

BETTER

Because of You

A Capital Campaign to Transform UnityPoint Health - St. Luke's
Medical/Surgical Inpatient Facilities



UnityPoint Health
St. Luke's Foundation

BECAUSE

you need the right environment for the right care

The right environment goes a long way in helping people get better, faster. Now UnityPoint Health - St. Luke's Hospital is embarking on a \$14 million modernization project to greatly improve the environment of care for our medical and surgical patients.



Two outdated med/surg units will be combined into one modern, efficient space. The fifth-floor dialysis center is being modernized for greater convenience. This transformation will improve workflow and enhance responsiveness. It will also result in cost savings of almost \$2 million in the first five years.



"It's essential to have a healing environment that supports and enhances quality care."



Carmen Kleinsmith
Senior VP/Chief Nursing Executive

BECAUSE

we want better for our patients

Attention to aesthetics creates a comforting environment that supports the healing process. Research shows patients in well-designed rooms experience less anxiety, require less pain medication, and have shorter hospital stays.

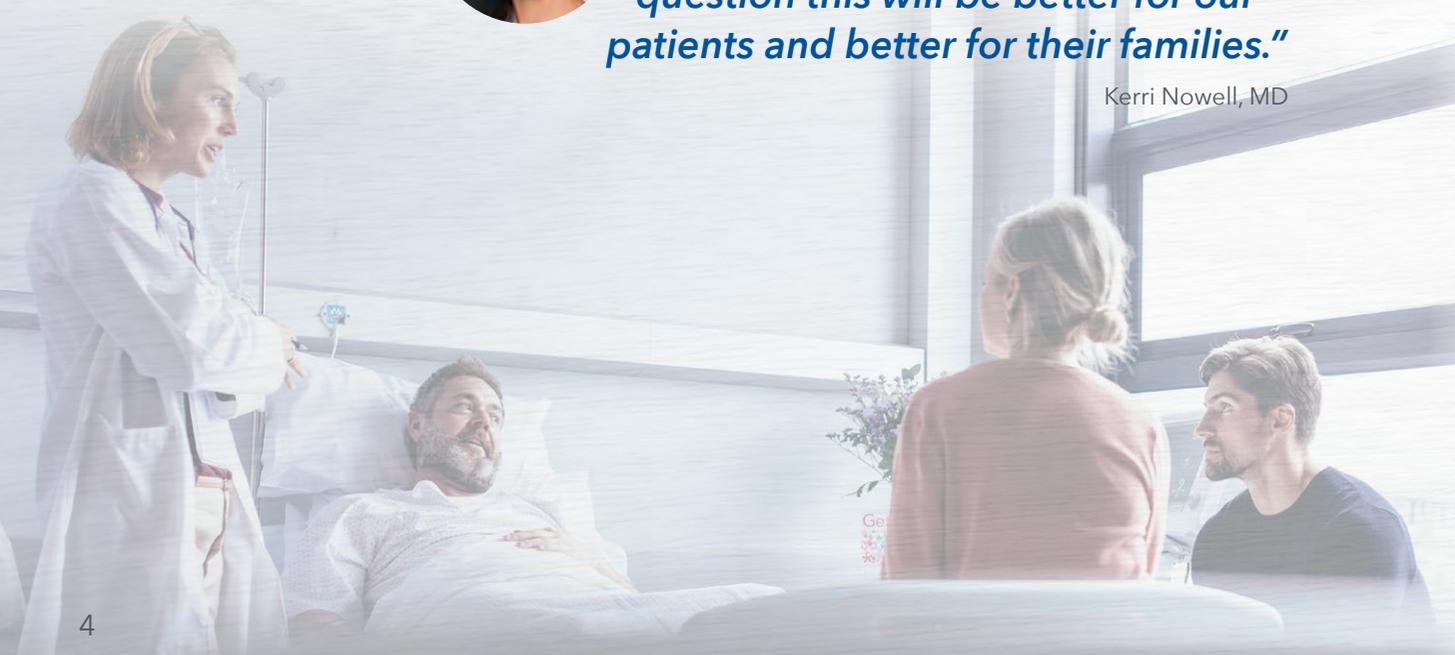
Our large private rooms will feature in-suite showers. Comfortable seating encourages family visits, including sleeper sofas in most rooms for overnight stays. Timeless neutral backgrounds are accented

with warm wood and colorful pieces that can be easily updated. And classic images from St. Luke's Foundation's Healing Power of Art program enrich the patient and visitor experience.



