

ELIZABETHTOWN COMMUNITY HOSPITAL EMERGENCY RENOVATION AND EXPANSION

ELIZABETHTOWN, NY

THE CHALLENGE

Elizabethtown Community Hospital's planned expansion needed to be completed within a predetermined Certificate of Need restrictive budget and with no interruption to patient care. Based upon the original design and phasing of the project, the initial estimate revealed that the project was 35% over budget.

THE SOLUTION

Pizzagalli, working closely with the design team and owner, provided value engineering ideas and constructability reviews which resulted in changing from the originally planned two-story addition to a larger single story addition with significant cost savings and minimal impact to the program plan.

DESCRIPTION

Elizabethtown Community Hospital needed added capacity in its emergency department and Veteran's Clinic, as well as ancillary areas to support the health care needs of the community. Pizzagalli was brought on board nearly one year after the design process had begun. Throughout the course of providing initial estimating and value engineering services, the Pizzagalli team demonstrated that a larger one-story addition with a simpler structural steel system and no elevators would be more cost efficient and would also lessen the impact on the hospital's daily operations by eliminating the temporary relocation of the emergency department to medical-grade trailers. Once the hospital decided to change to the simplified design, Pizzagalli remained highly involved during the nearly



year-long re-design and extended preconstruction process. Continued constructability reviews and value engineering suggestions were provided and intermediate estimates were performed to ensure that the project estimate remained within budget as the design progressed. The newly constructed spaces were opened in July 2009 to community acclaim and staff and clinical team appreciation. Pizzagalli also assisted the hospital in implementing a "Day in the Life" occupancy plan to ensure a smooth transition to the new space by testing the operation of the new facility with the staff in a dress rehearsal. This plan helped test the building systems and operational efficiencies to alleviate any surprises on the day patients were first scheduled to arrive.



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