Richmond University Medical Center

CONSTRUCTION HIGHLIGHTS

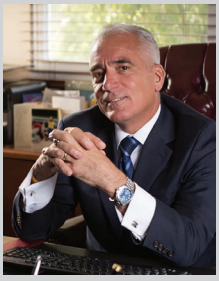
SPRING 2021 • RICHMOND UNIVERSITY MEDICAL CENTER • WWW.RUMCSI.ORG







The best is yet to come...



Here at Richmond University Medical Center, we provide premier quality patient care through a full spectrum of emergent, acute, primary, behavioral health and educational services. We do this in an environment that promotes the highest satisfaction among patients, families, physicians and staff. We treat our patients like family – because they are!

Now more than ever, we are making critical investments and capital improvements so that Richmond University Medical Center can continue to answer the future health care needs of the community. From the exterior to the interior, from clinical to non-clinical, changes are happening at rapid speed. The current construction projects, such as a new state-of-the-art Emergency Department, an upgraded Maternity Department with completely private rooms, and new hurricane-resilient windows for the entire hospital, are just a few of the many enhancements we can look forward to in the next year. As a standalone full-service healthcare facility trusted with the health and well-being of everyone in Staten Island, we have committed the financial resources necessary to make these projects a reality. With a total investment of nearly $200 million, and over $108 million in financial support from the city, state, and private philanthropy, RUMC will be ushering in a new revolution in healthcare. A revolution complete with the most advanced technology and state-of-the-art surgical equipment to treat all manner of acute and chronic conditions.

Being able to provide our patients with the highest quality care has always been our top priority, and always will be. Together, we are building on our exceptional history of caring for our community for over 116 years, and forging a bright future for Richmond University Medical Center for generations to come.

Sincerely,

Daniel J. Messina, PhD, FACHE

President and CEO
Richmond University Medical Center

EMERGENCY DEPARTMENT



The new face of emergency care on Staten Island

With the first phase of construction for the new Emergency Department (ED) at Richmond University Medical Center under way, Staten Islanders can look forward to expanded, state-of-the-art emergency care becoming a reality within the next year. The new ED will provide 35,000 square feet of space, compared to 15,000 square feet in the current ED, which was built in 1978 — an increase of 133 percent. Private treatment rooms, trauma bays, and specialty areas for pediatrics and urgent care will be located on the ground floor, with the second floor used for upgrades and expansion, including ten brand-new OR suites.

> *"The new Emergency Department will be a beacon to all of Staten Island that the most advanced emergency care, latest evidence-based medicine, and cutting-edge technology is here. This emergency department will benefit Staten Island for many generations to come."*
>
> — **Daniel J. Messina**, PhD, FACHE
> President and CEO Richmond University Medical Center

At first glance, the progress that has been made thus far may be deceiving, because much has been underground and site preparation work. The entire site of the new ED has been fenced, stripped, and excavated. In addition, temporary asphalt sidewalks have been created to allow for easy pedestrian access to the existing ED. A new temporary ambulance access bay has also been created outside the main entrance to the existing ED and a new NYPD parking area has been designated nearby. An existing water main under the construction site has been relocated and an underground tunnel demolished. New utilities, cabling, conduits, underground support, and re-routing of existing piping have all also been completed.

There has also been tremendous progress made underground to provide a solid foundation for the steel beams that are being erected, creating the superstructure of the new ED.

Once the steel framing is complete, the focus of construction will change and things will move much more quickly. It will take about two months for the steel outer shell to be fully erected. Once the steel framework is in place, the first and second floors will be built out, followed quickly by construction of the exterior walls, and finally the interior partitions.

The new ED will open in spring of 2022.

Cost	$95,019,423
Funding	New York City: $34.5 million (ED and Co-Gen combined)
	New York State: $8.15 million
	Private funding: $13 million
Expected Completion	Spring 2022
Major Vendor	Architect — Canon Design
	Owners rep — Gardiner & Theobald
	Construction manager — LF Driscoll



Leading the way in energy efficiency

Richmond University Medical Center will join other companies leading the way in energy efficiency when its new cogeneration plant — or Co-Gen — is completed later this year. The new Co-Gen is being constructed in an existing building at the rear of the campus. When completed, it will make the hospital self-sufficient and able to continue operating in the event of an area power failure. Co-Gen, or combined heat and power, is the use of a power station to generate electricity and useful heat at the same time. Excess heat generated from the engines will be utilized to create improved air conditioning capacity for the hospital.

So far, underground duct work, conduits, and piping have been completed. A new roof, cooling towers, and concrete base are also now in place. In the coming months, there will be a relocation of existing piping — so it is not housed over the electric switch gear — and installation of new sprinkler systems. Once construction is completed, the new system will be tested before officially going on-line later this year.

