

## **INFORMATION ITEM:**

### **Curry Health Center (CHC) Renovation; The University of Montana - Missoula**

In the past 15 years a dramatic enrollment increase, coupled with significant changes in medical service delivery, has impacted the ability of Curry Health Center to fulfill its commitment to provide accessible, affordable, high quality health care for UM students. The current facility is poorly designed to respond to a greater demand for mental health services, a shift in the standard of care away from an infirmary based medical model to an urgent care delivery model, updated technology such as electronic health records, digital radiography, web-based patient/client interfaces, and the utilization of more trained support staff to extend the efficiency and effectiveness of health care professionals to better serve students. The infirmary currently occupies 30% of the space within the Curry Health Center.

The renovation is targeted to address three main concerns:

#### Privacy Issues

At the time of the 1994 renovation of CHC, the conventional thought was that students seeking counseling and psychological services required greater privacy than other care seekers and it was thus decided to create a separate entrance at CHC for students to access counseling services. However, this had just the opposite effect: by using a designated entrance students can be identified as clients of the counseling center. A single entrance design would eliminate this issue.

In addition, the 1994 renovation did not include any changes in the Dental Clinic. Currently, dental patients wait in a hallway that is used to access other CHC departments. There is direct "line-of-sight" from this hallway waiting area into the dental operatories. Finally, soundproofing in the Medical Clinic is substantially inadequate. Despite efforts on the part of staff, students continue to report that conversations in adjacent rooms can be overheard at times.

#### Access and Affordability

Since the last renovation, university student enrollment has increased 42%, from 11,000 students in Fall 1995 to 15,642 students in Fall 2010. Curry has struggled in the past few years with addressing service needs of our student population because the current facility does not meet the growing demands of an increased student population. While in the past 5 years the university enrolled headcount has continued to increase, the number of patient visits at Curry has remained relatively static. The static nature of visits to Curry is in large part due to the reality that each clinic has reached its capacity.

CHC has always prided itself in being able to provide quality, timely and cost-effective health care for students. By expanding our capacity (more counseling, exam and dental operatories) through reprogramming the usage of the present infirmary space and other design efficiencies, CHC will be able to better meet the current demand and allow for some future growth. It is anticipated that this renovation can be staged in such a way as to not close CHC services to students during the renovation. There is no additional square footage in this proposal.

#### Campus Involvement

CHC remains committed to providing quality educational opportunities for students. Because of current space constraints, Counseling and Psychological Services (CAPS) has had to decline requests

from a campus academic department to expand internships and graduate student placements. There is a demand for these training opportunities but not space to accommodate the demand. The Self Over Substance (SOS) program is also limited in its student training opportunities and is unable to expand these opportunities, even though the demand for services is increasing. With an expanded counseling facility, CAPS and SOS will be able to pursue more graduate student internship/training opportunities.

Currently, clinician/practitioner positions are being held open because there is no exam/privacy space available to see students. Renovation of the Medical Clinic will increase usable space by approximately 30%. Providers are sharing office space in close quarters and overlapping in their use of examination rooms. Renovation of the current workspace will improve efficiency, increasing the number of students seen by existing staff. Also, additional patient chairs with the Dental Clinic will allow more throughput of patients without increasing staff. This renovation maximizes efficiency resulting in more students being served without the need to increase the Student Health Service Fee.

Curry Health Center contracted with OZ Architects to do a feasibility study to determine options for a possible renovation of the Curry Health Center facility. OZ Architects was the firm that did the Curry Health Center design for the 1994 renovation and has firsthand knowledge of the facility to provide a professional design and cost estimate. The estimated cost of the project is between \$3.8 and \$4.0 million.

The cost/financing of the project:

Construction	\$ 2,950,000
Architectural Fees and Administrative Costs	445,000
Printing, Bidding and Plan Review Costs	25,000
Equipment	300,000
Contingency	<u>280,000</u>
<b>TOTAL</b>	<b>\$4,000,000</b>
Health Service R&R Fund	<u>( 1,000,000)</u>
Amount to be financed	<b>\$3,000,000</b>

Estimated annual debt service (15 year term at 4% interest rate)	\$250k*
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\*This full amount will be committed annually for the amortized debt payment and pay down of principal if interest rates are lower than 4%.

Debt service for Curry Health Center decreased by \$125k in FY 2011. These funds will now be dedicated to the new debt service. In addition the Curry Health Center will redirect current budgeted capital funds of \$125k to the repayment. The mechanism for financing will be either an InterCap loan or if the Biomass Project is approved, through the issuance of revenue bonds.