

Exhibit 2

Feasibility Summary

Organizational Vision Statement

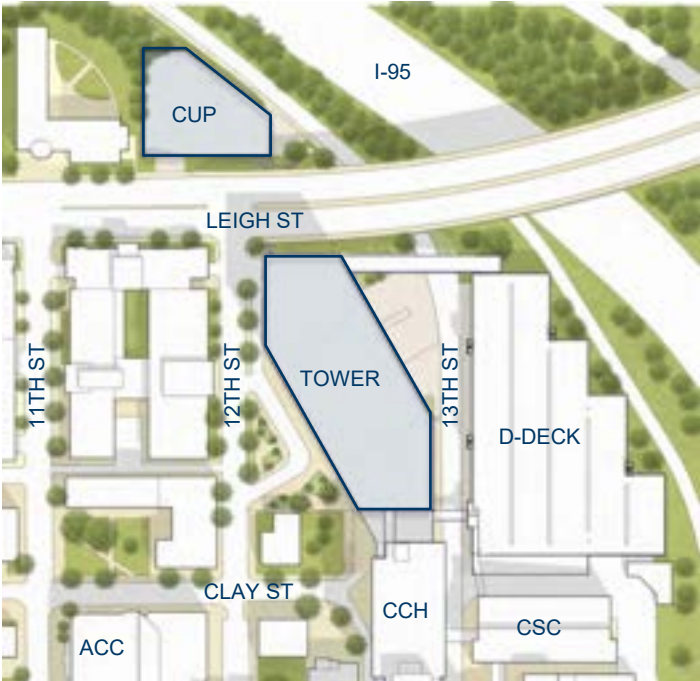
Organizational Vision Statement

We lead the nation in quality, affordability, and impact as a trusted and preferred academic health system.

Project Vision Statement

The new patient tower will serve the community and be a destination for high acuity specialized care. Organized around service line excellence, this new tower will provide resources for advanced education and research, expanding our local and national reach as the preferred academic health system.

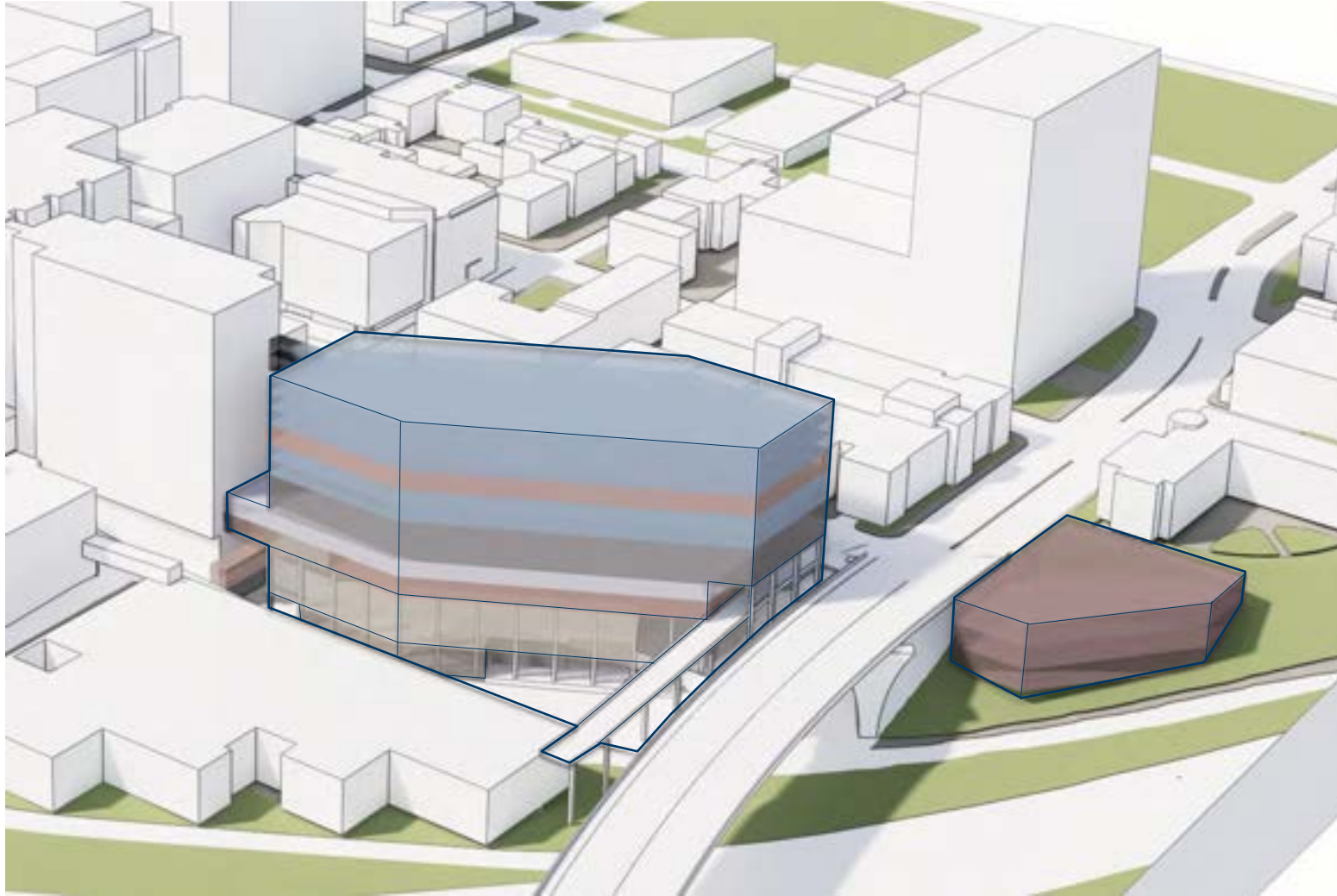
Program Summary



Beds	<div></div>	240 Beds
Parking	<div></div>	0, Access to D-Deck + Parallel Campus Parking Solution(s)
ED	<div></div>	Shelled
Surgery, SPD	<div></div>	10 ORs + 1 Proc Rm
Cath/EP	<div></div>	Potential Future Stilts Upfit
Radiation Oncology	<div></div>	Potential Future Stilts Upfit
Imaging	<div></div>	Shelled
NI Cardio	<div></div>	Potential Future Stilts Upfit
Pharmacy & BOH Kitchen	<div></div>	Included
Future Expansion	<div></div>	+336 Beds, 55K SF shell,109K SF stilts
Total Project Area* BGSF		668,000 SF

* Includes Hospital, Shell, CUP, and parking when included in scope

Axonometric Block View, Phase 1



Existing Site & Scope of Work

- Relocation and demolition of Health Sciences Library, existing visitor deck, and Strauss Research Building.
- Historic Richmond Academy of Medicine remains
- Cut into hill north of Leigh St. to locate new CUP



