

St. Francis Hospital & Heart Center



12/11/2024



Today's Agenda



1. St. Francis Hospital Updates
2. Progress in Moving Physicians from Flower Hill Campus
3. Long Term Campus Modernization Evaluation
4. Oaktree Lane
5. Traffic Evaluation and NY State DOT
6. Discussion

Recent Designations & Recognitions



Joint Commission Excellence:

We completed an accreditation survey with The Joint Commission in September 2024, with exceptional results. For the second triennial survey in a row (6 years), there were no clinical findings. This is highly unusual and a testament to the quality of care provided at St Francis every day.



U.S. News Recognition for Clinical Expertise in the Following Specialties:

- Heart & Vascular
- Neurology & Neurosurgery
- Orthopedics
- Diabetes & Endocrinology
- Gastroenterology & GI Surgery
- Urology
- Pulmonology & Lung Surgery
- Geriatrics



Annual Economic and Community Impact

St. Francis Hospital is a main employer, economic driver, and beacon for the community.



\$1,663,000,000
Economic Activity



\$424,000,000
Payroll Expenditures



6,100 Jobs Generated
4,000+ Employees



\$234,000,000
Tax Dollars Generated



\$54,000,000
Community Benefits & Investments



Patients Served:

226,000
Outpatients
provided care

43,000
People treated
in the E.D.

19,000
Hospital
admissions

Government Funding:

At St. Francis Hospital, 77% of inpatient discharges and 61% of outpatient visits are covered by Medicare and Medicaid

Status of Initial Modernization of the Campus: Progress and Timeline to Move Physicians from Flower Hill Campus

2200 Northern Blvd, East Hills, NY

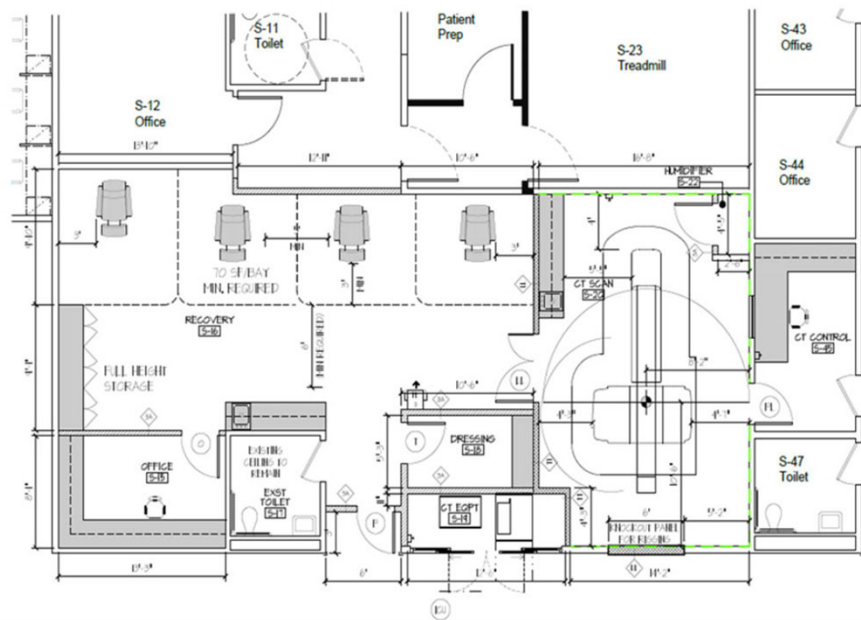
- Physical Construction of Outpatient Cardiology Center is complete with next stages of furniture, fixtures and equipment planning underway
 - Relocates 30 physicians and their patient appointments
 - Redirects 350 vehicle trips per day
 - Reduces traffic congestion
- Construction is starting on new Outpatient Cardiovascular Imaging and Testing center to better serve the community and further reduce outpatient non-emergent testing visits from St. Francis Flower Hill Campus
 - Planned opening of the medical office space and imaging center still on track for an anticipated opening Q2 2025



Enhancing Diagnostic Cardiac CT Services at the DeMatteis Center Old Brookville



- Provides more convenient CT Angio diagnostic services to the Community
- 30 current staff members permanently relocating from DeMatteis to another offsite location less than 10 miles away
- The addition of this Cardiac CT to DMC will bring in approximately 8 outpatients a day initially and further decompress the St. Francis hospital campus
- This will shorten appointment wait times from 8-10 weeks to 2-3 weeks
- CT scans are significantly more effective at identifying coronary artery disease (CAD) in patients with chest pain than commonly performed exercise stress tests
- Overall completion 2nd Quarter of 2025 (depending upon DOH CON approval)



Long-Term Campus Modernization Evaluation

Objective: Expand availability of private medical-surgical patient rooms and enhance technology to remain at the forefront of delivering the exceptional acute care that St. Francis Hospital has built its reputation upon.

Where We Are Today...

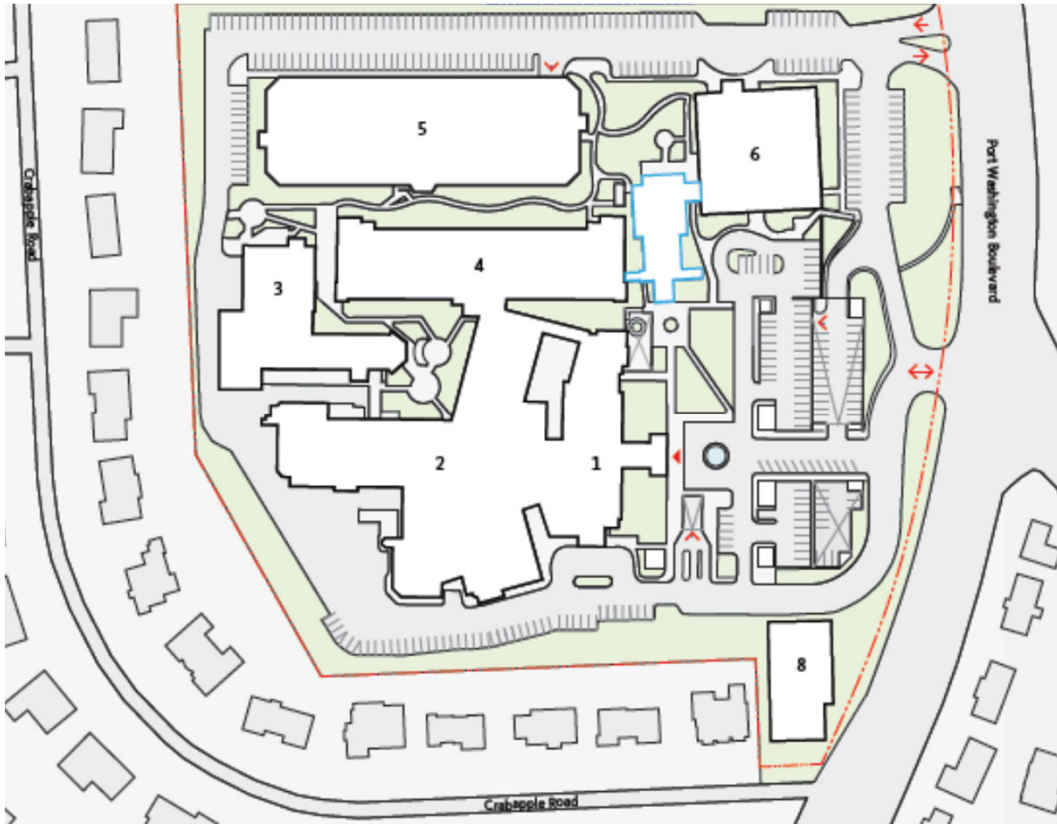
- Operating the hospital at over 95% capacity, leaves little flexibility to efficiently move patients through the process
- Less than 10% of the medical-surgical rooms are private
- Our competitors have invested hundreds of millions of dollars to increase private beds to address New York State Department of Health mandate and improve the patient experience

...and Where We Must Go

Build More Private Patient Rooms

- Remove one current building to allow the construction of a new Patient Care Pavilion
- Improve the patient experience
- Reduce the patient's risk of infection
- Facilitate family support during a patient's most vulnerable moments

