Project Approval

Primary Care Clinic North

MU

The University of Missouri– Columbia and MU Health Care (MUHC) requests Project Approval for the Primary Care Clinic North – new building construction project. The total project budget of $12,000,000is funded by MU Health Care Reserves.

This clinic will expand primary care with family medicine and general pediatrics; obstetrics and gynecology; and adult psychiatry; as well as therapy services to better serve Columbia, Boone County and neighboring counties. Primary care is the front door into the MUHC system and the increase in patients through primary care practices enhances system growth. The five off-campus primary-care ambulatory facilities, with nearly 50 physicians are at or near capacity. The new North facility, with 8 primary-care physicians as well as obstetrics and gynecology and psychiatry, will help address unmet and growing market demand. Obstetrics and gynecology has experienced a 40% increase in market share from Fiscal Year 2013 to Fiscal Year 2018. With the recent closing of the obstetrics unit at SSM St. Mary’s in Audrain County, growth is expected to continue and additional capacity will be needed. Currently, MUHC psychiatrists can only accept referrals from MUHC providers due to the lack of providers in the area. Additional space to expand this specialty is also needed.

A market analysis was completed to identify the geographic needs and locations best served by primary care expansion in Columbia. The Advisory Board projects the ten-year primary care growth in Boone County at 18.3%, approximately 42,000 visits, requiring an additional 26 primary care providers in the market by 2027. Out of 40 primary, quick and urgent care clinics in Columbia, MUHC operates 12 clinics and the remaining 28 clinics are largely independent. The zip code area 65202 of Columbia, which is north of Interstate I-70, was identified as an area of need. It has the second highest population (following 65203) in Columbia, is the fastest growing zip code and only has one clinic. Future growth was also considered and both infrastructure and school development are key indicators of where growth will occur. With the recent establishment of Battle High School, Battle Elementary School, new residential areas, and an increasing retail presence; it is anticipated that northeast Columbia will experience high growth rates over the next 10 years. A clinic in this area will provide access to care in a growing part of the community that has few providers.

The project will construct a single-story, 27,100 gross square feet clinic building. The multiservice facility will have traditional primary care clinic space, physical therapy space, psychiatry office space, pharmacy, radiology, laboratory, and shared support areas for the clinics and services.

Simon Oswald Associates, Inc., Columbia, Missouri (WBE) is the recommended architect for this project. The firm has completed numerous successful projects for MUHC over the past 20 years; including the Children’s Hospital relocation to the current Women’s & Children’s Hospital, and the South Providence Medical Building Clinic. The design team includes The McClure Corporation, Inc., St. Louis, Missouri, for mechanical, electrical, plumbing, and fire protection engineering; Allstate Consultants, LLC, Columbia, Missouri for structural engineering; and Engineering Surveys and Services, LLC, Columbia, Missouri for civil engineering.

The selection committee also considered HMN Architects, Inc., Overland Park, Kansas; and Health Facilities Group, LLC, Kansas City, Missouri.

The fee for basic architectural and engineering services has been determined by using the University of Missouri’s “Architectural and Engineering Basic Services Fee Estimating Guidelines.” The project is a Type III (average complexity), and the calculated basic services fee is $471,040 based upon 6.4% of the $7,360,000 construction cost. Additional services for programming and an early site development construction package, is anticipated at $243,600 for a total design fee of $714,640.

The estimated construction cost is $272/GSF and is expected to be complete by September 2020.

No. 7

Recommended Action - Project Approval, Primary Care Clinic North, MU

It was recommended by Chancellor Cartwright, endorsed by President Choi, recommended by the Finance Committee, moved by Curator \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and seconded by Curator \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, that the following action be approved:

the project approval for the Primary Care Clinic North, MU

Funding of the project budget is from:

MU Health Care Reserves $12,000,000

Total Funding $12,000,000

Roll call vote of the Committee: YES NO

Curator Brncic

Curator Chatman

Curator Layman

Curator Steelman

The motion \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Roll call vote: YES NO

Curator Brncic

Curator Chatman

Curator Farmer

Curator Graham

Curator Layman

Curator Phillips

Curator Snowden

Curator Steelman

Curator Sundvold

The motion \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.