Existing Site Plan

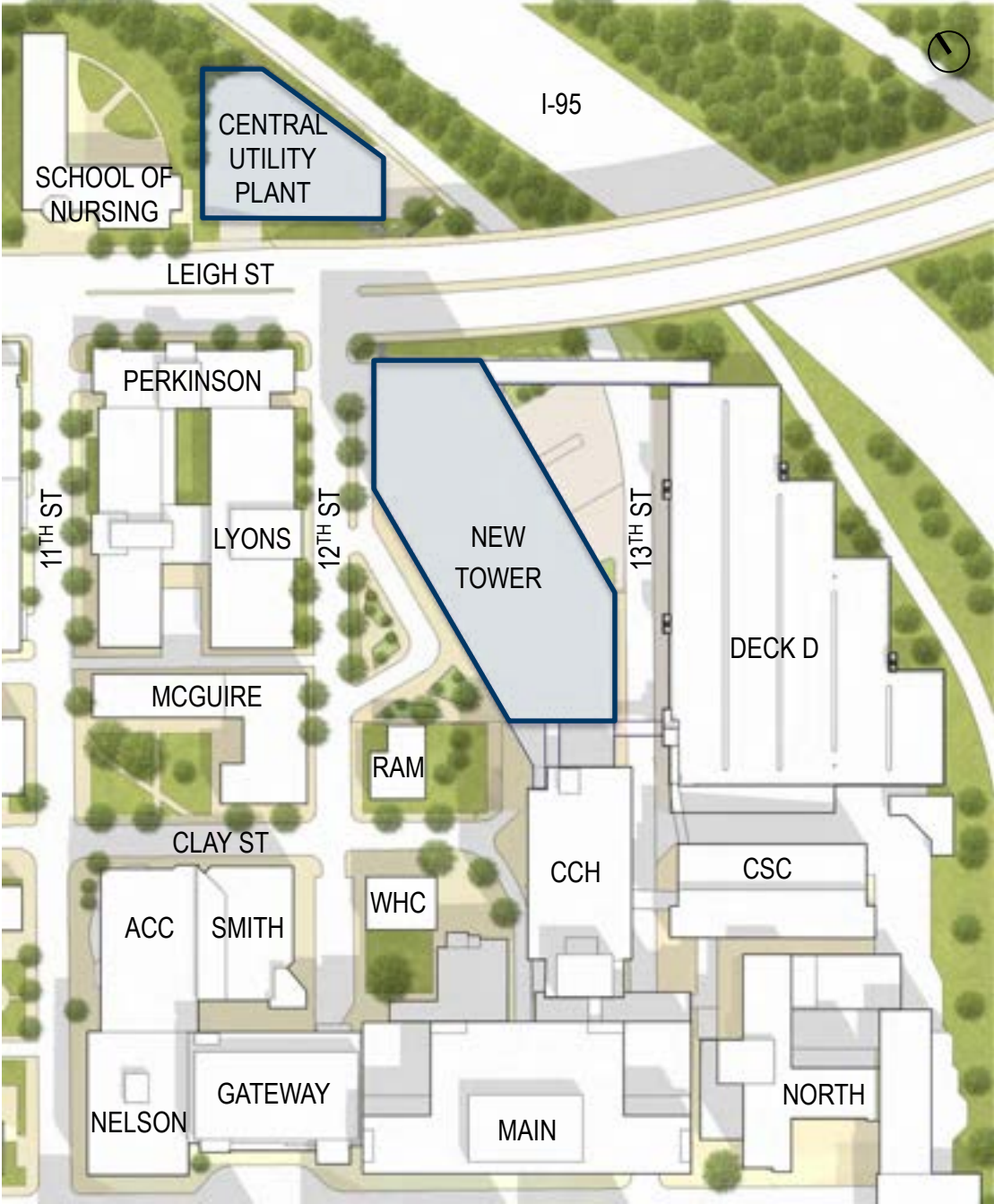
Extent of Work

----- Scope of Work





















Site Plan

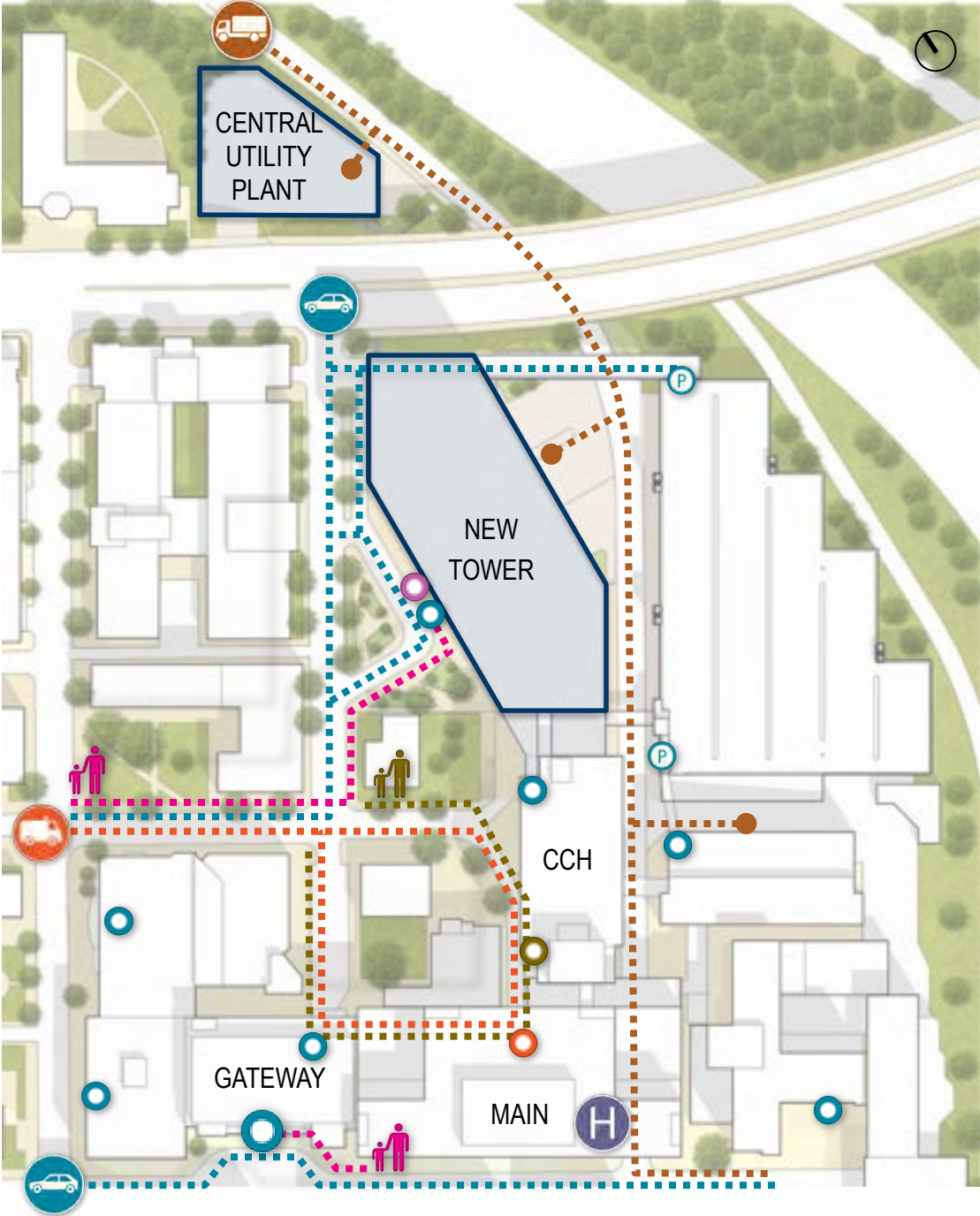
Proposed Architectural Site Plan



Proposed Site Plan



Arrival and Site Access

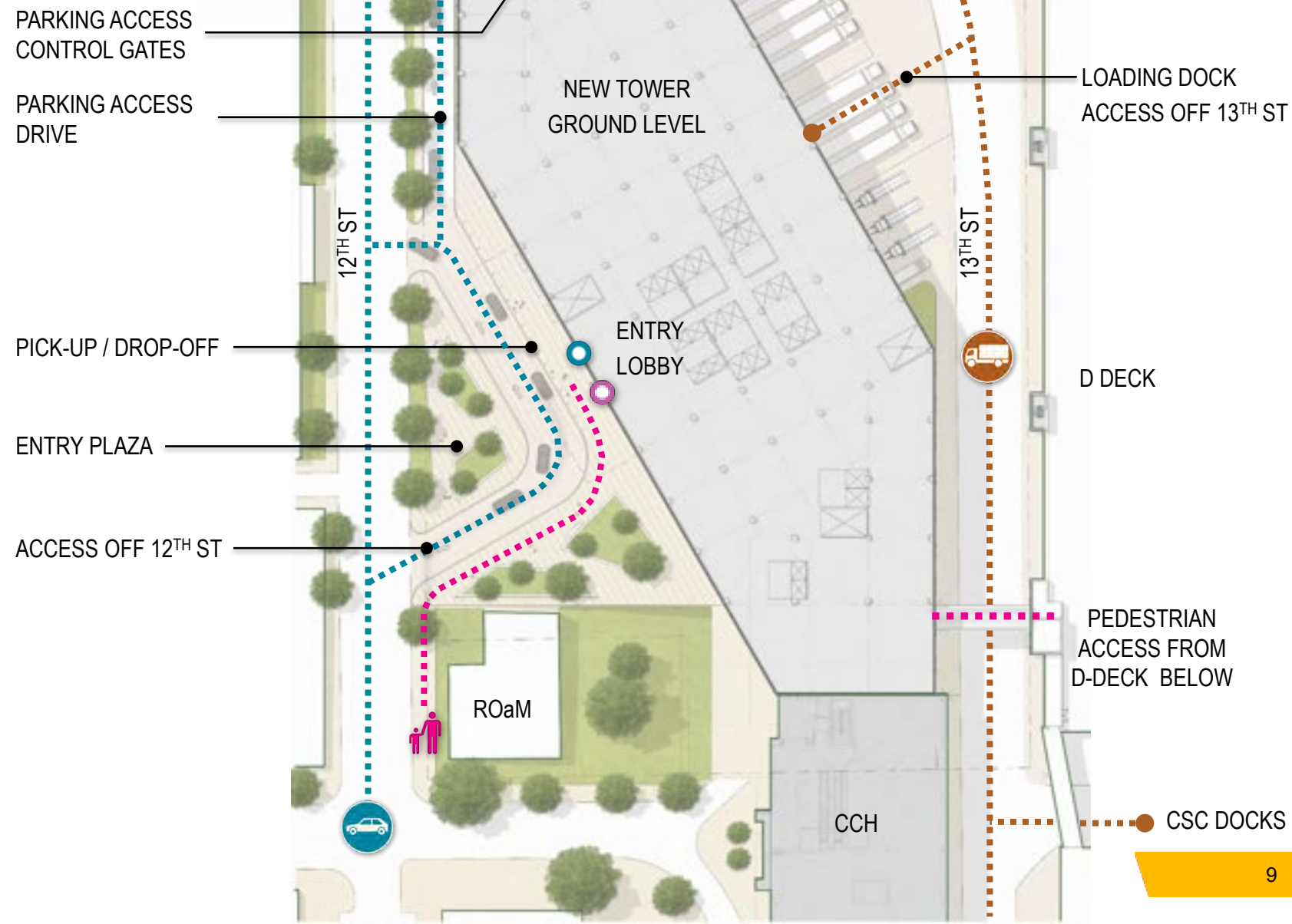
-   ED Walk-In (Maintain Existing)
-   Ambulance Access (Maintain Existing)
-   Public Access
-   Service Access
-   Helipad Access
-   Pedestrian
-  Parking
-  Main Entrance
-  Entrance
-  ED Ambulance
-  ED Walk-in
-  Discharge



New Tower Access

Arrival and Site Access

-  Public Access
-  Pedestrian
-  Service Access
-  Parking
-  Entrance
-  Discharge

