

# North Shore-Long Island Jewish Health System

## New Hyde Park, NY

### Client

North Shore Long Island Jewish Health System

### Value

US\$204,000,000 — Completed

US\$220,000,000 — Under Construction

### Completion

2011

### Assignment

Construction Management

Bovis Lend Lease has worked with the North Shore-Long Island Jewish Health System since 2001, successfully completing numerous projects on both the New Hyde Park and Glen Cove campuses.

### New Hyde Park Campus



### Katz Women's Hospital

Bovis Lend Lease is managing the construction of the 291,325 square foot, nine-story, oval-shaped Katz Women's Hospital at Long Island Jewish Medical Center. The new building will provide a main entrance, two-story lobby, meditation room with reflecting pool and retail space, and will provide 14 labor/delivery rooms, 16 ante partum rooms, 60 post partum rooms, 12 gynecological rooms, four caesarean section operating rooms, a neonatal stabilization area, a well baby nursery and shell space for future expansion.

The project also includes 5,240 square feet of renovations for examination/treatment rooms, patient preparation/receiving offices, family waiting rooms and staff support space; the second and third floors will connect with the main hospital tower. (US\$190,000,000; 2011)

### Hematology and Oncology — Fourth Floor Fit-Out

The 5,000 square foot build-out of fourth floor shell space provides a 300 square foot pharmacy, approximately 3,000 square feet of clinical space for hematology and oncology outpatient services, and staff office space and a reception area. (US\$2,200,000; 2009)



### Schneider Children's Hospital

Bovis Lend Lease provided pre-construction services for this five-story, 110,000 square foot in-patient building; the new building will link to the existing hospital and will include a pediatric emergency department, a pediatric bed, a PICU and a general pediatric floor, along with a new emergency medical services entrance. (US\$70,000,000; 2009)

### Main Building Decanting

The 18,000 square foot interior renovation included abatement and demolition, while the adjacent areas remained occupied. A new temporary entrance, patient drop off and canopy were provided along with several new spaces including security, respiratory, medical records, dentistry, nursing administration, chaplaincy and a surgeon's lounge. (US\$9,091,000; 2008)

### Roadway Upgrade

The multi-phased roadway upgrade included both resurfacing of the existing roadway and parking area, and construction of a new roadway, sidewalk, drainage and exterior lighting. (US\$4,000,000; 2008)

### Emergency Department and Intensive Care Unit Overbuild

A multi-phased, construction/renovation project providing 74 new/updated beds, office space, four resuscitation rooms including two pediatric trauma rooms, 27 examination rooms with designated areas for pediatrics, obstetrics and gynecology, otolaryngology, ophthalmology, orthopedic surgery and minor surgery. (US\$28,000,000; 2008)

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### Parking Garage

The construction of a seven-story, 310,000 square foot parking garage providing 1,200 vehicle spaces, manager's office and restroom was completed in 13 months. (US\$28,000,000; 2008)

### Neonatal Intensive Care Unit

The two-story, 15,000 square foot addition expanded the neonatal intensive care unit, providing an additional 24 beds, and provided office space for faculty. The courtyard was enclosed with a 50-foot high skylight. (US\$15,193,000; 2008)

### Cogeneration Equipment Room

The project involved the construction of a new cogeneration equipment room within the Energy Center, capable of producing 2.8 Mega Watts of power with heat recovery and high-pressure steam production. The new equipment connects into the existing MEP services and modifies the electrical distribution in the Energy Center. (US\$6,000,000; 2008)

### Emergency Generator Room

The project included the construction of a new emergency generator room within the existing Energy Center, the addition of a new 2000 KW generator with associated switchgear and provisions for a future third generator. The new equipment connects to the existing MEP services and modifies the electric distribution in the Energy Center, existing generator room and Emergency Department building. (US\$4,000,000; 2008)

### Dietary Overbuild

A 22,000 square foot, 26-bed Intensive Care Unit addition, atop the dietary department (that remained operational throughout construction); new MEP infrastructure supports the kitchen and intensive care unit suite. The addition also provided space for administrative offices, a family lounge, a pediatric holding area, conference room and staff area. (US\$18,000,000; 2007)

