

**UK
SH**

UNIVERSITÄTSKLINIKUM
Schleswig-Holstein



www.uksh.de

**University Medicine
of the Future**







University Medicine of the Future





| University Medicine of the Future

Dear Ladies and Gentlemen,

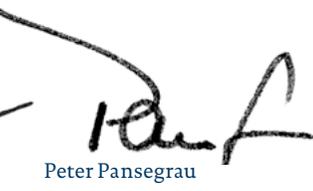
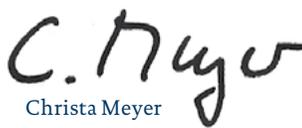
The UKSH thanks the state of Schleswig-Holstein for its historical decision to create a master plan for the University of Medicine. It is a decisive step for future healthcare for a quarter of the people in Schleswig-Holstein for upcoming decades and strengthens innovative research and teaching at the University. Closely associated with the new plan is the prospect of 12,500 highly attractive jobs in Kiel and Lübeck.

We congratulate the BAM/VAMED consortium for completing and signing the contracts on 30. September 2014 after a two and a half year struggle for the best solution in construction, operation and financing for the next thirty years. The result is an architectural masterpiece: The building creates an atmosphere of confidence and recovery for our patients. This was possible due to the direct contributions of our expert medical employees in the maximum care planning process. Countless doctors, nurses, therapists, service

staff, management and the personnel board continuously discussed and optimized the plans for their future jobs in more than 600 meetings. The centralization of 21 clinics at the University of Kiel campus and 20 at the University of Lübeck campus will begin in 2015 and 255,301 square meters will be converted and renovated with an investment of 530 million Euros. The UKSH will now become faster, more directed and effective.



Best regards


 Prof. Dr. med. Jens Scholz, MBA
 
 Peter Pansegrau
 
 Christa Meyer

| Foundation for the Future



New entrance hall in Kiel

The implementation of the structural master plan forms the basis for future growth at the University of Medicine in Schleswig-Holstein. The UKSH will be the largest University hospital in the North and will be structurally designed to meet high

standards in patient care, research and teaching. Based on the forward-looking “Medical Structure Concept” orientation of the UKSH, health development in the coming years was analyzed to take demographic change, capacity calculations and medical progress into account. This data forms the basis for the architectural master plan design. If we want to effectively diagnose and treat more complex medical conditions, we need to bring the experts in geriatric medicine from the vicinity together. Our goal is to bring the hospital to the patient.



The UKSH is the only maximum care hospital for people in Schleswig-Holstein. This means we are responsible for treating the most seriously ill and injured patients. But we are also responsible at the same time for ensuring that the scientists at Christian-Albrechts University of Kiel and the University of Lübeck have ideal conditions to meet the challenges of the 21st century with innovative capacity. Scientists who are also doctors, nurses and therapists cope with the most difficult health care issues on a daily basis. Outstanding architecture and infrastructure are an

essential prerequisite. The guiding principles of the future University of Medicine is maximum efficiency and the elevation of expansion potential to win the best standards for patients and staff.



New entrance hall in Lübeck





| The new UKSH: Quality and Atmosphere

The structural master plan gives the UKSH a distinctive look. The Kiel and Lübeck campus have developed an attractive light and airy atmosphere with an interdisciplinary central hospital in which patients and visitors can easily orient themselves. Short distances, short waiting times and short length of stays have been reached due to a better infrastructure. Patients and employees should feel comfortable – and enjoy the best quality of care.

The 8-Point Plan

Interdisciplinary Emergency Room: The summary of the INA and receiving station enables optimized usage of shift and on-call employees. The advanced and interdisciplinary basic diagnostic receiving evaluation avoids mistakes and decreases the average length of stay.

Central OP: The excellent structural and functional characteristics of the Central OP have optimized the processes and reduced change over times. This has effectively reduced the number of operating rooms and reduced infrastructure costs.

Intensive Care: Modular structures in economically optimum size lead to more efficient staffing in both medical and nursing areas. Bottlenecks are avoided with the expansion of intensive care capacity and projected increase in demand will be met. The coupling of ITS and IMC modules guarantees a transfer to the area of the progressive care concept as needed.

Normal Care: The expansion of the stations allows for more efficient use of personnel in shifts. The interdisciplinary layout of large stations compensates for occupancy fluctuations of individual departments and prevents overload.

Logistics: The main hospital has reduced horizontal and vertical distances and waiting times for patients and employees. The development of automated transport systems and the installation of a pneumatic tube cut the cost of supply and disposal logistics. There is only in-house transportation.



Ambulance Center: The centralization reduces the number of ambulances and polyclinics, optimizes the interdisciplinary patient care and improves room utilization. In light of the increasing importance of outpatient treatment structures in health care centers, the establishment of an ambulance center is an important part in the future of UKSH orientation.

