Vision Northland

Project Overview & Zoning Plan

October 30, 2018
Agenda

• **Introduction of Project**
  – Keith Hamre, City of Duluth

• **Essentia Health Overview**
  – Dr. Robert Erickson, Physician Leader Vision Northland

• **VNL Project Description & Overview**
  – Scott Garand, Principal, Ewing Cole

• **Proposed Zoning Plan**
  – Scot Ramsey, Vice President of Facilities

• **Questions**
  – Mark Hayward, Senior Vice President of Operations
Introduction of Project

Keith Hamre, City of Duluth
Director of Planning & Construction Services
and Interim Chief Administrative Officer

- Overview of tonight’s meeting
- City of Duluth’s role with Vision Northland project
- Environmental Assessment Worksheet (EAW) status
Why Vision Northland? Why Now?

- Provides highest level of care with patient and staff safety as the priority

- State-of-the-art medical facility with advanced technologies to meet latest healthcare standards and patients’ needs

- Increased efficiencies by eliminating long transport of patients through public spaces

- Environment that retains and attracts top talent and addresses future workforce needs
Essentia Health Overview

Dr. Robert Erickson, VNL Physician Leader

Why Vision Northland? Why Now?

- Designed with efficiencies and flexibility to respond to changing clinical and technological advances
- Improves access, affordability and quality of care for Duluth and the entire region, all while being good stewards of our resources
- Enhanced patient, visitor and staff experience
- Zoning plan that allows for smooth inpatient and outpatient flow
Dr. Robert Erickson, VNL Physician Leader

- Largest private investment in Duluth’s history – more than a building project
- $675 million investment to construct new hospital tower, clinic and outpatient surgery center
- $125 million for related infrastructure and financing
- Investment in Essentia’s mission that demonstrates commitment to the health of our patients, the economic vitality of the community and the work environment for staff
- Serves as a catalyst for other investments and economic development
Vision Northland Project Description

Scott Garand, Principal, Ewing Cole

- 815,000 square feet
- 115,000 square feet of renovated space
- Building up vs. out
- Essentia’s overall footprint reduced, opening space for other development in Duluth’s Central Hillside
Exterior Design Concepts
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Sight Lines for VNL Project

4th Avenue East & 4th Street

Current building

New building
Sight Lines for VNL Project

4th Avenue East & 6th Street

Current building

New building
Sight Lines for VNL Project

6th Avenue East & 5th Street

With current building

New building
Current Zoning Plan

Scot Ramsey, Essentia’s VP of Facilities
Proposed Zoning Changes

Scot Ramsey, Essentia’s VP of Facilities
Vision Northland – Project Timeline

**PROGRAMMING & DESIGN PHASE**
- 2018
  - Program Statement
  - Schematic Design
  - Design Development
- 2019
  - Construction Documents
- 2020
  - Procurement
  - Site Prep
  - Foundations
  - Structural Frame
  - Enclosure
  - MEP Systems
  - Interior Finishes
- 2021
  - Medical Equipment
  - Commissioning
- 2022
  - Substantial Completion
  - Start of Operations

**CONSTRUCTION PHASE (36 Months)**

**OPERATIONS PHASE**
Questions?

Mark Hayward, Senior Vice President of Operations

For more information and updates on the project, visit: Essentiahealth.org/visionnorthland