Co-Gen, or combined heat and power, is the use of a power station to generate electricity and useful heat at the same time.

Cost	$28,582,000
Funding	NYSERDA: $2.6 MILLION
	New York City: $34.5 million (ED and Co-Gen combined)
Expected Completion	Late fall 2021
Major Vendor	Mechanical, civil, and construction engineering — Becker Engineering
	Owners rep — Gardiner & Theobald
	Construction manager — LF Driscoll
	Electrical engineer — Vanderweil

MATERNITY



Delivering luxury, comfort, and privacy for new moms

Located on the first and second floors of the hospital, the newly renovated maternity unit is designed to provide a more relaxing and inviting space for mothers, babies and their families. Nearly 3,000 babies are born at Richmond University Medical Center each year. As Staten Island's only hospital designated by UNICEF and the WHO as "Baby Friendly," renovations to the maternity unit are designed to enhance the mother-baby bonding experience through new spacious and completely private, single bed patient rooms.

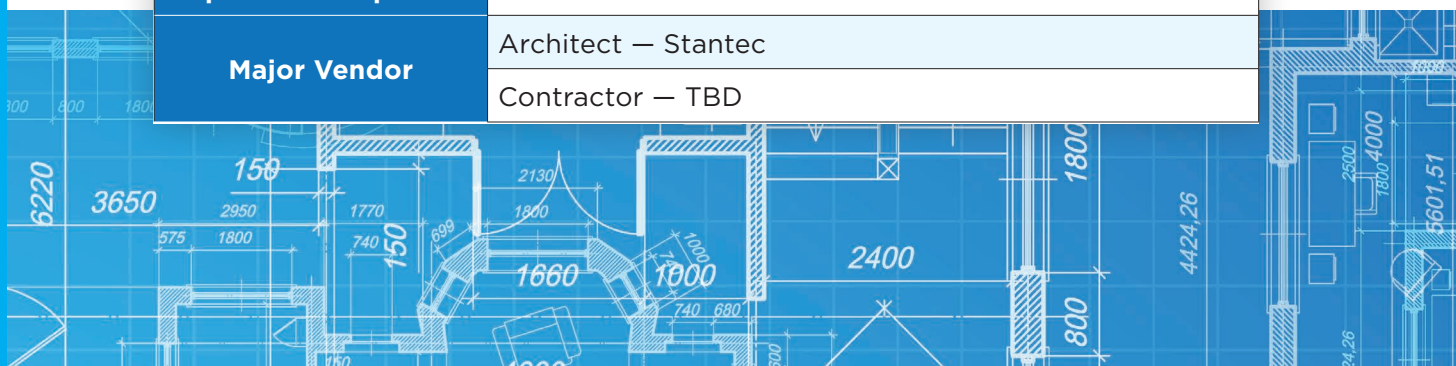
In addition to enhanced privacy, this conversion of all rooms from semi-private to private will address the health concerns of many families as we adjust to the "new normal" created by the COVID-19 pandemic. Since all of the current rooms with two beds will be converted to single-bed, RUMC is adding additional rooms from underutilized space to ensure there is no change to the number of families the hospital can accommodate.

In addition to the new enhanced privacy factor, the new rooms will also include modern amenities such as new bathrooms, flooring, windows, and lighting.

Phase 1 will be the start of construction for the patient rooms and is scheduled to begin this spring. During Phase 2, the existing nursery will be removed to make way for additional private rooms. Phase 3 will include an expansion of the hospital's award-winning Neonatal Intensive Care Unit (NICU) through the conversion of underutilized pediatric space. Additionally, the surgical suites where C-sections are performed will be upgraded, resulting in increased operating room space.

> *"These modernizations will better serve our patients' needs in a more innovative and home-like environment. With this investment, we are confident these upgrades will enhance patient comfort as we continue to provide families with a rewarding and memorable birth experience."*
>
> — **Michael Cabbad,** MD,
> Chair of obstetrics and gynecology
> Richmond University Medical Center

Cost	$5,000,000
Funding	Applying for city grants, developing fundraising program
Expected Completion	Winter 2022
Major Vendor	Architect — Stantec
	Contractor — TBD







WINDOW UPGRADE PROJECT

Steadfast in a storm

The Federal Emergency Management Agency (FEMA) has provided Richmond University Medical Center with financial support to upgrade the windows throughout the hospital to protect the medical facility from storms and weather-related emergencies. Richmond University Medical Center is the only hospital on Staten Island not located in a flood zone. This project is paramount to ensure continuity of all healthcare services, no matter the weather. The new windows will be hurricane-force resistant. The project will also improve new flood control measures that protect against water damage and harden the hospital building against wind damage.

