



JLL's PDS completes project management for 621,000 s/f, \$270 million hospital; For the new Orange Regional Medical Center in Wallkill

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Orange Regional Medical Center has been completed and opened its new replacement hospital. Jones Lang LaSalle's (JLL) Project and Development Services (PDS) group served as project manager for the 621,000 s/f, \$270 million hospital project starting in the summer of 2007.

The facility was one of the first new replacement hospitals built in NYS in the past 20 years and one of the first hospitals constructed in the state using the design-build process, which combines design, permit and construction schedules to reduce costs and completion time as compared to traditional modern construction contract methods. JLL's PDS executives managed a team of planning, design and construction professionals who worked together to complete their tasks at the same time.

The project team included Vincent Knoll, project executive and VP with JLL's healthcare practice, Michael Kirschner, project manager, and Charles Maggio, senior VP and national director of the company's healthcare practice.

"Orange Regional Medical Center knew it needed a qualified team to lead this effort and reached out to JLL early in the process, which was a key factor in achieving such a successful outcome," said Knoll. "Through our detailed oversight of the endeavor and project management practices and tools, we were able to complete the replacement hospital on budget and allow the organization to consolidate into the new facility in early August 2011 as originally scheduled."

The 383-bed replacement hospital was designed to be more efficient and to better serve the more than 390,000 people that live in the surrounding communities. The new facility was constructed on a vacant 63-acre site on East Main St. near the Rte. 17 and I-84 interchange. It features a patient-centered hospital with 1,700 parking spaces, all private patient rooms, an emergency department with 50 treatment bays for varying levels of emergencies, spacious operating suites, and wireless infrastructure to accommodate the latest digital healthcare technology.

"This project is a great example of Jones Lang LaSalle's leadership in the healthcare arena in the New York area and around the nation," said Maggio. "Orange Regional Medical Center originally selected Jones Lang LaSalle for our ability to handle even the most challenging construction projects and because of our experience with the New York State Department of Health, which has never before approved a design-build hospital in the state. Our success with the design-build process reinforced the DOH's confidence in Jones Lang LaSalle and highlighted the company's experience with large, complex healthcare construction projects."

Orange Regional Medical Center was created in 2001 following the merger of Arden Hill Hospital and Horton Medical Center. On Aug. 5, 2011, the organization consolidated both hospital campuses into its new state-of-the-art facility. Orange Regional Medical Center plans to sell its two older facilities to fund a portion of the construction costs of the new hospital.

Jones Lang LaSalle's healthcare practice provides a single source for all specialized project and real estate needs, including development, program, property and transaction management, and financing. The company provides an integrated platform that helps with the design and construction of new facilities, renovations or infrastructure projects, in addition to strategic planning, real estate assessments, life cycle asset management, capital markets advisory, and facility and property management. Jones Lang LaSalle is currently working on healthcare projects around the nation that total approximately \$1 billion in project costs.

Jones Lang LaSalle is a leader in the New York tri-state commercial real estate market, with more than 1,700 of the most recognized industry experts offering brokerage, capital markets, facilities management, consulting, and project and development services. In 2010, the New York tri-state team completed approximately 17 million square feet in lease transactions, completed capital markets transactions valued at \$861 million, managed projects valued at more than \$5.8 billion, and oversaw a property and facilities management portfolio of 83.5 million square feet.

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