### Emergency Department — Make Ready

Work included the relocation of underground utilities including water, 5kv electrical services, site lighting, oxygen, signals and storm sewers to outside the footprint of the new emergency department expansion (US\$2,600,000; 2006)

### Site Distribution and Utilities

The 52-acre distribution and utilities project involved an underground network of steam, chilled water, high-pressure natural gas, water, 5kv normal power, 480v emergency power, copper and fiber optic tele/data, and pneumatic tubes for both existing and planned buildings. (US\$11,000,000; 2006)



### Zucker Hillside Ambulatory Care Pavilion

Demolition and construction of an 87,000 square foot building housing administrative space, classrooms, kitchen/dining area and a gymnasium for patient use; basement area houses electrical switchgear, fire pump, elevator equipment and shell space, which was subsequently fit-out for the child psychology suite. (US\$23,000,000; 2005)

### Demolition

Demolition of the boiler/refrigeration plant after the new energy center was completed and online. (US\$737,000; 2005)



### Child Psychology Ambulatory Care Pavilion

The Zucker Hillside Ambulatory Care Pavilion fit out resulted in more than 12,000 square feet of finished spaces including approximately 50 psychiatric evaluation rooms, three waiting rooms, two new public toilets and two suite toilets. The work, which also included interior demolition, existing ductwork and portions of the slab on grade for new underground plumbing, was completed in an occupied building on a active psychiatric campus. All deliveries were scheduled so as to not interfere or co-mingle with the patient population. (US\$2,200,000; 2005)



### Teaching Center

This gut renovation of existing area provided space for the relocation of the hospital conference center. Work included construction of a new board room which also serves as the hospital emergency command center. (US\$2,900,000; 2005)

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### Motor Parkway

The project involved the construction of a new roadway and utility infrastructure, including storm and sanitary sewers, a 16-tank storm retention system, water service, landscaping and irrigation at the Zucker Hillside Ambulatory Care Pavilion. (US\$2,000,000; 2004)



### PBX/CDF Room

Demolition, renovation and fit-out of a 500 square foot telephone frame room, which included raised flooring, an eight-ton split air conditioning system and five-ton backup, new electrical and sprinkler pre-action systems, and a new cable tray raceway system connecting the new room with the existing telephone frame room. (US\$500,000; 2004)



### Energy Center

Construction of a 20,000 square foot energy center, intended to meet future needs at the campus, as well as provide for steam and water needs, and additional emergency power capacity.

Six thousand tons of refrigeration equipment, three boilers providing 104,000 pph of steam and a 2,000 kW diesel engine generator with all related switchgear was installed, as well as ancillary equipment including cooling towers, pumps and heat exchangers.

Also included within the project scope was approximately two acres of site utility work including a new storm water retention system, sanitary connection, extension of water services, catch basins, roadway, and new topsoil and landscaping. (US\$24,000,000; 2003)



### Radiation and Oncology Department Addition

A below grade addition to the radiation and oncology department housing a linear accelerator, dressing rooms, exam rooms and offices; two openings cut into the foundation wall of the oncology building provide access to the addition. (US\$3,100,000; 2003)

### Glen Cove Campus

#### Occupational Therapy/Physical Therapy

The upgrade/expansion to the physical therapy and occupational therapy center involved a curtain wall replacement of the existing laboratory and the build out of a new training apartment, which included a full, working kitchen, display laundry and training bathroom.

#### Boiler Room Upgrade

The boiler upgrades involved numerous projects:

- Electrical systems — upgrade to one of the electrical systems including a cross radial 15 kv feed to the Long Island Power Authority, a new 480 volt, below grade transformer and vault, concrete encased primary and secondary feeders, new 2,500 amp switchboards and the installation of a back feed to an existing 120.280 volt switchgear.
- Steam boiler plant — upgrade to the high-pressure, steam boiler plant with three 400 bhp units and auxiliaries, and roof replacement; completed while maintaining service utilizing two 600 bhp temporary units.
- Chiller Plant — the chiller plant upgrade included a new 450-ton, electrical chiller and modifications of the well water system.

The hospital remained operational throughout all construction.