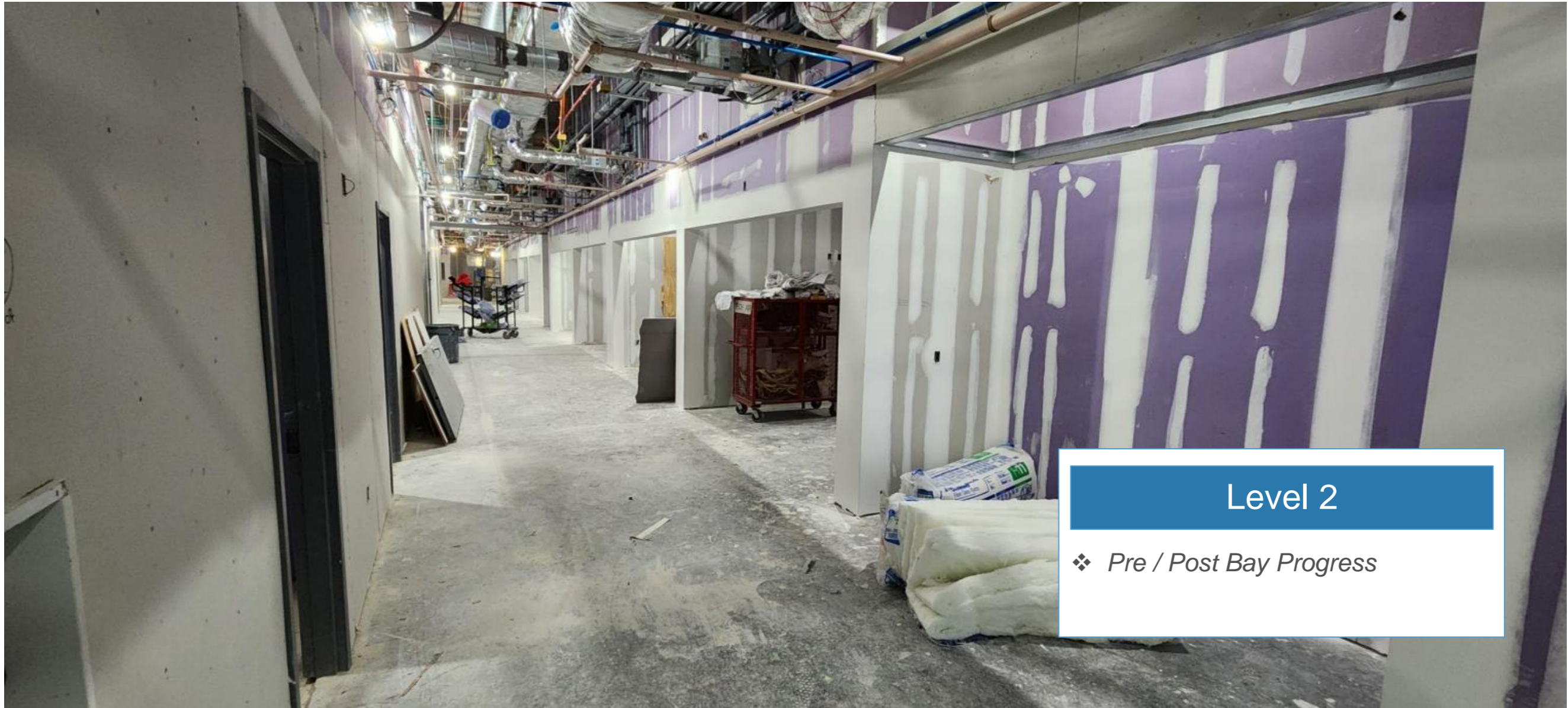
Level B Progress

❖ *Level B Central Sterile Processing*



Level G Concourse

❖ *Front Revolving Door*

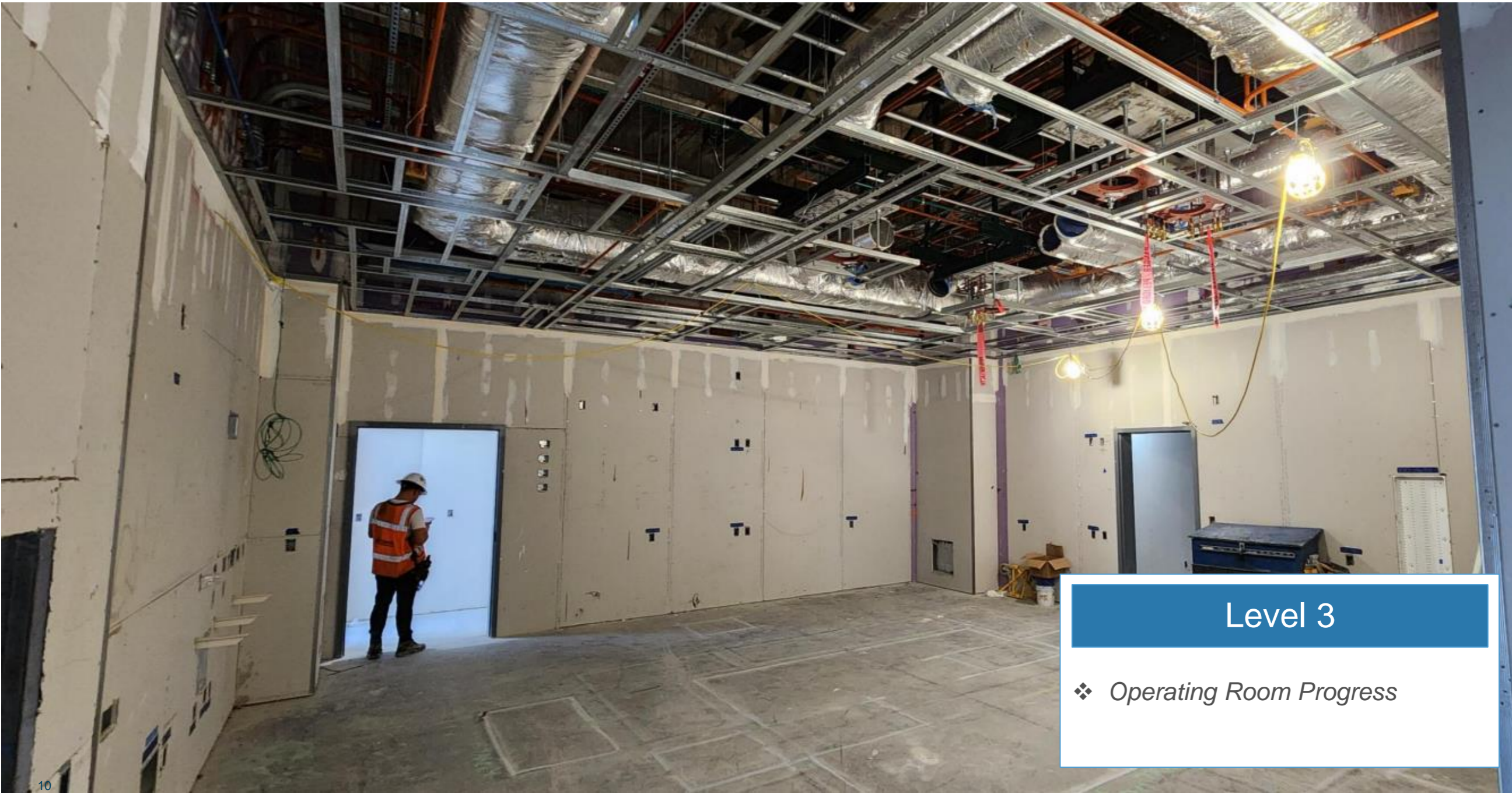


Level 2
❖ *Pre / Post Bay Progress*



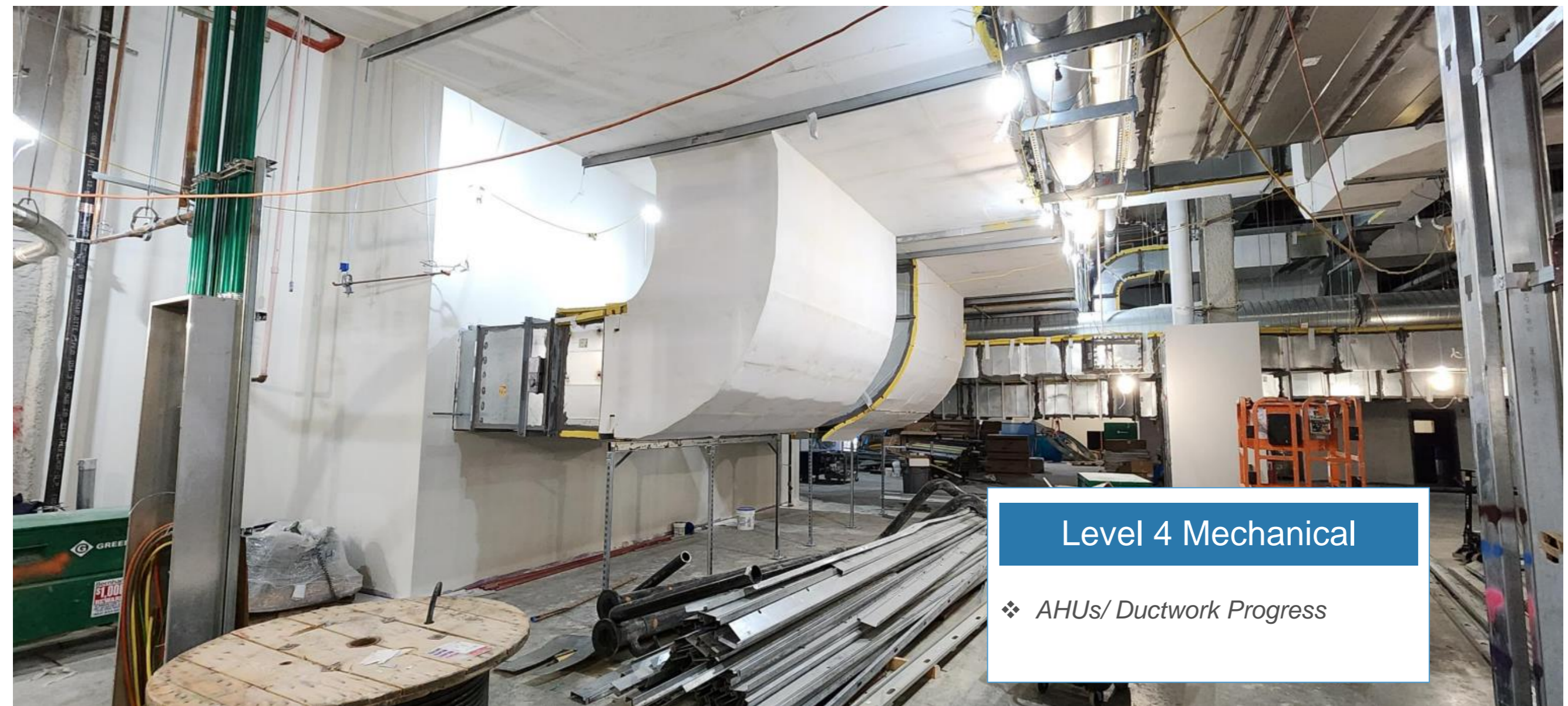
Level 3

❖ *OR Equipment Rooms*



Level 3

❖ *Operating Room Progress*



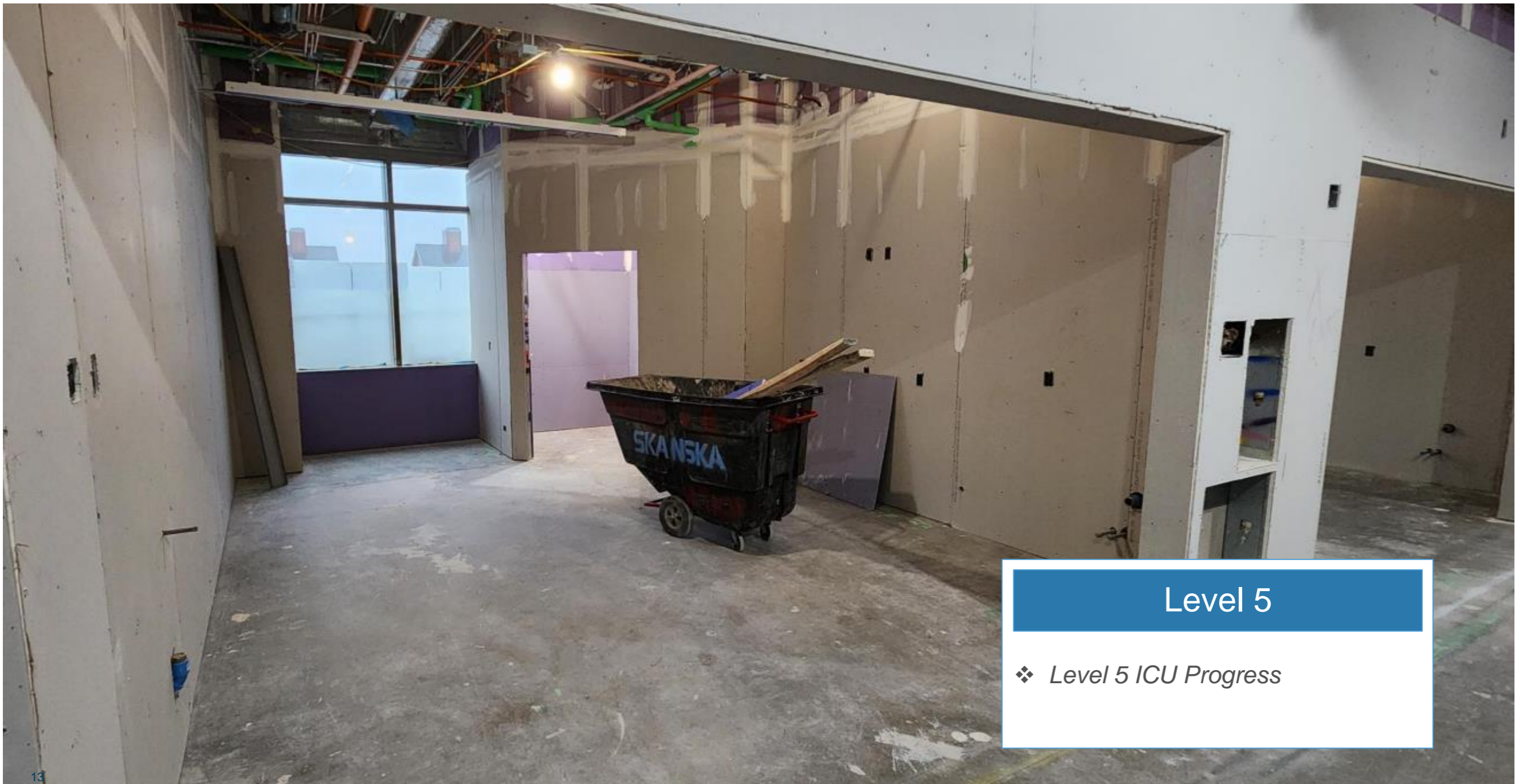
Level 4 Mechanical

❖ *AHUs/ Ductwork Progress*



Level 4 Mechanical

❖ *AHUs/ Ductwork Progress*



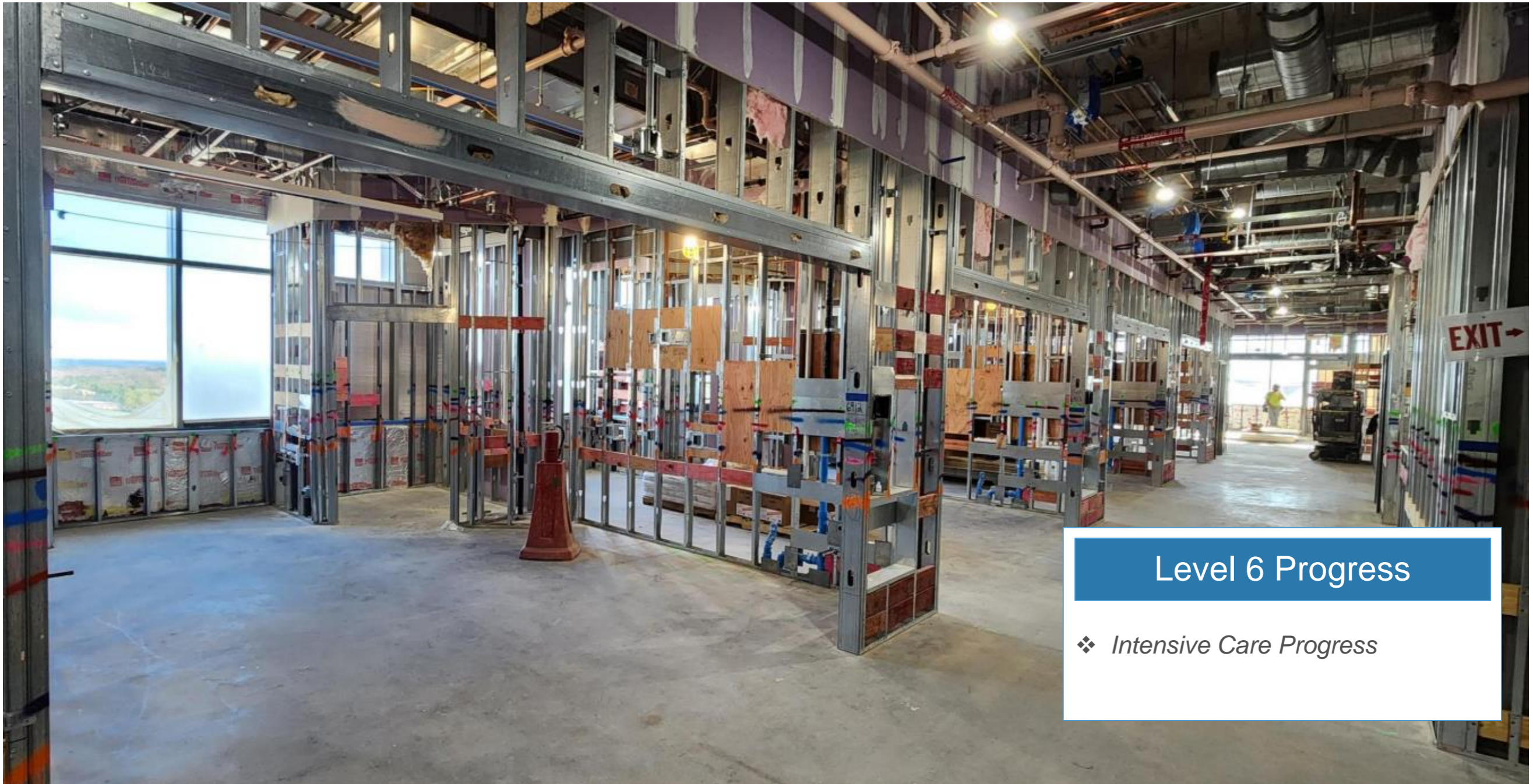
Level 5

❖ *Level 5 ICU Progress*