"Bigger, more comfortable rooms, better lighting, and a private shower in every room. There's no question this will be better for our patients and better for their families."

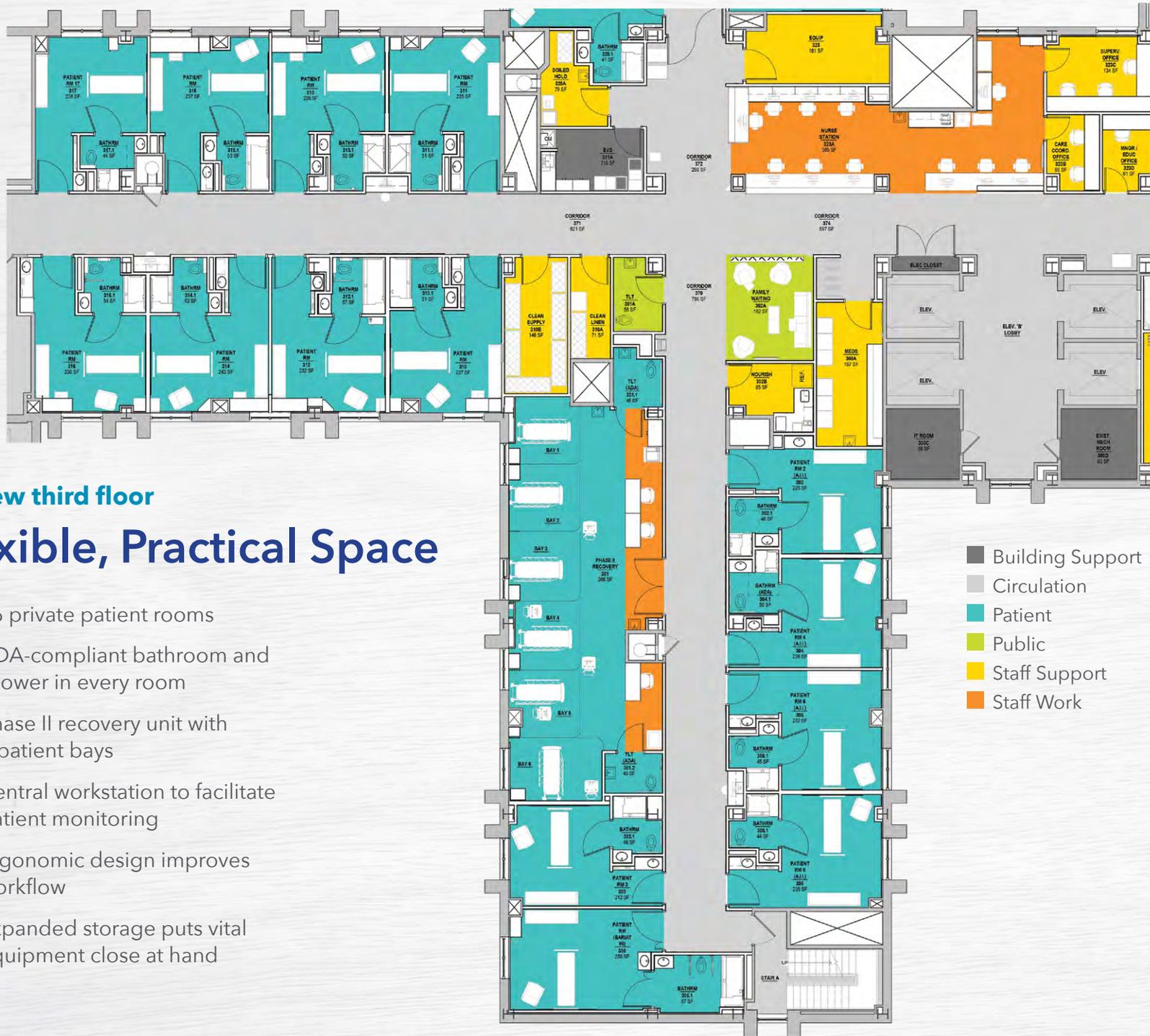
Kerri Nowell, MD



"The staff on 3W really went above and beyond to provide me with wonderful care. They are all a credit to their profession."

A grateful patient





the new third floor

Flexible, Practical Space

- 46 private patient rooms
- ADA-compliant bathroom and shower in every room
- Phase II recovery unit with 6 patient bays
- Central workstation to facilitate patient monitoring
- Ergonomic design improves workflow
- Expanded storage puts vital equipment close at hand

the new fifth floor

Modern Dialysis Suite

- 6 outpatient dialysis bays
- Soothing, tranquil environment
- Comfortable dialysis recliners
- Cable TV and wi-fi access



Estimate Project Costs

Design and Engineering	\$636,000
Construction.	\$11.8 million
Equipment/Furniture	\$1.97 million
Miscellaneous Costs	\$286,500
	\$14.7 million

Projected Timeline

3C/3W Construction Begins	Fall 2021
3C/3W Construction Complete	Fall 2022
5 th Floor Dialysis Remodel Complete	Spring 2023



The planned renovation will completely replace the current med/surg inpatient units. Built in 1950 and 1966, these units are cramped and lack the amenities today's patients demand. Technology upgrades are challenging in a space designed for yesterday's equipment.

The transformation will give St. Luke's the physical space and technology our teams need to take the best care of patients.

- Large private rooms that can accommodate family and visitors
- Advanced technology to meet the need for different levels of care
- A look and feel that satisfies expectations for quality and comfort
- More efficient call-light system
- Visitor lounges and a family room
- Wider, ADA-compliant doorways to each patient's private bath with shower

BECAUSE

the need is now

St. Luke's Foundation is supporting the modernization project, starting with a \$1 million donation from the Stephen Benda estate. Additional funds will be raised through the Foundation's new capital campaign, ***Because of You.***



"We're making our inpatient rooms better because of you—our patients and their loved ones. You have told us improving the environment is important to you. And because of you and your generous support, we will make this dream a reality."

Mary Klinger, President
UnityPoint Health - St. Luke's Foundation



BECAUSE

you asked

What is a hospital medical/surgical inpatient unit?

If you require hospitalization for a disease like pneumonia, or care following an injury or surgery, you may stay in a medical/surgical inpatient unit. At St. Luke's Hospital, our med/surg facilities provide care for adults with a wide variety of illnesses and conditions.

Who do St. Luke's med/surg inpatient units serve?

Our experienced med/surg team is dedicated to making every patient's stay as comfortable and pleasant as possible. Units provide post-operative care for general surgery, cardiovascular surgery, cancer surgery, bariatric surgery, gynecological and

urological surgery, and other procedures that require post-op hospitalization. We will also be equipped to handle patients with serious medical conditions such as COVID-19 when needed.

What are St. Luke's med/surg units like today?

The current units were built in 1950 (3C) and 1966 (3W). While the units are well-maintained, there has been no renovation for over 50 years, making these the most outdated patient areas at St. Luke's. Individual rooms are smaller than our hospital standard. Bathrooms lack showers and do not meet requirements of the Americans with Disabilities Act. Air-handling units are non-compliant and the call system is outdated.

What will the new facility be like?

Patients will enjoy large private rooms with the amenities they expect. All rooms will be ADA-compliant and able to accommodate special equipment critically ill patients need. We will have an efficient new call-light system, expanded inpatient dialysis capability, and rooms to accommodate bariatric patients. There will be additional negative-pressure rooms - essential for treating highly infectious diseases like COVID-19. Increased storage areas will put vital equipment where it's needed.

Why is this project so important?

While many health conditions can be treated on an outpatient basis, there will always be a need for hospitalization. As the COVID-19 pandemic and last year's derecho demonstrated, it is vital that St. Luke's be prepared to accommodate a sudden influx of critically ill patients. Consolidating two existing med/surg units into a single modernized space versatile enough to handle tomorrow's challenges will also result in cost efficiencies of almost \$2 million in the first five years.



When will the transformation be complete?

The med/surg modernization project will begin in Fall 2021. All third floor work is scheduled to be completed by Fall 2022. During the construction phase, the med/surg units will be temporarily relocated to fifth floor (5W and 5E). Construction on the fifth floor Dialysis Suite will follow beginning in Fall 2022 with a scheduled completion date of Spring 2023.

What is Because of You?

Because of You is St. Luke's Foundation's capital campaign to support transforming UnityPoint Health - St. Luke's med/surg inpatient facilities. Our goal is to provide support of \$4 million towards the \$14 million cost of this vital modernization project. The remaining costs will be covered by UnityPoint Health - St. Luke's Hospital over three years.

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