

REGIONAL ONE HEALTH

FACILITY ASSESSMENT & FUTURE CAMPUS PLANNING

June 22, 2022

TODAY'S PRESENTATION

- **Campus Orientation**
- **Physical Plant Assessment by A2H**
- **Phased Campus Replacement Planning**
- **Partnership Opportunities**
- **Current Need**

CAMPUS OVERVIEW



EXECUTIVE SUMMARY

- A2H, Inc. provided Facility Condition and Seismic Risk Assessments of Regional One Health
- One million square feet
- 1500 building assets and systems

BUILDING AGES

- Rout Women's Hospital – 65 years
- Power Plant and Laundry – 80 years
- Chandler – 59 years
- Medplex – 27 years
- Turner Tower – 30 years
- Jefferson Pavilion – 40 years

Normal useful life for healthcare buildings - 50 years

COST TO REPLACE VS. CONTINUATION

- Cost to Replace Buildings - \$820,590,000.00
- 20 Year Deficiency and Lifecycle Costs - \$547,750,000.00
- Seismic Retrofit Costs - \$568,000,000.00
- Total Cost to Utilize Existing Buildings - \$1.116 Billion (\$295 Million More Than Replacement)

LOCATION	TOTAL SYSTEMS EXPENDITURE FORECAST
Rout Women's Hospital	\$ 55,691,160.00
Power Plant & Laundry	\$ 32,571,170.00
Chandler	\$ 34,585,123.00
Medplex	\$135,137,045.00
Turner Tower	\$ 92,650,302.00
Jefferson Pavilion	\$127,976,950.00
Site	\$ 69,139,062.00
Grand Total:	\$547,750,812.00

SEISMIC RISK

- Memphis – Seismic Risk Zone
- Seismic Retrofit – Not feasible, Requires Cessation of Medical Activities and Occupancy
- Jefferson Tower – Highest Risk
- Turner Tower and Medplex – Most Recent Construction – Partial Seismic Design
- Central Distributed Steam and Chilled Water - Jefferson Tower and Power Plant
- Loss of Central Distributed Steam and Chilled Water – Renders Building Unusable

LOCATION	SEISMIC RETROFIT VALUES
Rout Women's Hospital	\$ 114,135,081.00
Power Plant & Laundry	\$ 2,938,670.00
Chandler	\$ 53,576,148.00
Medplex	\$ 70,379,007.00
Turner Tower	\$ 26,320,603.00
Jefferson Pavilion	\$ 300,940,250.00
Grand Total:	\$568,289,759.00

THREE PHASE REPLACEMENT

Phase 1: New Women & Infants Tower, Power Plant, Garages

- Antepartum and postpartum rooms
- Labor, delivery, and recovery rooms
- C-section operating rooms
- Neonatal intensive care beds
- Special care beds
- Emergency room for women's services
- Power house replacement

Phase 2: New Acute Care Tower, ORs and ED services

Emergency Services and Trauma Center Replacement

- Hybrid shock trauma room
- 3-4 trauma OR rooms
- 30-40 trauma ICU beds
- Step down rooms
- Operating Room Replacement
- 10-12 operating rooms
 - Ortho
 - Neuro
 - Robotic Surgery Room
 - General Surgery
 - Vascular
 - Thoracic

Phase 3: Critical Care Med/Surg Tower

- Replacement of 200+ med/surg beds and 40-50 ICU beds
- Radiology
- Ancillary spaces
- Cafeteria
- Lab and blood bank



PHASE 1
POSSIBLE
POWER
PLANT AND
PARKING

PHASE 2
TRAUMA AND EMERGENCY SERVICES
TRAUMA INTENSIVE CARE UNIT
TRAUMA STEPDOWN
MEDICAL/SURGICAL UNITS
SURGERY
PACU
SATELLITE LAB
SATELLITE PHARMACY

CONNECTING
CORRIDOR

PHASE 1
PUBLIC AND ADMINISTRATIVE AREA
WOMEN'S EMERGENCY
LABOR AND DELIVERY
NICU
ANTE PARTUM
POST PARTUM
DINING
MATERIALS MGT

PHASE 1
PARKING
STRUCTURE
AND
OVERHEAD
CONNECTOR

JEFFERSON AVENUE

DUNLAP STREET

MADISON AVENUE

THREE PHASE REPLACEMENT

Phase 1: New Women & Infants Tower, Power Plant, Garages

- Antepartum and postpartum rooms
- Labor, delivery, and recovery rooms
- C-section operating rooms
- Neonatal intensive care beds
- Special care beds
- Emergency room for women's services
- Power house replacement

Phase 1 & 2 Total Square Feet: 386,000

Timeline: 5.5 years

Total Cost: \$340,000,000 (Est. 2018)

Phase 2: New Acute Care Tower, ORs and ED services

Emergency Services and Trauma Center Replacement

- Hybrid shock trauma room
- 3-4 trauma OR rooms
- 30-40 trauma ICU beds
- Step down rooms
- Operating Room Replacement
- 10-12 operating rooms
 - Ortho
 - Neuro
 - Robotic Surgery Room
 - General Surgery
 - Vascular
 - Thoracic

Phase 3: Critical Care Med/Surg Tower

- Replacement of 200+ med/surg beds and 40-50 ICU beds
- Radiology
- Ancillary spaces
- Cafeteria
- Lab and blood bank

THREE PHASE REPLACEMENT

Phase 1: New Women & Infants Tower, Power Plant, Garages

- Antepartum and postpartum rooms
- Labor, delivery, and recovery rooms
- C-section operating rooms
- Neonatal intensive care beds
- Special care beds
- Emergency room for women's services
- Power house replacement

Phase 1 & 2 Total Square Feet: 386,000

Timeline: 5.5 years

Total Cost: \$340,000,000 (Est. 2018)

Phase 2: New Acute Care Tower, ORs and ED services

Emergency Services and Trauma Center Replacement

- Hybrid shock trauma room
- 3-4 trauma OR rooms
- 30-40 trauma ICU beds
- Step down rooms
- Operating Room Replacement
- 10-12 operating rooms
 - Ortho
 - Neuro
 - Robotic Surgery Room
 - General Surgery
 - Vascular
 - Thoracic

Phase 3: Critical Care Med/Surg Tower

- Replacement of 200+ med/surg beds and 40-50 ICU beds
- Radiology
- Ancillary spaces
- Cafeteria
- Lab and blood bank

Phase 3 Cost: \$300-\$400 Million

~\$750 MILLION TOTAL COST:

