THE MILLION DOLLAR BED

dk

proven ways to **control costs** &

reduce **risk** on capital projects
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Architects, Planners, Engineers
controlling capital projects

detrimental liability or transformational asset?
relating capital projects to mission

Service, Constituents, and the Healing Environment

Supporting Service Excellence

Healing Environment for all Constituents: Patients, Staff, and Community

Value of Healing Environment Without Compromise
understanding value & determining trade-offs

Balanced Value, Scope, Revenue, and Flexibility

- Balancing Construction and Operational Value
- Benefits of a Clear and Precise Scope
- Emphasis on Revenue and Clinical Space
- Defined Scope versus Need for Flexibility
- Achieve Maximum Scope: Trading Off Lesser Value
willingness to challenge & taking risks

Expectations, Perseverance, Communication
Mutual Understanding of Expectations
Perseverance and Diligence
Communication
achieving value

Costs Reduction, Program Quality, Capital Outlay

Rigorous Cost Reduction Analysis
Achieving Program and Quality Level for Less
Project Acceleration
Streamlining of Capital Outlays and Revenues
achieving value

Soft Costs, Controlling Change, Approval Process

Control of Soft Costs
Control of Inevitable Change within the Process
Reductions Across All Disciplines
Control of the Approval Process
$50 million campus expansion

Long Term Payback Through Planning and Design

Accommodate Growth through 2006
Expand Core Hospital Services
New Patient Tower
New Transformational Campus Entrance
Position as Major Medical Center Northwest Valley
Women’s and Infants’ Center New Paradigm in NICU Planning
$50 million campus expansion

Long Term Payback Through Planning and Design

- Emergency Surgical Services Expansion
- Cardiology Center of Excellence
- Women’s and Infants’ Community Education Center
- 477-Car Parking Structure
- Central Plant and Landscaping Improvements
capturing exceptional value

Program Needs, Budget & Schedule, Enhanced Features

Meet Program Based on Needs
Meet Budget and Schedule
Exceed, and Achieve More
Further Enhance Planetree Features
Gain Additional Program – Free
Endovascular Suite
challenging the program

Dynamic Relationship of Core Support to Perimeter Patient Rooms
challenging the program

How One Bed = $1 Million Difference . . .
challenging the program

In a Mixed Use Bed Tower Which Floor Governs?

FIRST FLOOR
THREE DIFFERENT PROGRAMS

SECOND FLOOR
THREE DIFFERENT PATIENT ROOMS

THIRD FLOOR
THREE DIFFERENT CORES
THIRD FLOOR PLAN
- 20 critical care beds
- 13,613sf

SECOND FLOOR PLAN
- 26 post partum beds
- 13,353sf

FIRST FLOOR PLAN
- 20 critical care beds
- 13,613sf

LOWER LEVEL FLOOR PLAN
- 24 pediatric beds
- 12,729sf
test-fit program to geometry

Goal: Maximize Perimeter Minimize Area

Square geometry provided maximum perimeter with maximum flexibility of interior.
program configuration

Perimeter Room & Stair Options w/ Detailed Program Layout

Many options of the rotated square were studied to minimize square footage.

SCHEME A
Stair outside of perimeter

SCHEME B
Stair a part of perimeter

SCHEME C
26 ROOMS 13,353 SF

SCHEME D
25 ROOMS 12,400 SF
## Proposed Revision to Original Program

<table>
<thead>
<tr>
<th>Floor Plan</th>
<th>Beds</th>
<th>AS Programed SF/Floor</th>
<th>Proposed SF/Floor</th>
<th>Beds</th>
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</thead>
<tbody>
<tr>
<td>Third Floor Plan</td>
<td>20</td>
<td>13,613 sf</td>
<td>12,400 sf</td>
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<tr>
<td>Second Floor Plan</td>
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<tr>
<td>Lower Level Floor Plan</td>
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<td>53,308 sf</td>
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### Construction Costs

**Actual Floor Plate for Bed Tower:** 12,400 sf

**Savings per Floor:** 1,213 sf x 4 Floors = 4,852 sf

4,852 sf x $190 per sf = $921,880

### OTHER COSTS

- **Equipment:** $20,000
- **Technology:** $9,500
- **Parking:** $7,500
- **Contingency:** $50,000

**TOTAL SAVINGS** $1,008,880
reducing cost and area

Savings, Building Program

Reduce Bed Count
Reduce Area per Floor
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