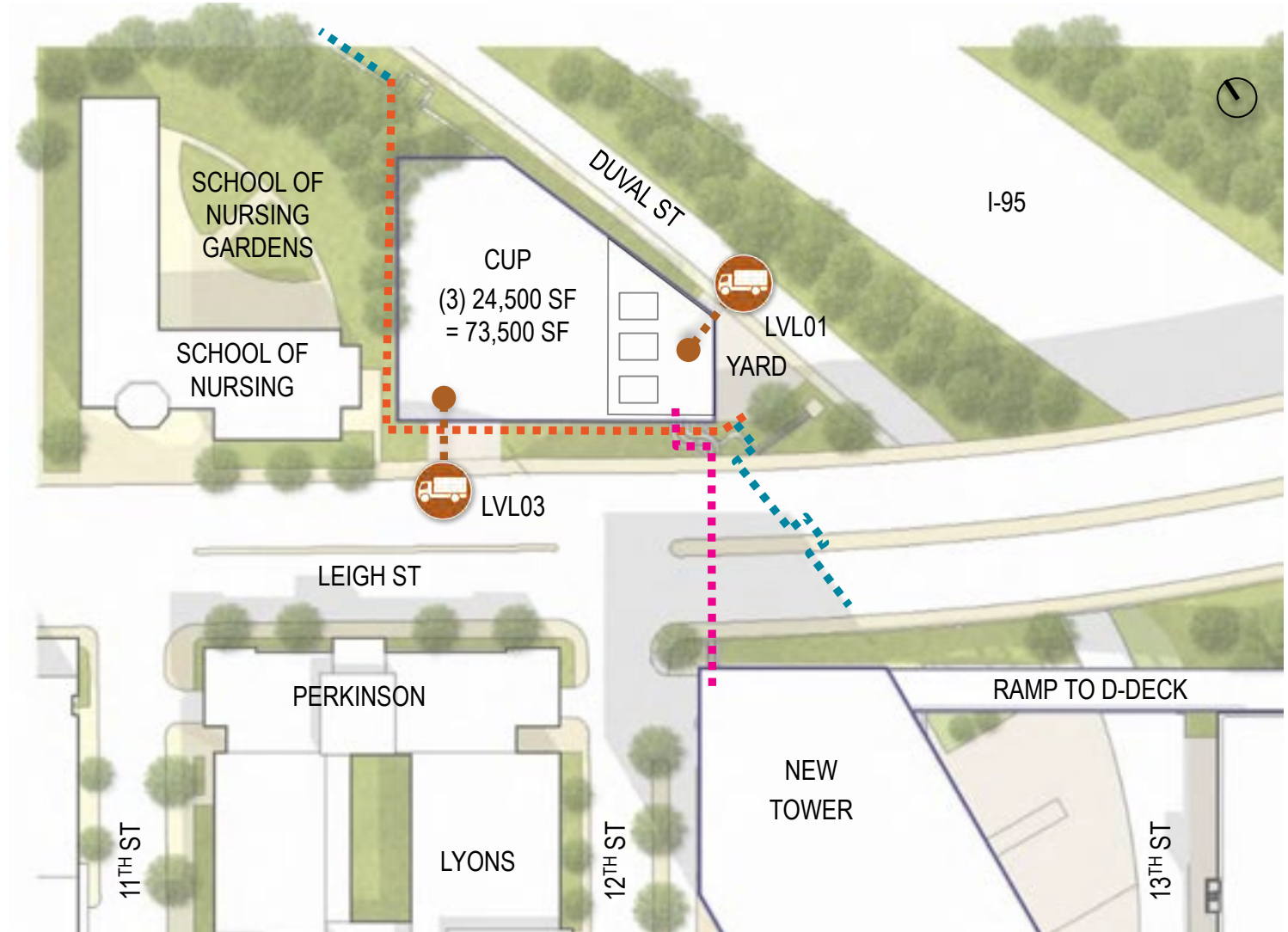


Central Utility Plant

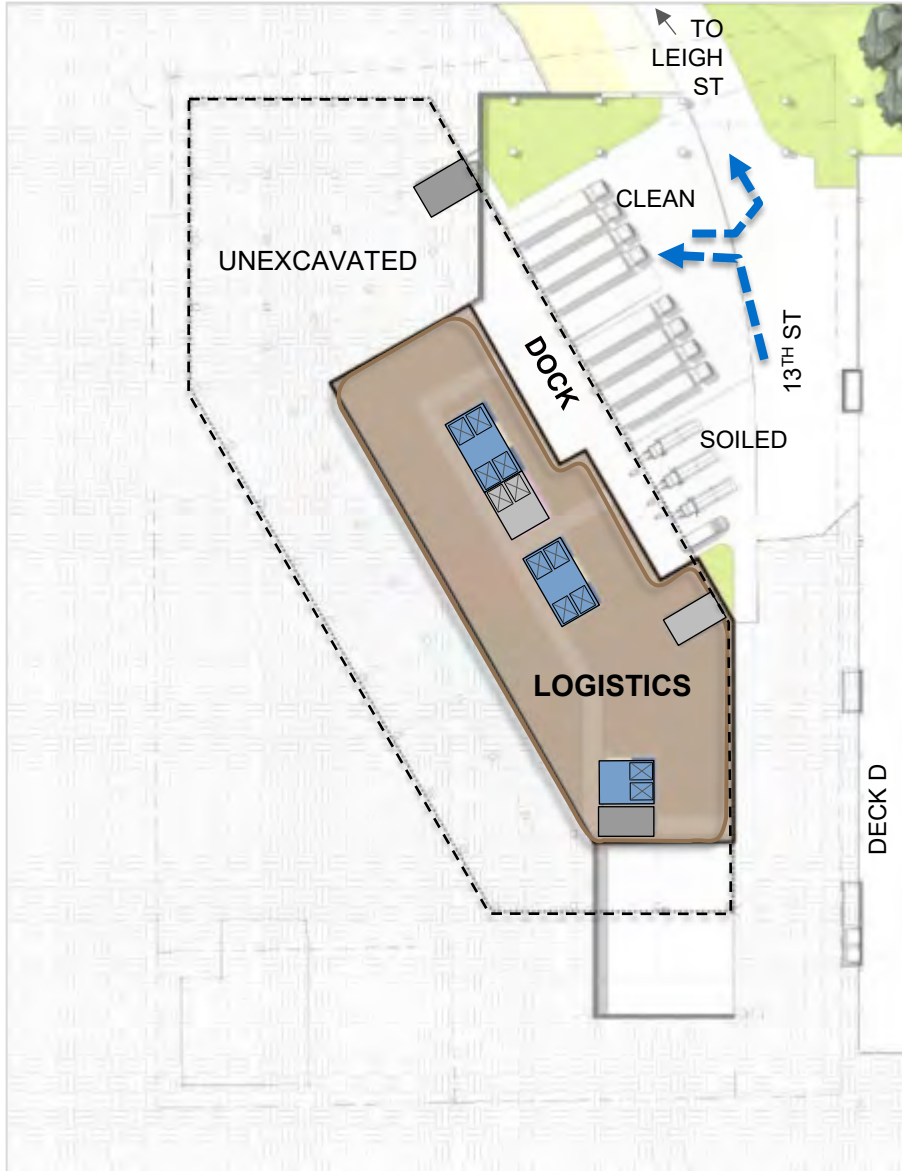
North of Leigh Street

- The primary function of this facility is to efficiently generate and distribute reliable heating and cooling to the new Adult IP Tower. It will house equipment for building utilities and services such as cooling towers, boilers, pumps, electrical gear, and space to support Plant Operations.
- The roof of the CUP will align approximately with elevation of Leigh St.
- The cooling towers to be set in well on the 3rd floor of the CUP to minimize visibility from the School of Nursing gardens.