During the first phase of the project currently underway, many protective measures were put in place, including scaffolding, sidewalk sheds, and exterior brick repairs around the windows. The Seton and Cooke wings of the hospital are among the first areas that will have the new windows installed. In total, there will be 700 windows replaced with an aggressive program that aims for completion by spring of 2022.

This project is paramount to ensure continuity of all healthcare services, no matter the weather.

With new windows comes new air conditioning

In conjunction with replacing the hospital's windows, Richmond University Medical Center will be removing all of the air conditioning window units and upgrading the fan coil system used to cool and heat certain areas around the hospital. This will result in improved energy efficiency and a more comfortable environment for patients and staff.

The new fan coil system will ensure cooler spaces throughout the hospital. Individual room temperature will still be adjustable to maintain a comfortable setting in each room year-round.

Additionally, the fan coil system will provide better ventilation and air circulation, creating a healthier environment for patients, staff, and visitors. The project's expected completion is slated for summer of 2022.

Cost	$42,900,000
Funding	FEMA Grant: $42,900,000
Expected Completion	Spring/summer of 2022
Major Vendor	Architect and project manager — O&S Associates
	General contractors — Structural Technologies

INTENSIVE CARE UNITS



Advancing care for our most critical patients

With patient safety and comfort in mind, Richmond University Medical Center will expand and update the Medical Intensive Care Unit (MICU) and Surgical Intensive Care Unit (SICU) as two separate projects.

> *"Our intensive critical care unit will feature larger rooms, private bathrooms, and ample space for visitors – enhancing the experience for all our patients."*
>
> — **Rosemarie Stazzone**, RN, MSN, NEA-BC
> Chief Operating Officer and Chief Nursing Officer

Medical Intensive Care Unit (MICU)

The MICU capacity will be increased from ten to fourteen private patient rooms. Additionally, four isolation/negative pressure rooms will be included. Each patient room will have a private toilet and shower for added luxury. There also will be dedicated family areas in each patient room. Dialysis will also be available in each of the new rooms for patients in need of these services. To optimize infection control, electromagnetic glazing (smart glass) will replace cubicle curtains. The nurse substations will also now have a direct view into the patients, which is essential in a unit designed for around-the-clock care.

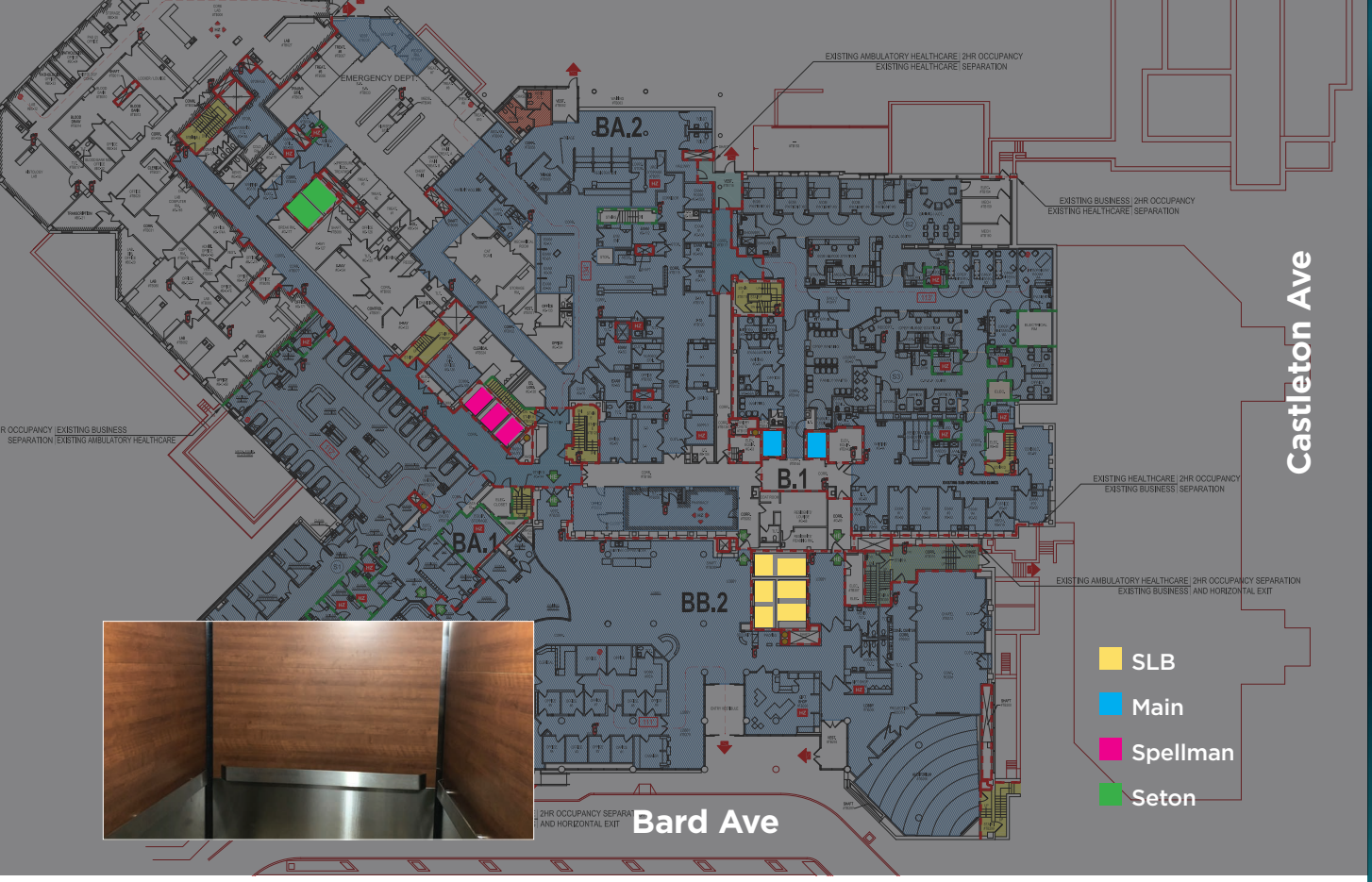
Construction is already underway in the MICU. The entire project is slated to finish later this year.

