

BEST OF  
**2007**  
AWARDS

## Hospital for Special Surgery

PROJECT OF THE YEAR: Health Care/Hospitals

After 10 years, officials at New York City's Hospital for Special Surgery decided it was time for an expansion.

Because of an overwhelming demand for specialty procedures, growing outpatient and surgical volumes and a larger hospital staff, the hospital underwent a \$39 million facelift, adding 86,000 sq ft including a three-floor overbuild to one wing of the hospital and a one-floor overbuild to another wing. The project also included the installation of two passenger elevators, two service elevators and the replacement of HVAC chillers.

One of the new additions, the ninth floor above FDR Drive, is now equipped to serve as a global digital teaching facility with advanced videoconferencing components. It has eight new outpatient operating rooms to address the demand for specialized care. Annually, the hospital performs approximately 18,000 surgical procedures.

The ninth floor also has eight new surgical suites dedicated to outpatient surgery, including sports medicine procedures as well as surgical procedures of the hand and foot. The new suites feature three flat panel television monitors in each operating room. Each operating room will also have a "boom," which is an adjustable pendant that swings 10-ft to the left and right of the patient and is anchored at the foot of the operating bed. It holds all tools, electronic equipment and digital technology as well as replaces the rolling carts to free up floor space. The eighth floor also added 30



new inpatient beds.

The hospital remained fully-operational during the construction period.

"We were building over an existing operational hospital segment and in order for us to get our work done, we had to splice the materials to get them inside," said Mostafa Elmorsi, project manager of Ysrael A. Seinuk Engineers, the structural engineers for the project. The delivery of new construction materials and the removal of demolition debris-additional project challenges-were addressed by installing a temporary lift at the 71st Street building façade.

"We also had to make sure the building could handle the deck, so we made it lightweight," said Elmorsi. Traffic regulation was not a problem considering "columns of the building are on both sides of the FDR so construction didn't affect it at all," he explained. Ysrael A. Seinuk Engineers is in the process of designing another project for the Hospital for Special Surgery which will have a bridge >>

### Key Players

**Owner:** Hospital for Special Surgery

**Construction Manager/General**

**Contractor:** Turner Construction Company

**Owner's Representative:** Specialty Management Company, Inc.

**Architect:** Cannon Design

**Structural Engineer:** Ysrael A. Seinuk Architects

**Electrical Contractor:** Rigid Electric Incorporated

**HVAC Contractor:** Nelson Air Device Corporation

**Plumbing Contractor:** Par Plumbing

**Steel Contractors:** Post Road Iron Works, Inc. and Weir Welding Company Inc.

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connecting a new structure to the existing building.

“Any time you put floors on top of an existing facility it’s challenging,” said Tom Stachowiak, vice president and senior operations manager of the New York Business Unit at Turner Construction. “The hospital had to remain fully operational and since hospitals never shut down, we had to get the work done on weekends and also be very cognizant of noise and vibrations. Getting the steel up took the longest—approximately six months—but after that it was like any other job.”

The Hospital for Special Surgery has a ten-year relationship with Cannon Design—an international architectural, engineering and planning firm—that includes the expansion of the MRI suite, a Hand Center, outpatient services, clinical and

research labs, ambulatory care and inpatient surgery, a new central sterile supply unit supporting surgical services and a 30 inpatient bed expansion. When construction began in April 2005 on the newest addition, the ground breaking marked the latest collaboration between the two. The winning Hospital for Special Surgery addition was completed in July 2007.

Cannon has also planned with the hospital the next phase of this project to add 9th, 10th and 11th floors to the east wing above the FDR Drive. “The 10th and 11th will be medical/surgical inpatient units. The 10th floor will have 38 beds (six private and 32 semi-private) while the 11th floor has been designed as VIP rooms with 30 beds with 14 private rooms and 16 semi-private,” explained Stephen Kaunelis, senior associate at Cannon Design.

“Two corner rooms will have the capa-

bility of being combined with two adjacent rooms to form an expanded suite. The ninth floor will house a new state-of-the-art pharmacy at the northern half and an adult rehabilitation suite at the southern half.

“We are always very proud of receiving recognition for doing things that are related to taking care of our patients in the best way possible,” said Lou Shapiro, president and CEO of the Hospital for Special Surgery. We start off having the best people and we want them to have the best environment, so now it’s the best of both worlds for us.” <<