- Exhaust vents will be located at the east side of the CUP building to avoid disruption to the adjacent gardens.
- Emergency generators are planned to be located at existing power house on the southeast side of the D-Deck parking structure.
- The CUP will be designed to allow for future expansion. This will allow it to accommodate additional loads required to support vertical expansion and fit out of shell space in the new tower.

- ■ ■ Existing Steam Line to remain
- ■ ■ Steam line reroute to accommodate CUP
- ■ ■ Service Access
- ■ ■ CUP Lines to New Tower to be run above grade but below Leigh St

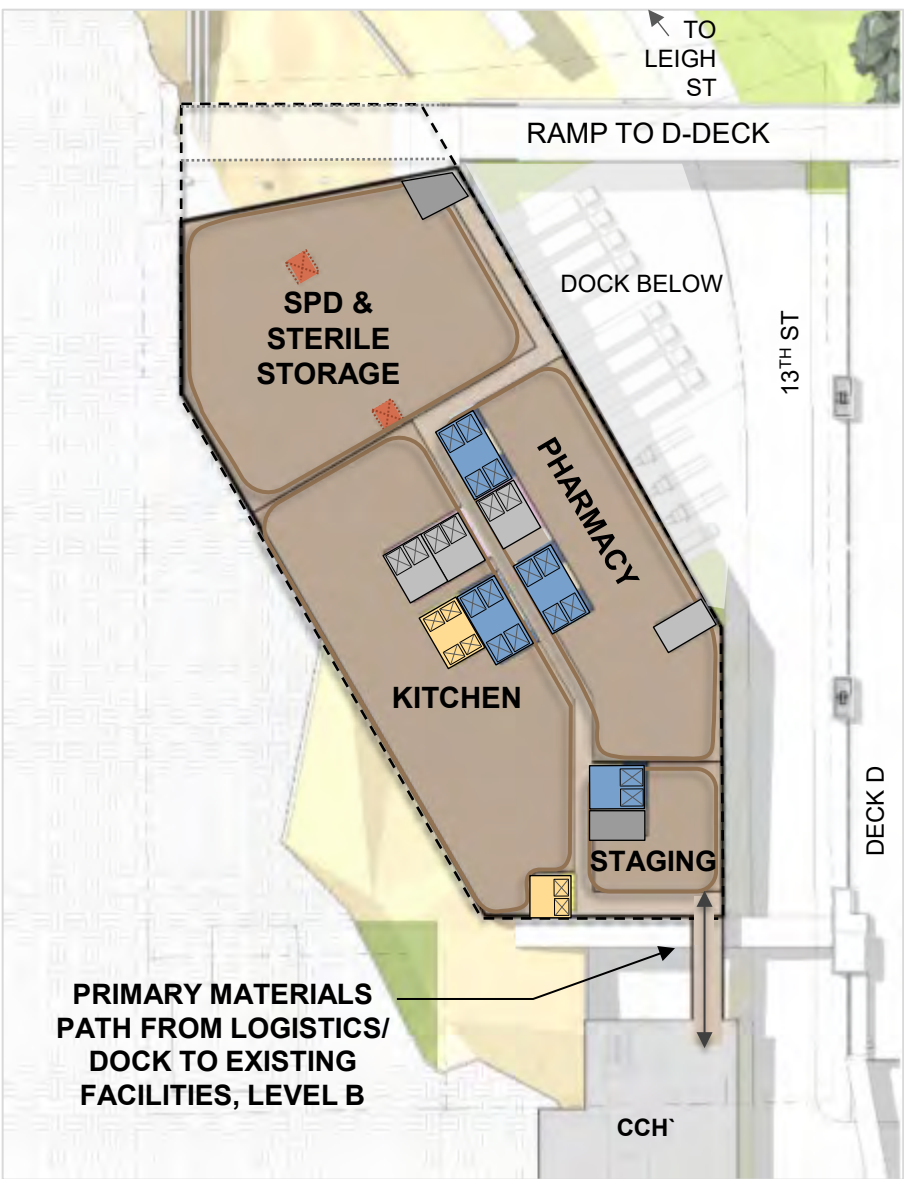
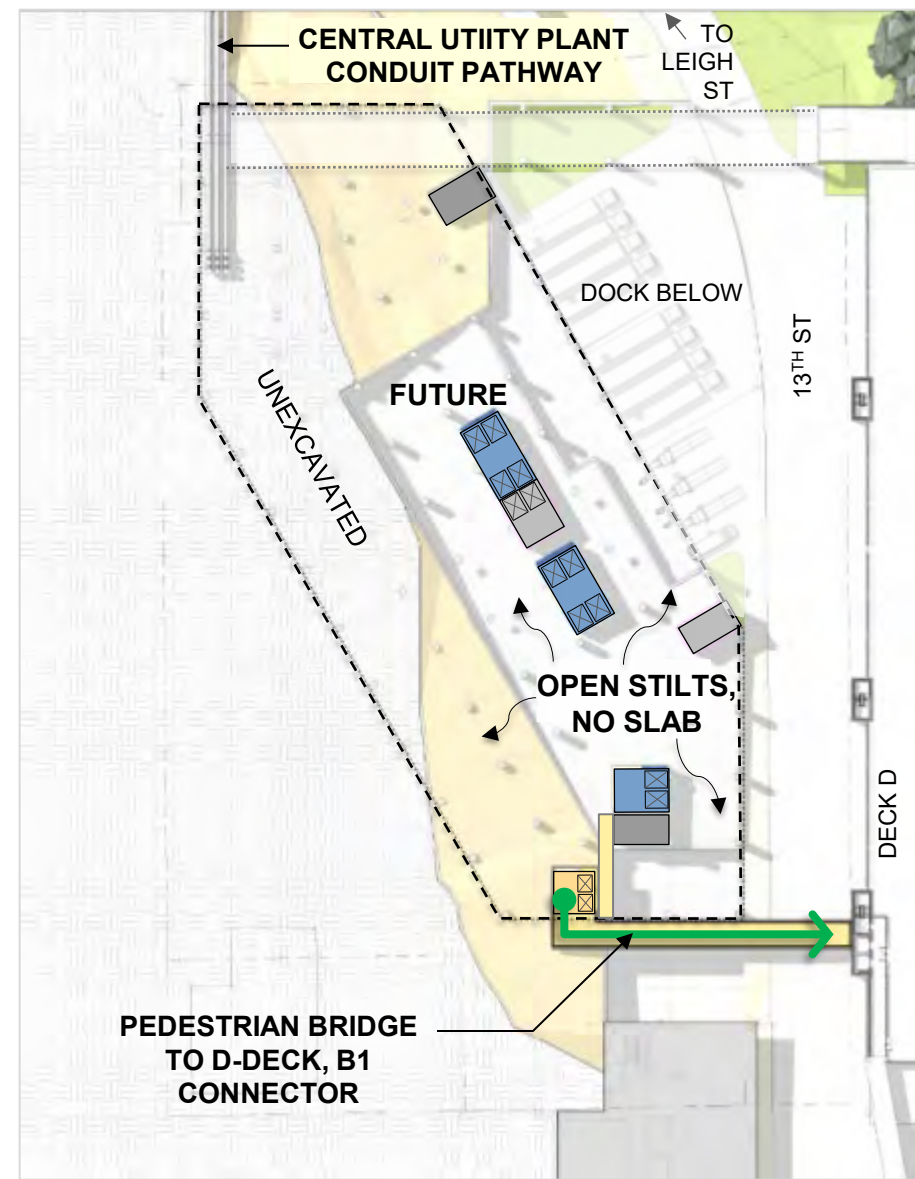


