



Architect's preliminary drawing

Vision Northland

Essentia Health is making the largest private investment in Duluth's history as it transforms its downtown medical campus over the next four years.

The \$800 million project, called Vision Northland, will match Essentia's facilities with how medicine is practiced in the 21st century, bringing the highest quality health care to patients.

Vision Northland represents a major investment in Essentia Health's mission as well as the future of Duluth and surrounding areas. The project demonstrates Essentia Health's commitment to the health of its patients, the economic vitality of the community and the work environment of its staff.

Essentia Health will invest approximately \$675 million to construct a new hospital tower, clinic and outpatient surgery center on its downtown Duluth campus. It will spend another \$125 million on related infrastructure and financing.

The project will build 815,000 square feet of new space and renovate approximately 115,000 square feet in existing facilities. By building up instead of out, Essentia Health's overall footprint will be reduced, opening space for other development in Duluth's Central Hillside neighborhood. Essentia Health wants its investment to serve as a catalyst for other investments and development in downtown Duluth and the Northland.

Vision Northland is much more than a building project. It's about how Essentia Health cares for its patients and matching its facilities to how medicine is practiced now and in the future. Health care has changed since St. Mary's Medical Center was founded in 1888.

The construction project is expected to be completed in 2022.

For updates and more information go to EssentiaHealth.org/VisionNorthland.

Vision Northland will benefit Duluth and the region by:

- Providing the highest level of health care with patient and staff safety as the imperative
- Building state-of-the-art medical facilities with advanced technologies to meet patients' needs
- Improving the availability, affordability and quality of care for Duluth and the region
- Boosting the Northland's economy
- Enhancing the patient and staff experience
- Creating an environment that retains and attracts top talent as well as helps address future workforce needs
- Serving as a catalyst for other investments and economic development

BY THE NUMBERS

Cost

- Total cost: \$800 million
- Construction: \$675 million to build a new hospital tower, clinic and outpatient surgery center
- Other costs: \$125 million for related infrastructure and financing

Size

- About 815,000 square feet of new construction
- About 115,000 square feet of renovated space in existing facilities

TIMELINE

| | |
|-----------|---|
| 2018 | Design and construction master plan |
| 2019-2022 | Construction |
| 2022 | New hospital tower, clinic and outpatient surgery center open |



Essentia Health