



WEST VALLEY HEALTH AND COMMUNITY CENTER



January 31, 2022

West Valley Health and Community Center

To achieve excellence in our missions (education, research, care, service)

U Health needs to expand.

U Health scale | fy2021



599K

UNIQUE PATIENTS

3.2M

AMBULATORY VISITS

38K

INPATIENT STAYS

Increasing constraints

2016 | Q3

2021 | Q3

% of time at
at hospital
critical
census



% of scheduled
inpatient
surgeries
cancelled



Median
access lag for
new patients
(# of days)



West Valley and U of U Health

26%

In West Valley, 26% of people identify U Health as their preferred health care provider

85K

Each year, 85K people from West Valley make 600K outpatient visits to U Health

12M

This equates to 12 million miles, or 350K hours spent travelling out of market per year

7K

7K hospital admissions per year; people from the area now occupy 50+ community-level beds at our main hospital

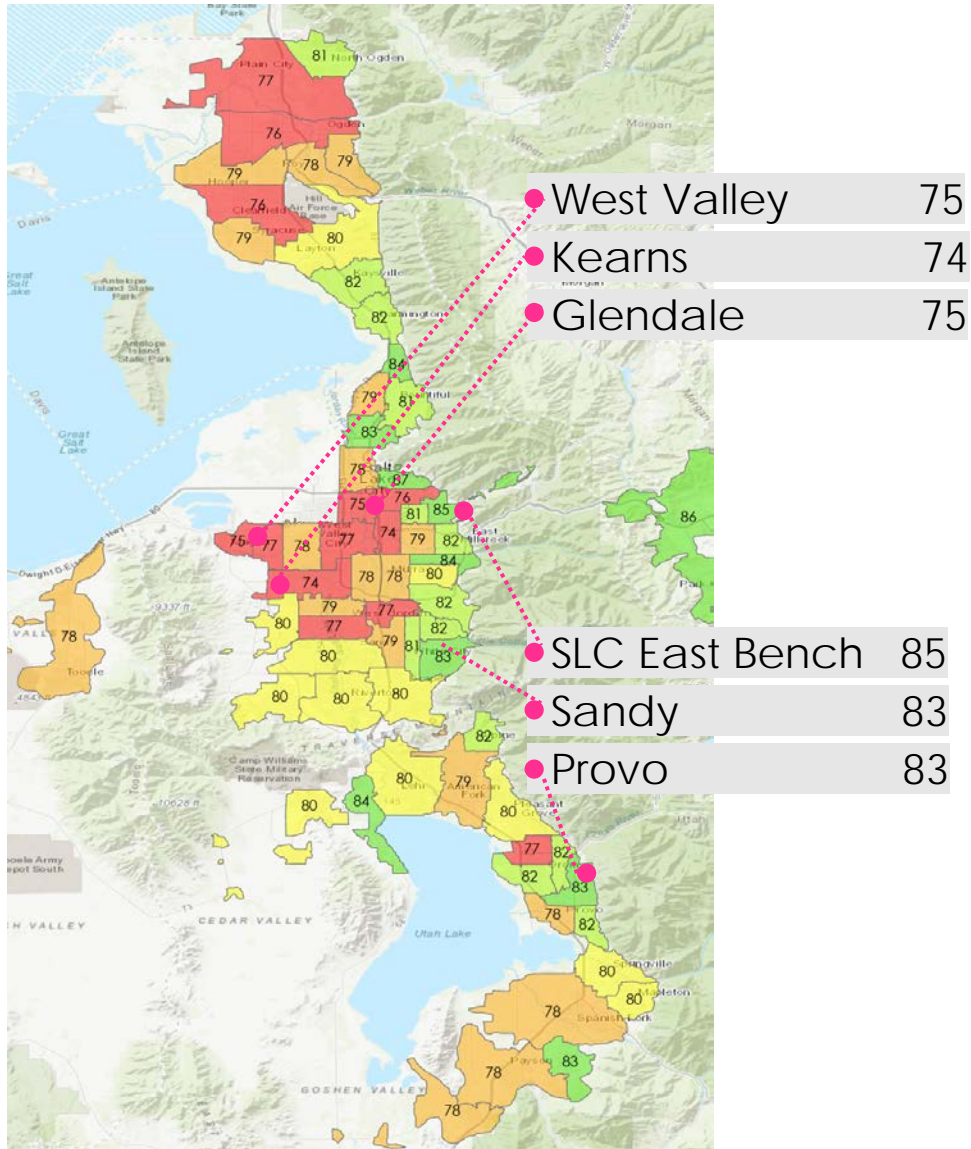
15K

People from the western part of Salt Lake County also make 15K visits to U Health's emergency departments each year

100%

Faculty and staff strongly desire to more directly and deeply care for the West Valley community

Life Expectancy



Health disparities

Compared to Salt Lake County as a whole, the West Valley area has elevated rates of serious health conditions, including diabetes (44% greater prevalence) and stroke (38% greater prevalence).

Care shortages

Health care providers and services are limited. For serious needs (e.g., inpatient and emergency care) people in the West Valley area travel out of market the majority of the time.

Social inequity

13% of adults have a bachelor's degree—half as many as the average for Salt Lake County. Among the 17% of people living in poverty, 69% are racial or ethnic minorities.



Improve health and health care



Strengthen training and education opportunities



Promote and Improve equity



Embed community resources

Expected long-term benefits of West Valley Center

~250 new health care providers to a highly underserved area

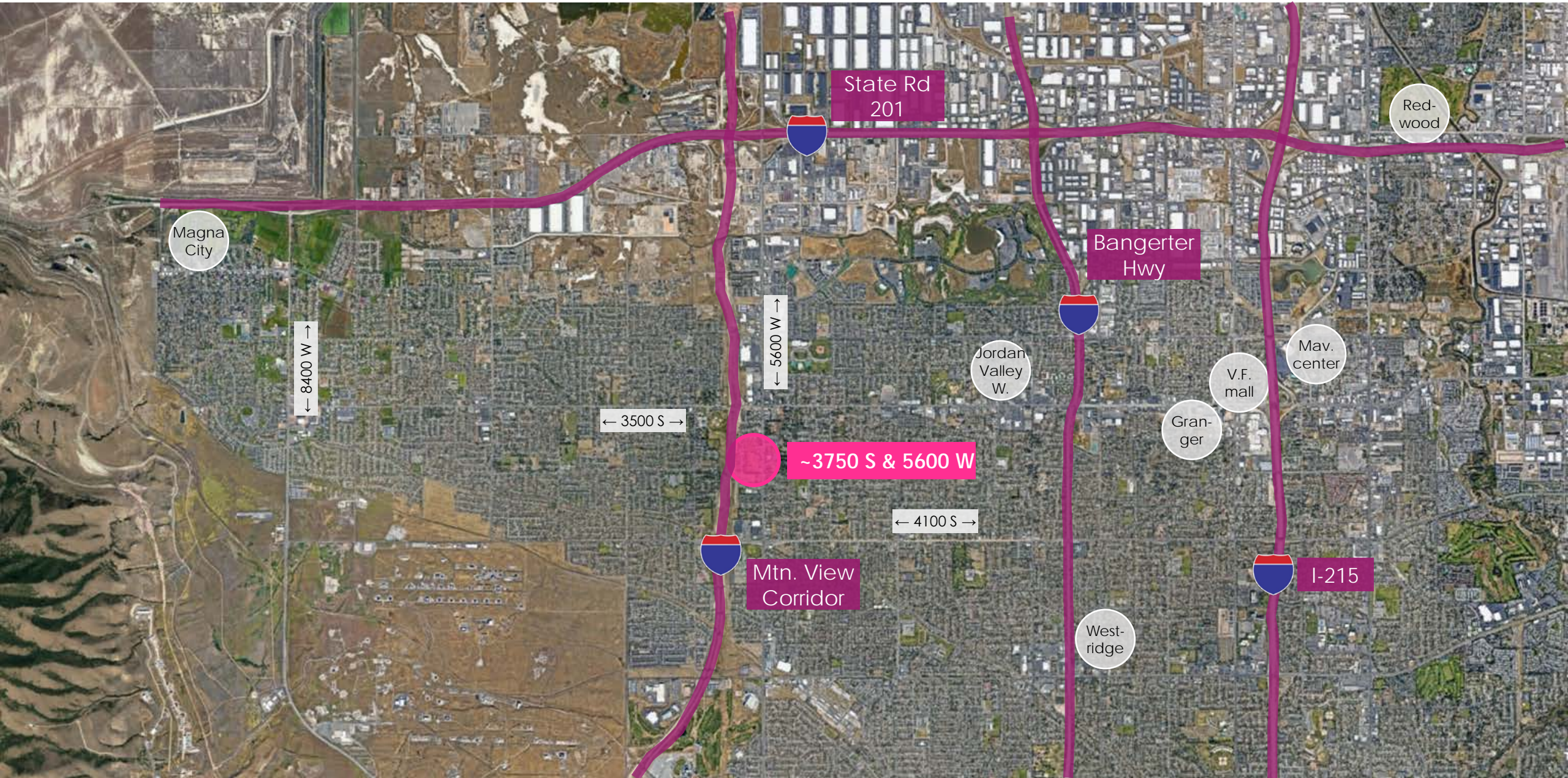
~2K new, quality jobs with a strong focus on local recruitment