St. Francis Evaluation of Existing Campus



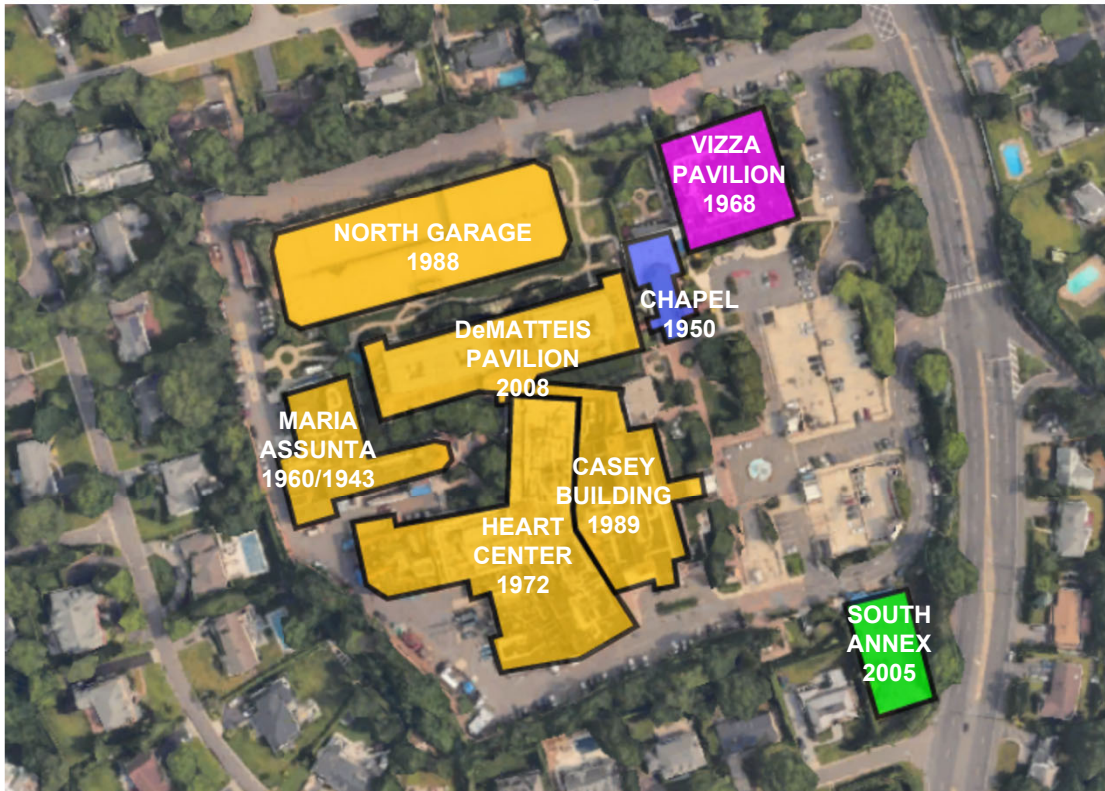
DOH has Mandated Private Patient Rooms

- Less than 10% of current rooms are private
- Square footage capped by Village zoning code requirements
- No options for additional parking
- Significant space constraints limit long-term modernization options to ensure on-going high-quality care

Self Imposed Limitations

- New patient care pavilion should be close to existing inpatient areas
- Retain all existing parking
- Retain the St. Francis Chapel & minimize major work on western portion of campus

St. Francis Existing Site Plan



- Preservation of Community Asset
- Areas of campus requiring ongoing minor renovations & equipment replacements to modernize & protect our assets
- Optimization – Minor renovation to keep during major modernizations
- Substandard building to be demolished

Chapel

SF: 7,300
Community Asset renovated in 2019 to be preserved

Maria Assunta

SF: 49,875
SF: 49,875
Asset to be preserved and out to bid to support Administrative offices and small clinic for procedural providers currently in Vizza Pavilion