Level 6

❖ *Level 6 ICU Progress*



Level 6 Progress

❖ *Intensive Care Progress*



East Elevation – From Bridge C



From West Drive



From Dental School Bridge

Move Planning Update

The project team selected an Activation & Relocation partner: Health Care Relocations (HCR)

- Activation & Relocation Services encompasses planning, coordinating, and executing smooth, efficient transitions into new facilities and spaces in conjunction with our clinical partners
- The project team (RED&F & Clinical Operations) interviewed 3 firms: ECG, HCR, and Walsh Logistics
- The Surgical Hospital project team selected HCR to assist UNC Hospitals with the following scope:
 - Building and staff readiness
 - Staff and equipment relocation
 - Patient move logistics
 - Comprehensive move coordination

Health Care Relocations (HCR) will be assisting with relocation and staff readiness efforts to facilitate an efficient transition from the legacy hospital site into the new Surgical Hospital

Operational activation and transition meetings are underway

- The Project Team and HCR have kicked off initial operational planning meetings with the following end user groups and support teams:
 - Clinical Engineering
 - Emergency Room
 - Environmental Services
 - Food and Nutrition Services
 - Furniture & Equipment
 - Guest Services & Transportation
 - Imaging Services
 - Inpatient Nursing & Observation units
 - ISD
 - Lab / Blood Bank
 - Marketing / Public Relations
 - Perioperative Services
 - Pharmacy
 - Security & Plant Engineering
 - Supply Chain
- Meetings are focused on reviewing and validating operational tasks in order to develop comprehensive work plans
- All work plans will roll up into a broader Master Facility Activation Schedule
- The Project Team and HCR are developing an initial patient relocation logistics plan will be shared shortly for leadership feedback

Surgical Hospital updates & next steps

Continue to host small group tours with great participation

The project budget remains tight; only critical (patient/life safety) changes being accepted for consideration

Next Steering Committee: Friday February 10th

- Schedule | Construction Updates
- Budget Updates
- Move & Operational Planning Updates