

# NAVIGANT

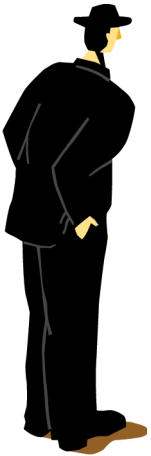
Global Construction Practice

## *Realizing the Vision*

For Healthcare Real Estate and Facilities



*About* Navigant (NYSE: NCI) is a specialized, global expert services firm dedicated to assisting clients in creating and protecting value in the face of critical business risks and opportunities. Through senior level engagement with clients, Navigant professionals combine technical expertise in Disputes and Investigations, Economics, Financial Advisory and Management Consulting, with business pragmatism in the highly regulated Construction, Energy, Financial Services and Healthcare industries to support clients in addressing their most critical business needs.



Every day, hospitals strive to meet their mission of delivering quality healthcare to the communities they serve across the country. And every day, our Healthcare, Real Estate and Facilities professionals assist hospitals in managing the planning, design and construction of facility projects to support their healthcare mission. Our professionals provide comprehensive development capabilities throughout all phases of a project. It is our lifecycle approach, including operations optimization and clinical integration that makes the difference in creating new facilities that meet the vision for progressive healthcare facilities.

*lead with experience.  
expect results.*

## THE CHALLENGE

### MANAGING COMPLEX OWNERSHIP STRUCTURE

## THE SOLUTION

A \$75 million, 220,000 sq.ft. state-of-the-art, patient friendly orthopedic ambulatory building was in development by dual owners. Our professionals were engaged to design and manage a complex ownership structure and cost allocation accounting, coordinate contractors and suppliers, and mitigate risk, as well as provide logistical coordination and integration with an academic medical center's \$1B campus modernization program. As a result of our involvement, the orthopedic ambulatory building was completed on-time and under budget, with improved financial and operational performance exceeding projected operational savings and ROI. **The healthcare project is the first in the city and region to achieve LEED® Gold Certification within tight budgetary constraints and proven payback in utility savings.**

## THE CHALLENGE

### FUNDING NEW MEDICAL CENTER

## THE SOLUTION

The construction of a new 636,000 sq. ft. 300 private bed medical center and the sale of two existing facilities at a university campus required the services of a development advisor and program manager. We were engaged to conduct an in-depth study to determine the site relocation, and a best use/transformation study of the two existing campuses, as well as develop a complex RFP process to select developers for these campuses, and manage the sale of both. The proceeds were used to fund the new facility. We led the planning, design, and construction process for the new hospital campus, implementing an integrated project delivery approach. **The design concept is based upon operational efficiency and a "best practices" approach to planning.**

## THE CHALLENGE

### COMPLETING A TROUBLED PROJECT

## THE SOLUTION

A troubled hospital construction project experienced significant scope, budget and schedule issues. We were retained by the hospital to provide project management, ownership structuring, and master planning services. Our professionals worked with the hospital and design team to reduce the size of the planned facility by approximately 70,000 sq. ft. while retaining all services and the patient centered care philosophy. **Once the project budget and schedule were recasted and validated, the project was completed ahead of schedule and under budget.**



[www.navigant.com/healthcare realestate](http://www.navigant.com/healthcare realestate)

## About Navigant's Global Construction Practice

We work with owners, contractors, providers of capital and their counsel to proactively manage large capital investments through our advisory services and to manage the risks associated with the resolution of claims on those projects, with an emphasis on the infrastructure, healthcare and energy industry.

115 Dedicated Construction Consulting Professionals. Located in North America, South America, Europe, the Middle East and Asia.

- » Professional Engineers
- » Certified Business Appraisers
- » Certified Cost Engineers
- » Certified Quantity Surveyors
- » Certified Fraud Examiners
- » Certified Management Accountants
- » Certified Public Accountants
- » Chartered Financial Analysts
- » Licensed Architects
- » Licensed Real Estate Professionals

### OUR HEALTHCARE REAL ESTATE AND FACILITIES SERVICES - IMPACTFUL INVOLVEMENT

#### Project Advisory

- » Strategic market planning
- » Strategic facility and master campus planning
- » Delivery system planning
- » Medical staff development planning
- » Ambulatory network planning
- » Operational/process redesign
- » Service line planning
- » Facility planning and programming
- » Technology assessment/planning
- » Project-specific business planning
- » Physician-hospital clinical integration strategies
- » Financial feasibility studies
- » Financial and capital planning
- » Building Information Modeling (BIM)
- » Energy consulting
- » Project Risk Management (PRM®)
- » Real estate advisory
- » Standard policies & procedures
- » Compliance assessments
- » Valuations

#### Development

- » Development management
- » Physician demand studies
- » Market and financial feasibility studies
- » Site analysis, selection and acquisition
- » Ownership and financial modeling
- » Design/build development
- » Operational/process redesign
- » Clinical integration operating and business models
- » Green development/LEED® coordination
- » Physician marketing and leasing
- » Zoning/entitlement procurement
- » Asset management

#### Program Management

- » Integrated Project Delivery (IPD)
- » Project vision and guiding principles
- » Team qualification, selection and contract negotiation
- » Program scope, budget and schedule development
- » Communications planning
- » Operational/process redesign
- » Zoning/entitlement procurement
- » Planning, design, construction and transition management
- » Building Information Modeling (BIM) management
- » Best Value Solutions™
- » Sustainable design and LEED® coordination
- » Technology and FFE coordination
- » Local and state agency coordination
- » Cost, schedule and document controls
- » Activation planning
- » Building commissioning

#### Capital

- » Third-party building ownership
- » Joint venture real estate partnership structures
- » Physician ownership programs
- » Acquisition of existing medical buildings
- » Build-to-suit leasebacks
- » Alternative funding programs