Surgical Intensive Care Unit (SICU)

The SICU project is not anticipated to begin until early 2023, after the new operating room construction is complete in late 2022. Areas of the Seton and Spellman wings will be converted to expand the current SICU, and will take about a year to complete. Initial planning for this project is currently underway.

Cost	MICU — $15,000,000
	SICU — estimated $20,000,000
Funding	CARES Act Stimulus — estimated $7,500,000
Expected Completion	MICU — late 2021 / SICU — late 2023
Major Vendor	Architect and engineer — Canon Design
	Construction manager — LF Driscoll
	SICU — TBD

ELEVATOR MODERNIZATION



Keeping employees and visitors moving with improved reliability

Richmond University Medical Center's dedication to satisfaction includes upgrading thirteen elevators throughout the hospital. Already underway, this project will modernize the critical components of the elevators, providing better performance, improved safety, and even give the aesthetics an up-to-date appeal. New elevator cars, doors, wood and chrome finishes, circuitry, and upgraded security cameras are all included in the project.

There are five phases for the elevator modernization. The maintenance needs to be staggered among the different hospital wings so that there are always working elevators. The current timeline is as follows:

Phase 1	Phase 2	Phase 3	Phase 4*	Phase 5*
Five cars: One in the SLB lobby, one SLB service cart, one in Spellman, two in Main	Three cars: two in SLB and one in Spellman	Three cars: two in SLB and one in Spellman	One car: Seton	One car: Seton
Expected completion: Spring 2021	Expected completion: Summer 2021	Expected completion: Fall 2021	Expected completion: Spring 2022	Expected Completion: Summer 2022
**These will not be updated until the Medical Intensive Care Unit project is complete as patients will be transported using elevators during construction.*				

Cost	$5,000,000
Expected Completion	Staggered completion dates from early April 2021–July 2022
Major Vendor	Richmond Elevator
	Owners rep — Vertical System Analysis



But wait, there's more!

Here is just a snapshot of the many other enhancements in progress:

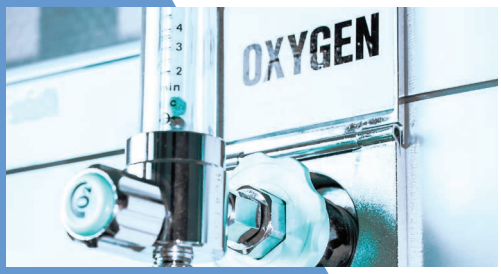
Richmond University Medical Center



Brand new nurse call systems

We are replacing the current call systems for the entire hospital. The existing system used for patients to communicate with the nurse stations was installed in 1988. The new system will allow the hospital to utilize the latest technology to enhance monitoring, communication, and patient-staff interaction.

Excepted completion is summer 2021



Oxygen vaporization system

The hospital is upgrading and replacing its existing systems, ensuring lifesaving oxygen is available at all times, especially in the critical care units.

Expected completion is summer 2021



Operating Rooms

As a part of the new ED project, new operating rooms (OR) will be built. The new rooms will be larger and have higher ceilings to better accommodate the latest state-of-the-art surgical equipment.

Expected completion is late 2022

Timeline:

