

Hall Health Primary Care Center Renovation and Expansion Project September, 2008

Hall Health Primary Care Center (HHPCC): Renovation Project Summary

- Feasibility Study Completed in February, 2008, by the firm of Taylor, Gregory, and Butterfield.
- Undertaken after other options for expansion of the HHPCC program into space within the Hall Health building were exhausted.
- Study recommends extensive renovation of the ground, first, and third floors of the existing 27,400 SF building, and an addition of 2,600 SF (on 2 floors).
- Estimated project cost is \$9.7 million (see table below for breakdown).
- Design would occur in FY 2009/10.
- Construction would commence January 2010 with full occupancy in January 2011.
- *Operations must be continuous during construction.*

Hall Health Primary Care Center: Operational Summary

- HHPCC's mission: "To provide high quality, accessible primary health care, selected specialty services and public health services to UW students...."
- All UW students may receive services at HHPCC, and those who have paid the SAF fee receive a portfolio of subsidized services with no "out-of-pocket" expense.
 - Non-students may use HHPCC on a fee-for-service basis (insurance billed or self-pay). This generates revenue that reduces the cost of care for students (44% of our \$9.8 million operating budget came from non-SAFC sources in FY2007).
 - HHPCC receives input and guidance from students about our programs in several ways: the Hall Health Advisory Committee; "Rave & Rant" and "Give Us a Grade" feedback tools (written); the HHPCC website (electronic); and the SAFC.
- Activity levels for FY 2007
 - 77,300 visits of which 67% were by students (3% increase from FY 2006).
 - Consulting nurse encounters with students: 7,637.
 - Phone and email encounters with students: 4,987.
 - Same day need mental health visits with students: 292.
 - 73% of UW students received a service from HHPCC.
- HHPCC is part of UW Medicine
 - All HHPCC care providers are credentialed through the Office of Medical Staff Appointments including academic departmental oversight.
 - HHPCC uses UW Medicine systems for medical records, scheduling, billing, quality improvement, risk management, compliance and privacy activities.
 - HHPCC continuously accredited by the Association for Accreditation of Ambulatory Health Centers since 1988; last full accreditation in October, 2006.

Hall Health Primary Care Center: Facility Summary

- Originally built 1936; expanded in 1975.
- HHPCC occupies the majority of the Hall Health building.
- HHPCC shares building with the Department of Environmental Health and Safety, the Employee Health Center-UW and several research programs.

Hall Health Primary Care Center: Objectives of Renovation Project

- Project driven by:
 - Commitment to the student health mission.

- Providing the highest possible quality of care. We use a quality model, “PASCO”, an acronym for Patient safety; Access; Satisfaction; Cost; Outcome.
- Specific objectives are:
 - Increase the quality of care at HHPCC by improving the environment of care: privacy; safety and security; layout efficiency; comfortable furnishings; temperature; aesthetics.
 - Increase the access to care by providing “surge” space to meet high demand levels based on student schedules: particularly affects primary care and family health units.
 - Increase access to mental health services and improve quality, particularly access and privacy.
 - Renovate and increase space to meet “special” program demands: public health services; children of students; sports medicine; travel medicine; dermatology.
 - Increase capacity of the health center for anticipated growth in demand by students: grow our “throughput”.
- Factors expected to increase the demand for student services at HHPCC include:
 - Increasing size of “on campus” residential student population (add 1,200 in 4 years [23% increase]; add total of 2,400 over 15 years).
 - Increasing medical and mental health care needs of students (a true evolution of the clinical domain of college student health—*nationwide phenomenon*).
 - Diminishing primary care services in the surrounding community.
- Increase our revenue generation to further reduce the need for SAFC funding (fraction of our budget from SAFC has fallen from 78% to 56% over past 10 years).

Project Schedule:

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| Feasibility Study Presented to Hall Health Advisory Committee and SAFC | February 2008 |
| SAFC Request for Design Funding: \$1,031,513 capital request of the SAFC | March 2008 |
| Design Phase Begins | November 2008 |
| Request for Construction Funding: \$7,614,911 for direct cost and \$1,000,000 for lost revenue due to reduced operations during project | June 2009 |
| Design Complete | December 2009 |
| Construction Begins | January 2010 |
| Full Occupancy | January 2011 |