Diagnosis: The bundling of diagnostics in the central hospital avoids duplication of diagnosis and improves resource utilization.

Energy Option Package: A trendsetting concept for construction and provisioning ensures a sustainable energy efficiency standard.



Operating room

History

2008

Creation of medical structure and target concepts

2009

April: Presentation of master plan, investment sum of 1.1 billion

July: A limit of 700 million Euro is set for the master plan

2010

November: Presentation of Plan B, only KV without FuL refinancing the volume of investment from efficiency savings, 170 million per campus plus 40 million for infrastructure

2011

February: Start of a market survey procedure

September: Real estate ÖPP (private/public partnership) state parliament calls for preparation of award procedure



2012

January: Results of the economic reasonability frame data is available

May: Contract notice of the competitive dialog published in EU official journal

August: Start of Dialog Phase I

2013

January: Start of Dialog Phase II

2014

March: Request for proposals (RFP) to two bidders, calculation of public sector comparators

May: Tender; bid evaluation

July: Selection of the preferred bidders; due diligence and discussion of panel reservations and financing possibilities

September: State referral award on 30.09



600 planning meetings with thousands of staff



Press conference for signing the contract



| Creative Concept

A unified architectural concept links the Kiel and Lübeck campuses with a distinctive look. Common materials and colors are used and underscore the common bond between the UKSH campuses. It is the new “corporate architecture” for the brand UKSH: One UKSH, two campuses and one style of architecture. The brick clad buildings blend in harmoniously with the surrounding area and are characteristic of traditional northern German architecture. The emerging structure is clearly formed, bright and friendly. The walls are garbed in pre-hung, mineral panels with green color accents. The materials are durable and sustainable.

The idea of a light-flooded hospital is apparent in the design of the nursing stations. The choices of materials in

the interior are bright with cheerful colors and surfaces. Deliberately low parapets allow maximum light and optimize the patient’s view from their bedside. Warm wood tones create a comfortable feeling as opposed to other hospitals with very cool effects without compromising high hygienic standards.



Intensive station





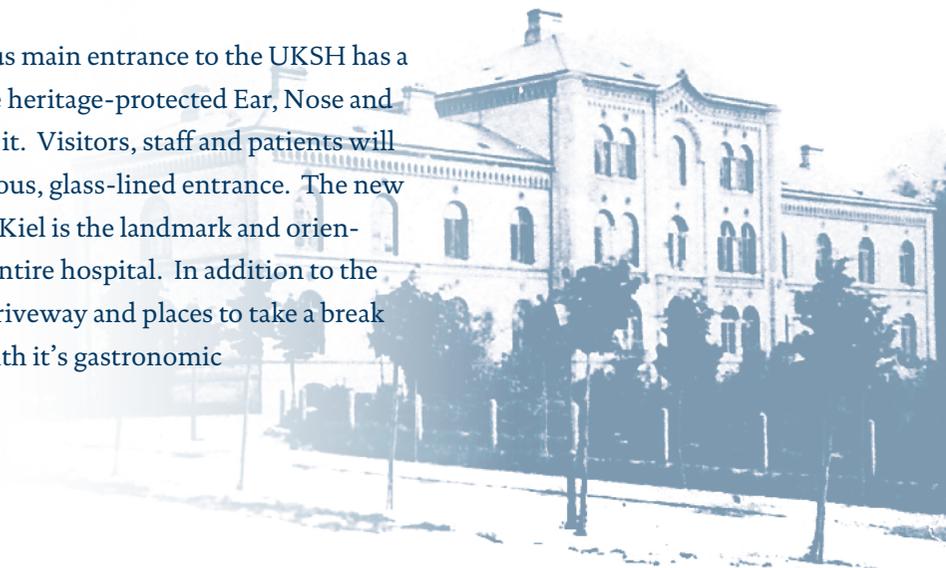
Wissen schafft Gesundheit

Master Plan Campus Kiel

A subtle relationship to old structures is a main focus of the new architectural design.

This applies particularly to heritage-protected buildings. The Women's Hospital will be rebuilt in its original state and the new building will fit in with the old architectural layout of the building. The Ears, Nose and Throat Clinic will be carefully expanded and an old existing auditorium will be rebuilt to fit in with the style of the old building with an appropriate distance from the new building.

The new, conspicuous main entrance to the UKSH has a new cafeteria and the heritage-protected Ear, Nose and Throat Clinic next to it. Visitors, staff and patients will be directed to a spacious, glass-lined entrance. The new forecourt at Campus Kiel is the landmark and orientations point of the entire hospital. In addition to the main entrance, the driveway and places to take a break make the cafeteria with its gastronomic



mix is a nice complement to the bustling center of the Campus Kiel. The light-filled lobby is the central hub of the new hospital. The activities of the hospital will be coordinated and linked through this hub. The new central hospital with its large urban form centralizes the activities of the hospital and is geared towards integrating the staff and patients. The UKSH, Campus Kiel with its single address is the central point for all patients, staff and visitors. It is clearly organized in an efficient comb structure with new centers like the Ear, Nose and Throat Clinic, Eye Clinic, Dental Clinic and a Mother-Child Center.