Diamond Scheme, Departmental Diagrams

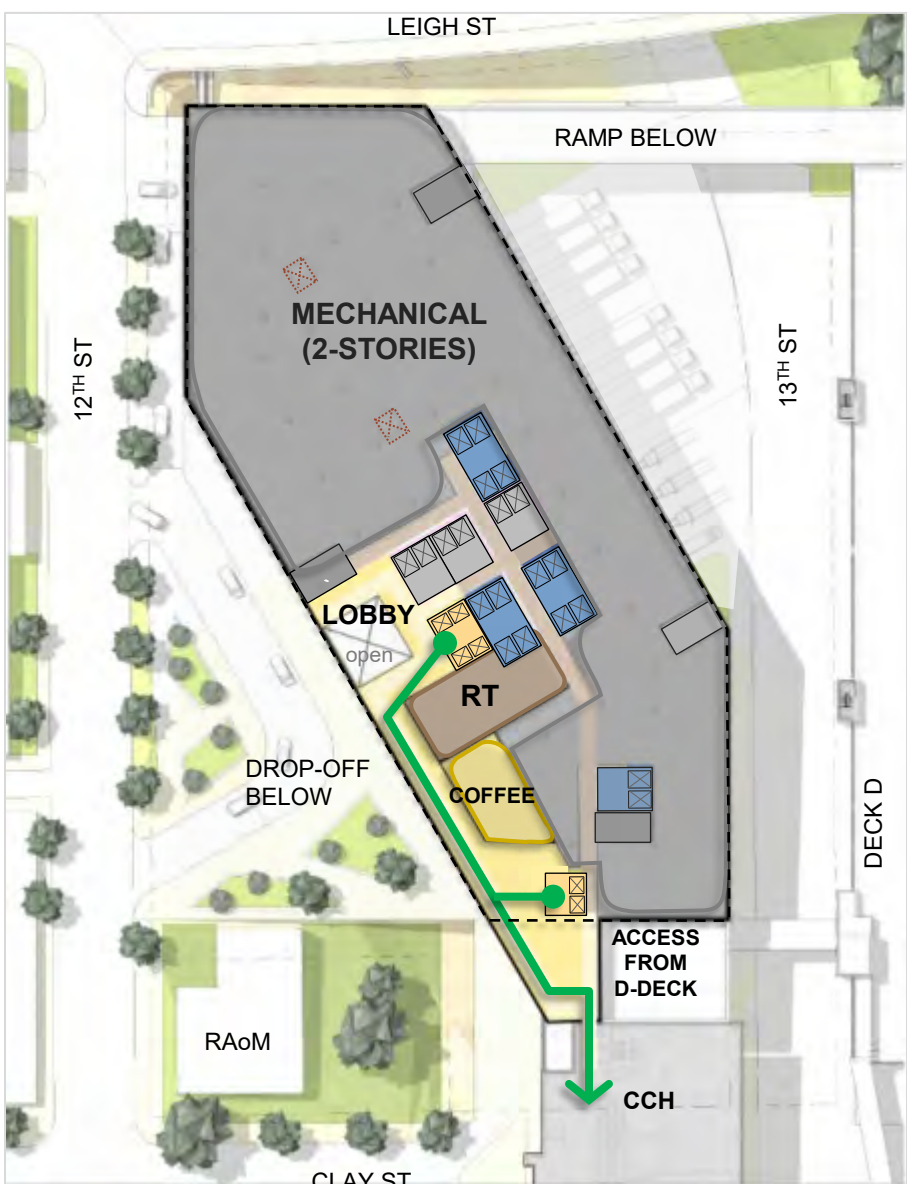
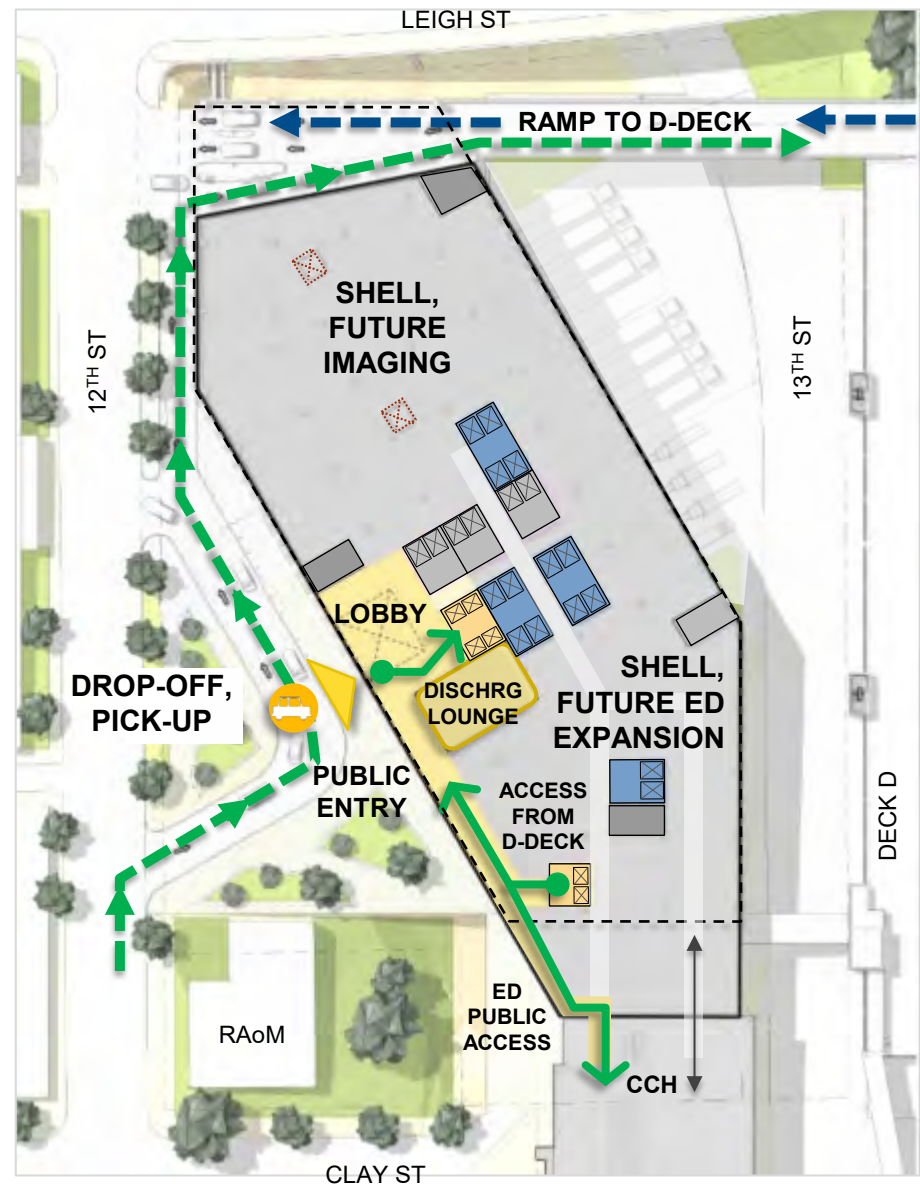


- 23,000 sf Logistics
- 8-Bay Loading Dock + compactors / trash
- Separated Clean & Soiled
- Truck access is external to new tower
- Central Utility Plant (CUP) is located across Leigh St.

