

Stoughton Health Executive Committee Meeting

August 22, 2022 | 7:30 a.m. – 8:30 a.m.



Agenda – Monday, August 22, 2022

- Call to Order
- Master Facility Plan Update
- Approval of EUA Service Contract
- Approval of Reimbursement Resolution
- July 2022 Financials
- Capital Request
 - SSM Health Dean Clinic Tenant Improvement Agreement, Stoughton Lease FY2022 Capital = \$270,000
- Adjourn

Master Facility Plan Update

Teresa Lindfors

Chief Strategy & Business Development Officer

Proposed Change in Scope

- First Floor (16,334 sq. ft.)
 - Ortho/General Surgery Clinics
 - Specialty Clinics
 - Imaging Suite
- Second Floor (16,334 sq. ft.)
 - SWAC Rehab (move on site)
 - Cardiac Rehab
 - Shelled space for expansion
- Third Floor (16,334 sq. ft.)
 - Shell for Future Ambulatory Surgery Center in future

Cullen Master Plan Budget Estimates

MASTER PLAN BUDGET STOUGHTON HOSPITAL MASTER PLAN



Area of Work		Low Range		Expected		High	
New Building Core & Shell	50,000	\$ 148	\$ 7,380,000	\$ 141	\$ 8,030,835	\$ 208	\$ 10,400,000
Interior Buildout - Clinics	18,600	\$ 201	\$ 3,738,600	\$ 210	\$ 3,894,993	\$ 245	\$ 4,550,664
Connector	1,350	\$ 263	\$ 355,307	\$ 285	\$ 384,531	\$ 310	\$ 418,754
Interior Buildout - Common Areas	7,150	\$ 82	\$ 588,595	\$ 84	\$ 601,537	\$ 92	\$ 656,927
Added parking & stormwater per stall	145	\$ 1,925	\$ 279,125	\$ 1,925	\$ 279,125	\$ 1,925	\$ 279,125
Escalation Assuming June 2025 Start	13%		\$ 1,565,227		\$ 1,673,205		\$ 2,067,942
Subtotal	51,350	\$ 271	\$ 13,906,854	\$ 290	\$ 14,866,226	\$ 358	\$ 18,373,411
Estimating & Construction Contingency	10.00%		\$ 1,390,685		\$ 1,486,623		\$ 1,837,341
Construction Management Fee	2.75%		\$ 382,438		\$ 408,821		\$ 505,269
		\$ 305.35	\$ 15,679,978	\$ 326.42	\$ 16,761,670	\$ 403.43	\$ 20,716,021

Approval of EUA Service Contract (Dan DeGroot)

- Need to sign \$1,074,350 contract with EUA to begin conceptual design and programming
- Will drive more detailed information on Construction costs in the future
- Estimated \$16,000,000 - \$21,000,00 for JP Cullen

Approval of Reimbursement Resolution

(Brian Swain / Michelle Abey)

- Allows for later reimbursement of EUA architectural and engineering costs from bond offering should we decide to finance with bonds
- Have adopted similar resolutions in the past – April 2018 was the last one done for Medical Imaging Renovation

****Request Motion to Approve Resolution Regarding Reimbursement Expenditures***

July 2022 Financials

(Brian Swain / Michelle Abey)



SSM Health Dean Clinic Tenant Improvement Agreement (Brian Swain / Michelle Abey)

- SSM Health Leases Clinic Space in Stoughton & Evansville
- Lease negotiations have been ongoing
- Clinic is in need of updates which Stoughton Health wishes to assist in funding through a tenant improvement addition to the new lease

****Request Motion to Approve SSM Health Dean Clinic Tenant Improvement Agreement, Stoughton Lease FY 2022 Capital = \$270,000***



Adjourn Meeting