Side view



Wissen schafft Gesundheit

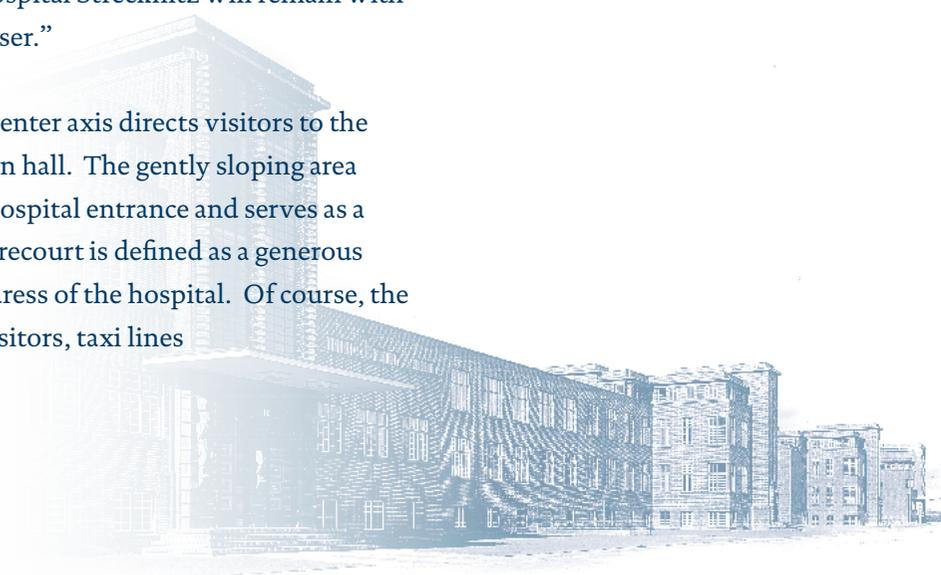


Master Plan Campus Lübeck

The new UKSH Campus Lübeck completes the new, urban style of building and completes the circle of construction with its new structure. The building will have a new entrance towards Ratzeburger Allee and creates a welcoming touch with direct access to the car park.

The existing standard structure of the Central Hospital will be further expanded. The clinics previously housed in temporary structures will be integrated into the central complex. The heritage-protected building of the former psychiatric hospital Strecknitz will remain with the “Hamburger Häuser.”

A central, tree lined center axis directs visitors to the new, glassed reception hall. The gently sloping area leads visitors to the hospital entrance and serves as a place to relax. The forecourt is defined as a generous space for the new address of the hospital. Of course, the different stream of visitors, taxi lines



Zufahrt
Mönkhof Weg



and outdoor eating possibilities fit harmoniously together without interfering with each other. The result is a high-quality urban space with large airy qualities.

The spacious entrance hall welcomes visitors, staff and patients in a bright, friendly and light-filled atmosphere. Large skylights in the roof emphasize the multi-story space as an exceptional point of contact and address of the new UKSH, Campus Lübeck.



Side view

| Project Data



Signing of the contract: Prof. Jens Stolz and Peter Pansegrau from UKSH, Christian Diring, CEO of BAM PPP Germany GmbH and Frank-Michael Frede, CEO of VAMED Project GmbH

Owner
State of Schleswig-Holstein

Builder
UKSH

Contractor
BAM/ VAMED

Investment
520 Mio. Euro

Contract period
Until 2044

Construction begins: 2015

End of construction: 2021

Campus Kiel

New Construction	64,378m ²
Remodeled	20,007m ²
Redeveloped areas	6,540m ²
Renovated areas	18,497m ²

Campus Lübeck

New Construction	55,312m ²
Remodeled	22,387m ²
Redeveloped areas	917m ²
Renovated areas	67,263m ²

Information in net floor area

| Planning Committee

Architects

sander.hofrichter architekten GmbH

JSWD Architekten GmbH & Co. KG

tönies + schroeter + jansen freie architekten gmbh

HDR TMK Pkanning Co.

Consultant team from UKSH

ABG Real Estate Management GmbH. & Co. KG

For technical expertise

Partnership Germany ÖPP Germany AG

für die wirtschaftliche Expertise

Law Firms Weißleder and Ewer, Görg

For legal expertise

PGMM

For the medical structure concept

| Publishing Information

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Campus Kiel

Arnold-Heller-Straße 3, 24105 Kiel

Campus Lübeck

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