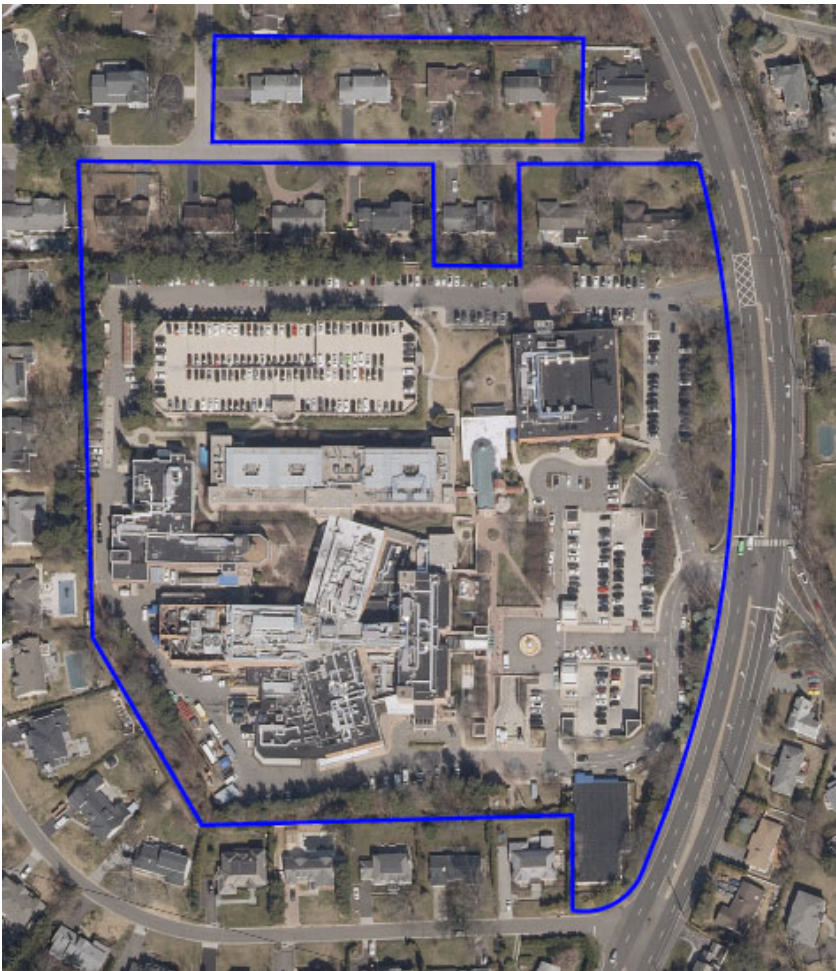
South Annex

SF: 9,535
Temporary structure requiring minor modifications to house critical on campus functions (security, on-call rooms & facilities department)
Eventual removal requires long term planning

Vizza Pavilion

SF: 51,321
Substandard existing conditions including life safety (fire alarm, sprinkler) deficiencies
Evaluating Oaktree Lane northern homes to support the Franciscan Missionary
Building to be taken down to support new patient care pavilion

St. Francis Campus with Oaktree Properties



Oaktree Opportunities

- Expand campus acreage to address zoning limitations (from 15.15 to over 18.15 acres)
- Existing acreage allows for improvements without increasing building coverage percentage
- Increase distance between hospital and residences

Self Imposed Limitations

- Vizza pavilion is removed to construct new patient care pavilion
- Maintain Oaktree Lane in current location
- Consider only residentially compatible uses for the short to mid term on Oaktree Lane
- Ensure that 150 Port Washington Blvd is not impacted by modernization efforts

Traffic Evaluation Underway and DOT Plans Under Evaluation

Additional Data and Feedback Required to Analyze Options

- Traffic and parking data collection and evaluation are ongoing at St. Francis
- Traffic safety issue at northern entrance of campus raised to NY State DOT by St. Francis Hospital
 - Current design proposed by DOT under evaluation
 - Exploring concept of establishing a traffic light to support north entrance to improve safety
 - Exploring concept of establishing a one way off ramp on the southern portion of hospital campus to address accidents that cause challenges for access to emergency services and patient care
- **As part of ongoing traffic and parking evaluations, St. Francis looks forward to collaborating with the Village and NY State DOT to support the most appropriate traffic safety improvements for the community**

Future Modernization of the Campus: Planning Efforts to Support Patient Care Pavilion

- Ongoing space options being studied to develop a pathway towards private rooms mandated by NYS Department of Health and new technology for the hospital, while preserving key assets on the campus
- Next Steps:
 - Complete concept design, evaluation of options and seek governance approval to move into schematic design in order to present a fully developed concept to the residents and Village of Flower Hill
 - Once full design strategy with options is vetted fully, review designs with the residents and Village of Flower Hill to incorporate community feedback
 - Develop timeline to advance master facility planning and community engagement with the Village of Flower Hill
- Updates are on our website and questions can be submitted at any time: <https://www.catholichealthli.org/st-francis-hospital/modernization-update>