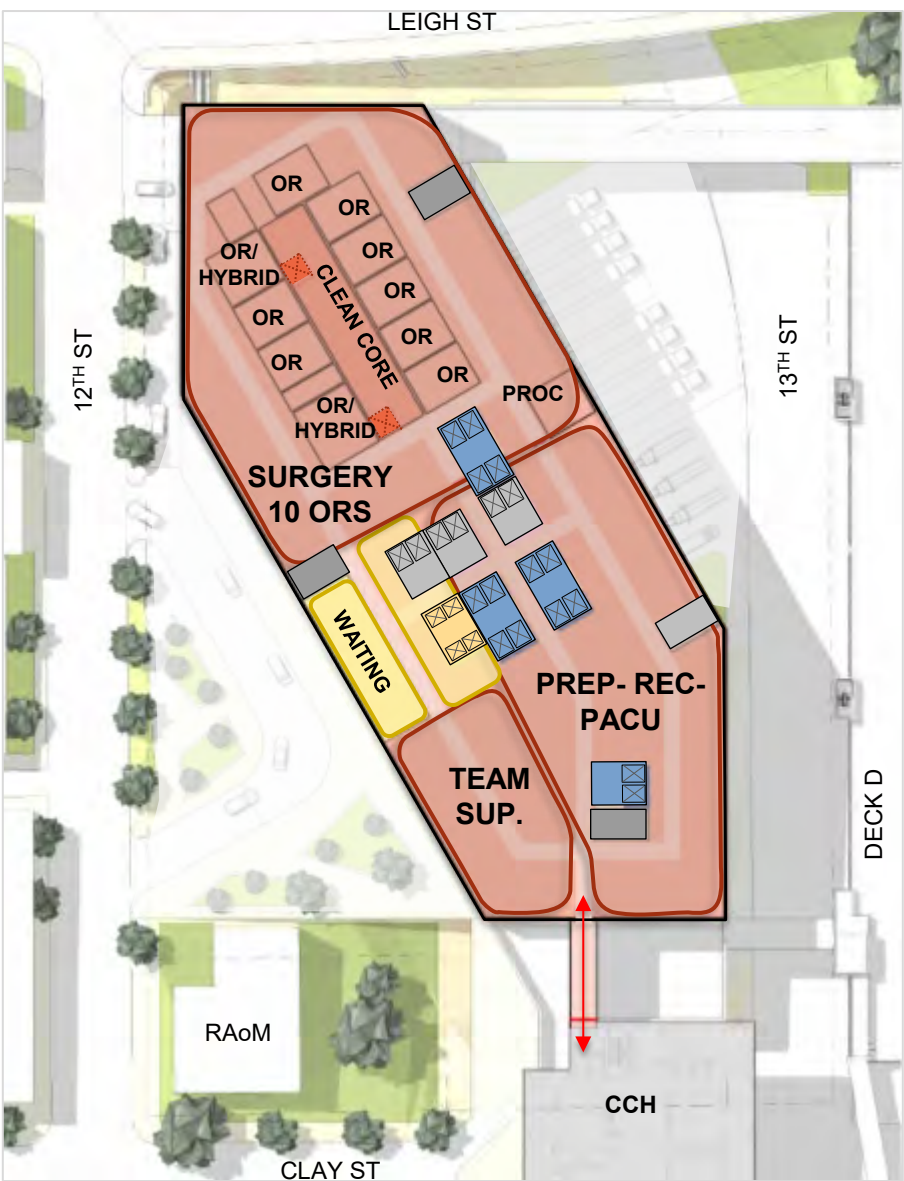
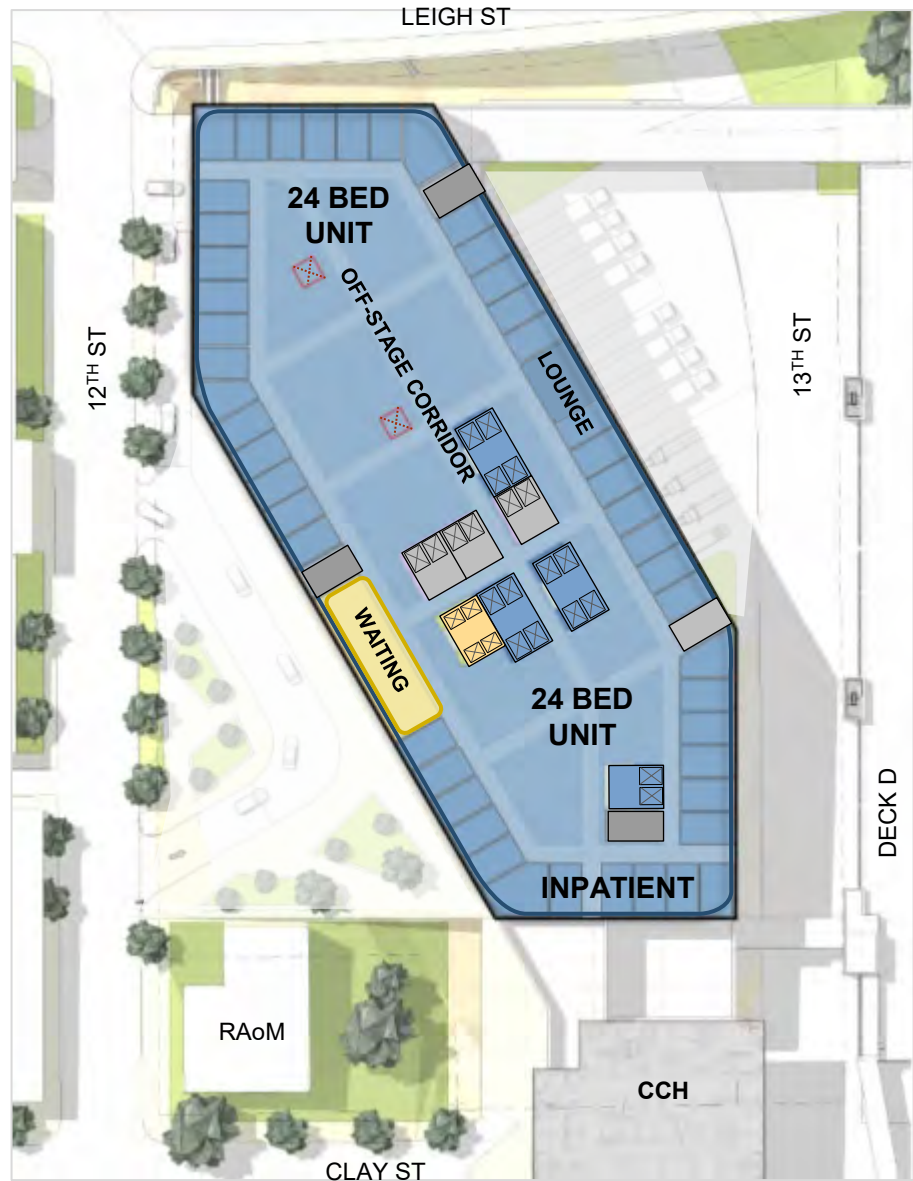
Diamond Scheme, Departmental Diagrams



