

Monthly Newsletter

John W. Baumgarten Architect, P.C.

July 19, 2006

Vol. 4



John Baumgarten
R.A., AIA, NCARB, LEED

Do You Know That...?

- The National Electric Code is now the governing electric code in New York City.
- Per NFPA code requirements, all Skilled Nursing Facilities must be fully sprinklered by the end of 2007.
- All Nursing Homes in NYC now require a Carbon Monoxide detection system.

Contact us:

Principal

John W. Baumgarten, R.A.
john@jwbarch.com

Director of Architecture

Anthony Hatzioannou, R.A.
anthony@jwbarch.com

John W. Baumgarten
Architect, P.C.
366 North Broadway
Suite 207
Jericho, NY 11753
T – (516) 939-2333
F – (516) 939-0033
jwbarch.com



Managing Complex Health Care Projects

Our previous experience has taught us that the keys to successful project management revolve around the three “Cs”: **Consensus, Coordination and Communication**. We have been fortunate to build long term relationships with many of our clients. The level of trust that they have placed in us has allowed us to function in the role of a strategic planning partner, helping to determine the direction an organization will take regarding the development of new initiatives.

By being involved in the earliest stages of a project, we have been able to lend a logistical, cost and physical plant perspective to help determine where a program might be developed (on-site vs. off-site) and how it might be configured (alterations, additions or new buildings). By working with ownership as an extension of their management team, **Consensus** on the direction of a project can be achieved.

Coordination of complex project elements into a cohesive whole is similar to playing a game of three dimensional chess. Success at both games depends on ones ability to “see the whole board” and to think many moves ahead. We have been successful in utilizing a multi-disciplinary approach to management, leading a team of engineers, interior designers and agency liaisons as well as serving in the role of project architects.

Through an early visualization of the total project, we can identify its critical path. This allows us to assist our clients in controlling budgets, timelines, their vendors and in managing the other consulting professionals on the project team. In effect, we offer our clients project management as a value added service.

Once the critical path and the hierarchy of the management team have been identified, an initial kickoff meeting should be held to open the lines of **Communication** and help expedite the project. This initial meeting should be structured so that agreements can be reached on project direction, goals and timelines. The kick-off meeting is also the best time to identify other stakeholders in the project in order to facilitate their involvement and establish a schedule for the ongoing progress meetings that should follow. It is also important to clearly identify prerequisites, interdependencies and long lead issues that must be addressed early to avoid unnecessary delays.

Keeping a project on track requires the setting of realistic production and construction goals and the continual reassessment of budget and timelines as the project progresses. A project’s critical path must be flexible enough to be adjusted as conditions will inevitably require. As long as the impacts of these adjustments are properly coordinated and all members of the team are kept in the loop, the project will continue to move towards a successful conclusion.

John W Baumgarten Architect, P.C.: Innovative & Experienced

- *Specialists in the planning of complex, phased health care projects.*
- *Over 40 years of combined health care design excellence.*
- *We feature principal and associate level management.*
- *The majority of our clients utilize our services on a continuing basis.*
- *We have earned a solid reputation with State and Local Health Agencies.*
- *A full service team with a personal approach.*
- *We understand how your business works and will serve as a strategic planning partner.*
- *A reputation for bringing in projects on-time and on-budget.*
- *An integrated multidisciplinary design approach focusing on the total project.*
- *We offer project management as a value added service -- coordinating the efforts of a professional consulting team.*
- *LEED Certified Professional Services.*