University of Utah training and certificate programs coupled with employment pipelines

Onsite *Engage U* supports for university enrollment and completion

A welcoming and focal gathering place for the community

West Valley Health and Community Center



Phase 1 plan

Infrastructure in phase 1 will concentrate toward the south

This includes a 159K ft² ambulatory building home to 185 exam rooms and full ancillary services

A 428K ft² inpatient hospital will include 187 inpatient beds, 22 ED beds, 25 operating & procedure rooms, and full ancillary services

We are exploring a hybrid building to the north that would combine academic and community services



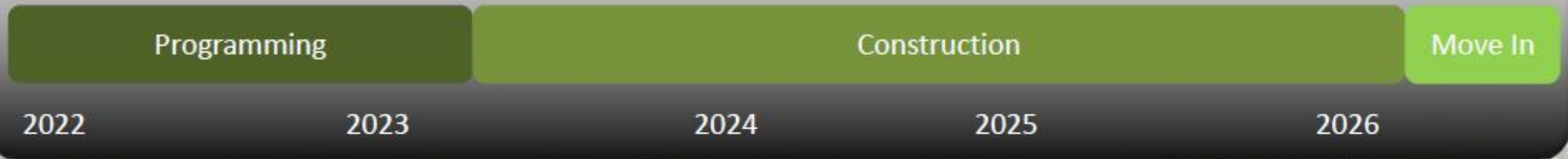
Project Budget

	TOTAL COST
Building Construction Costs	\$328,532,283
Impact & Connection Fees	\$ 568,384
<u>Sitework & Parking</u>	<u>\$ 14,190,190</u>
Total Construction Cost (escalated to the start of Construction)	\$343,290,956
Other Project Costs	\$56,709,044
<ul style="list-style-type: none">• <i>Design Documents</i>• <i>Information Technology</i>• <i>Furniture and Equipment</i>• <i>Testing & Inspection</i>• <i>Contingency</i>• <i>Insurance</i>• <i>Commissioning</i>	
TOTAL PROJECT COST	\$400,000,000



CONCEPTUAL RENDERING

ESTIMATED PROJECT SCHEDULE



Seeking approval

Seeking approval for **legislative bonding authority of \$400 million** to support the construction of U of U Health's West Valley Health and Community Center

Bonds will be repaid from Clinical Revenues

All O&M costs will be paid for from Clinical Revenues