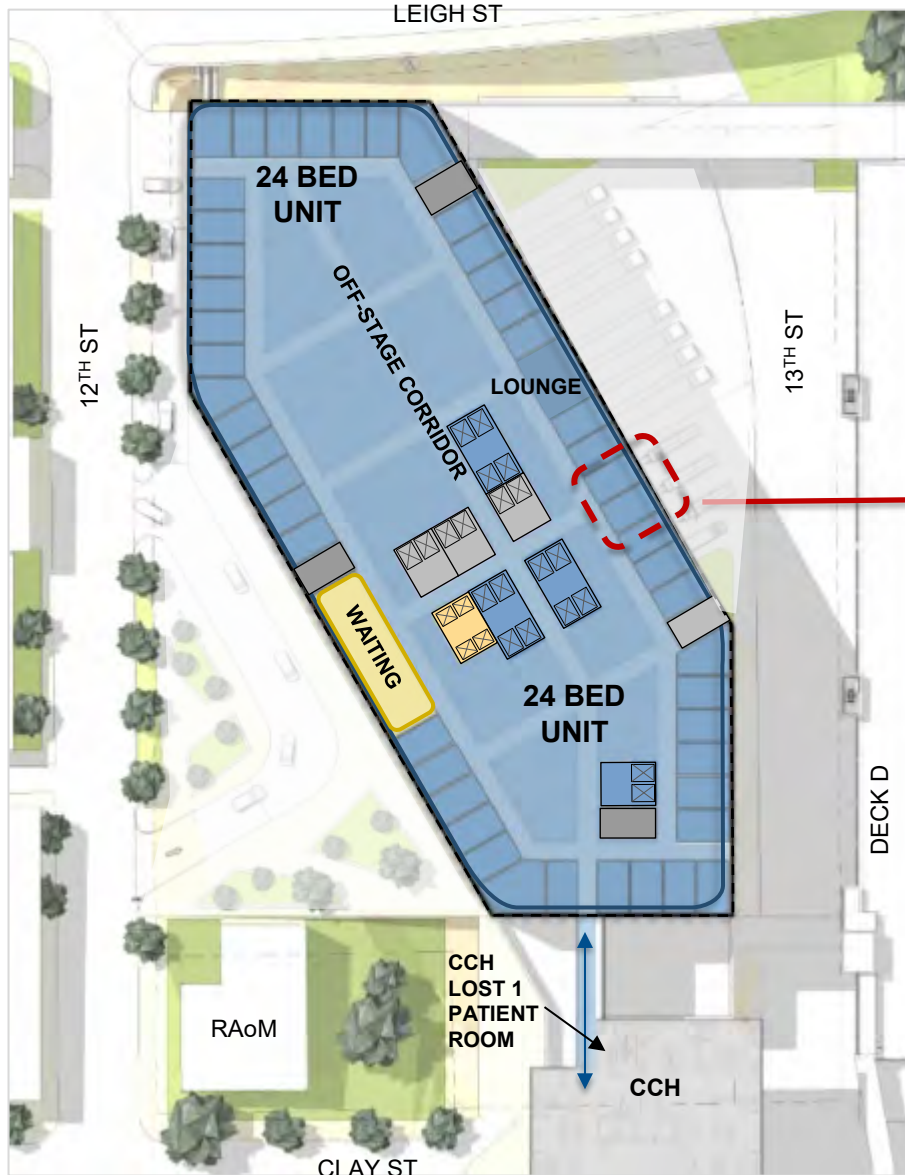
Diamond Scheme, Departmental Diagrams



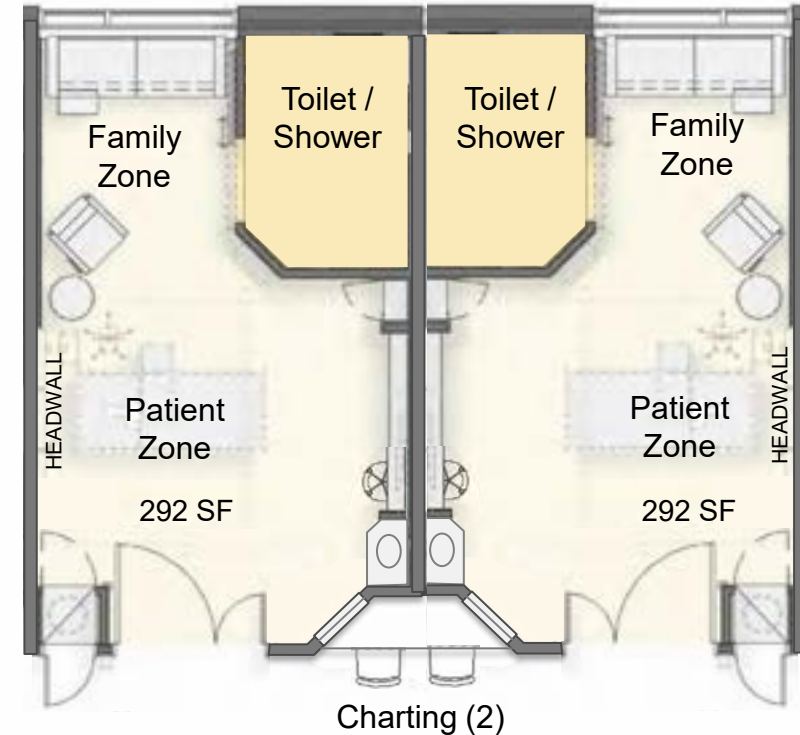
Diamond Scheme, Departmental Diagrams



Diamond Scheme, Departmental Diagrams



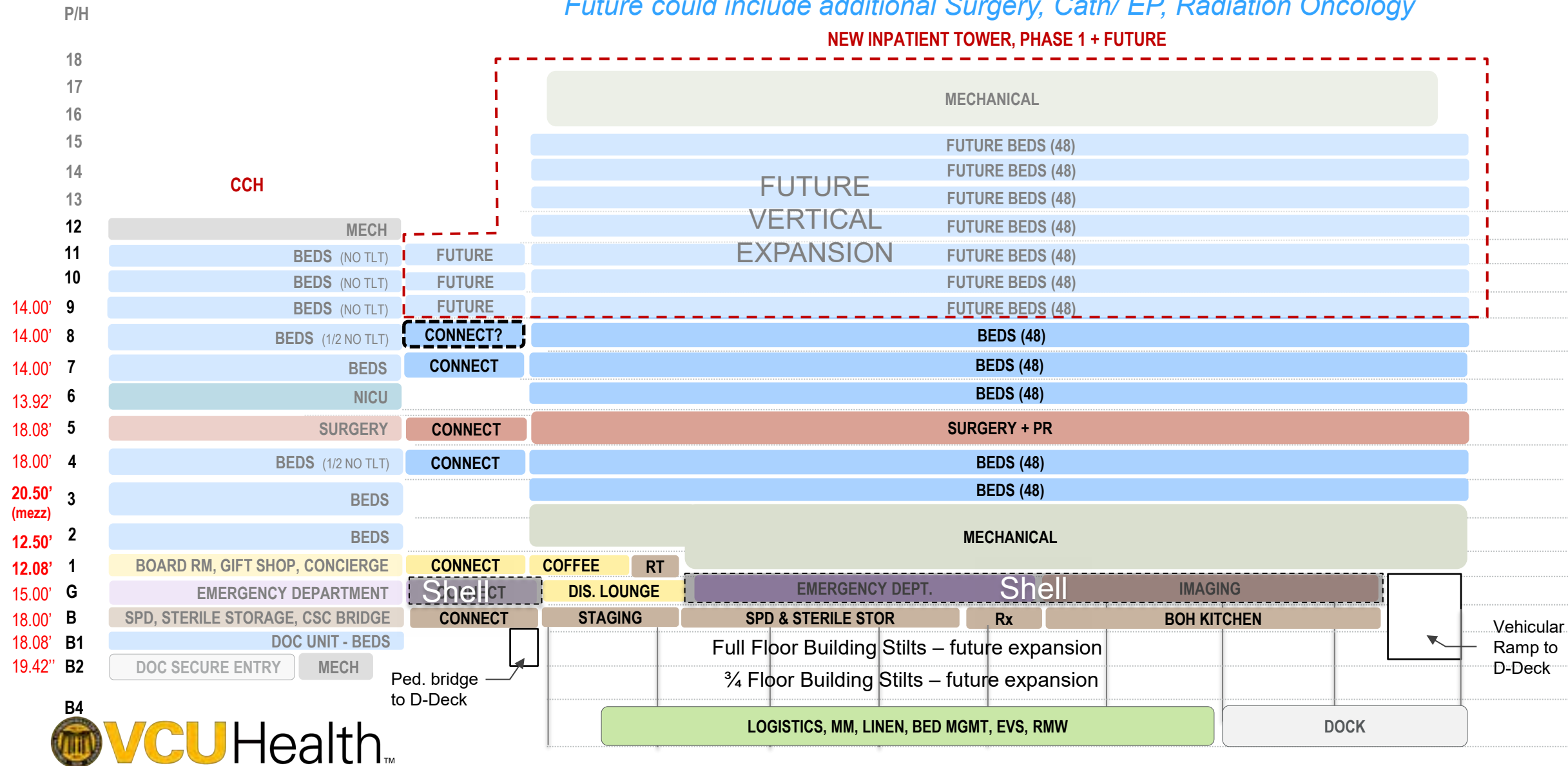
Enlarged Patient Room from Mock-up



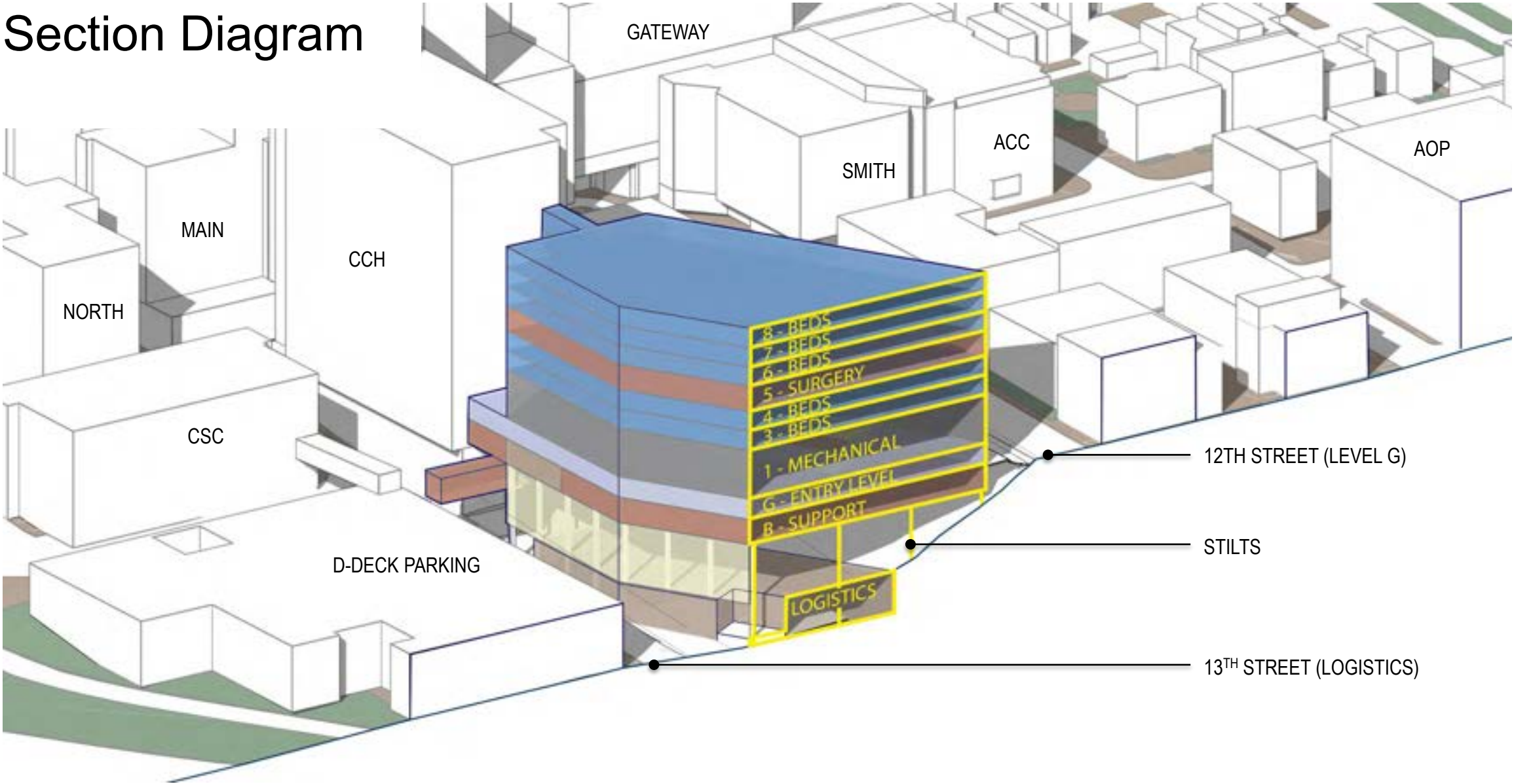
- All private rooms with private toilets
- Acuity adaptable for ICU patients
- Decentralized charting
- Family zone for overnight stays

Stacking Diagram

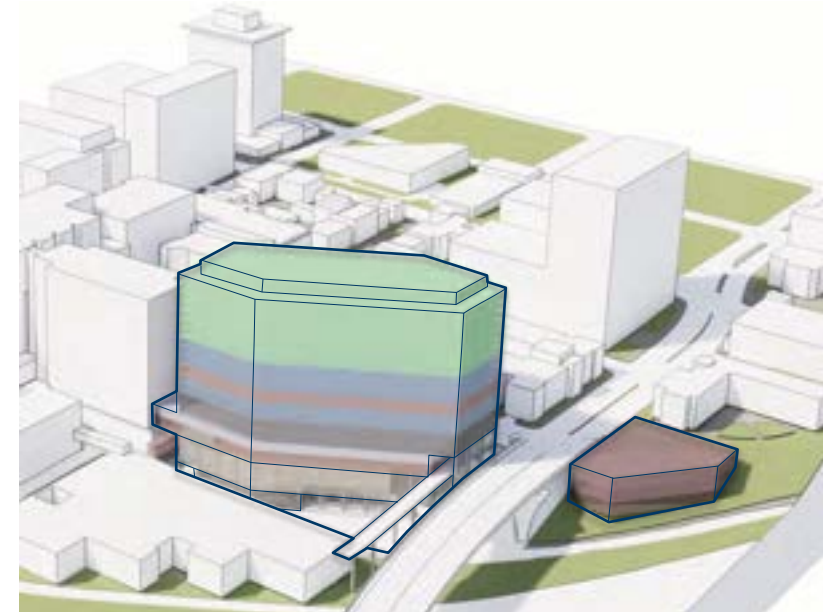
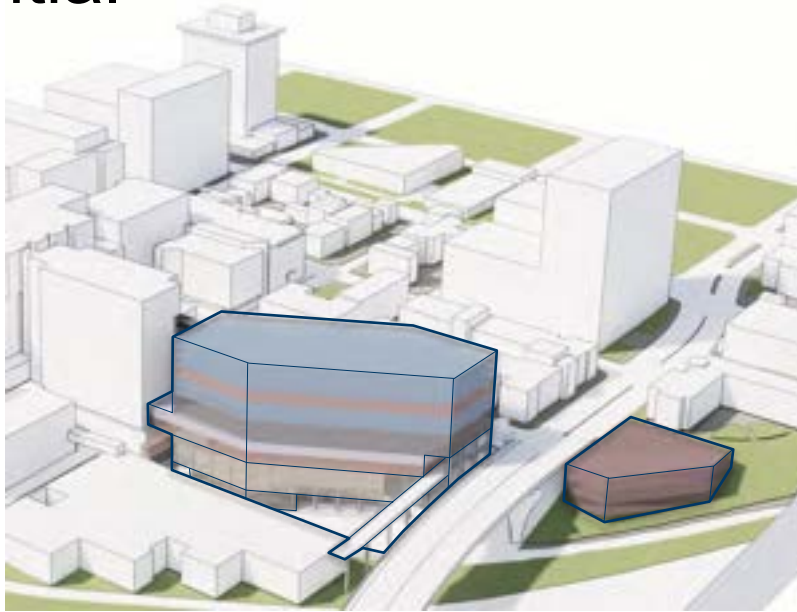
Phase 1, 240 Beds (5 Floors of 48 Beds)
Phase 2, 336 Beds (7 Floors of 48 Beds) **Total 576 Total Beds in Future**
Future Stilts Infill ~ 1.75 Add 'l Floors = 108,700 Expansion BGSF
Future could include additional Surgery, Cath/ EP, Radiation Oncology



Section Diagram



Growth Potential



	Phase 1	Phase 2
Total Project Area	668K SF	1.28M SF
Beds	240 Beds	+336 (576 Beds Total)
Bed Floors	Vertical Expansion Available	Vertical expansion of 7 bed floors + Penthouse
Ground Level Shell	55K SF Available Shell Space	Finish out Emergency Department and Imaging
Stilt Infill	Available Open Area, Not Shelled	Infill ~109K SF (Potential for Surgery, Cath/EP, Rad Onc)

Highlights

- Vertical bed tower expansion available
- Future podium shell upfit, Level G
- ED future expansion to existing, does not replace
- Possible expansion in available “stilts” space between Level B and Logistics below building
- CUP located north of Leigh St.