2020 GNYHA Surge Capacity Task Force Report

1.0 Property Overview

1.1 Property Name/Address and Contact

Facility Info (Name, address, tel/@)

The New Jewish Home
Hutchinson Corporate Center
1200 Waters Place
Bronx, NY 10461

Contact Info (Name/title, tel/@)

Shawn Silver, Assistant Administrator
ssilver@jewishhome.org
O: 212-870-4901, C: 347-672-8280

Contact Info (Name/title, tel/@)

1.2 Property Information

Current Use: Adult Day Program
Vacated (y/n) + Duration: Vacated due to Covid-19

Bldg | SF, Age, # of Flrs: 20,000SF, 1 flr for clinical use
Shared premises, Uses: Medical/office, tenant in large complex
Condition | Core & Shell: Excellent
Condition | Interior Fit-out: Fit-out with ADP furnishings
Code violations: 4 open DOB actions on bldg (elev violations)

25,000SF across 2 floors in mixed use 460,000SF building; originally built in 2006 (1968 code), NJH fitout 2018. Ground floor (20,000SF) evaluated for clinical program. Upper floor currently admin (finance, etc) not under consideration for clinical.

1.3 Site

Access (car/public): car/public transit, car to entry at grade
Main Entrance (barrier free): Yes, dedicated entry, not shared
Loading/Service Entrance: Yes
Ambulance Entrance: No
Parking: Immediately adjacent to entry
Tent (space for): Yes, large parking lot
Imaging/Morgue Trailer (space for): Yes, large parking lot

Loading area likely in larger building complex and arrives to back entry. Vehicles can pull up to entry, parking immediately outside. Entry at grade, barrier free. Tent structure could be accommodated.

1.4 Evaluation Team

Team # Team 4

Architect (Firm, contact, tel/@)

NBBJ
Bryan Langlands (blanglands@nbbj.com, 646-824-9571)

Engineer (Firm, contact, tel/@)

ARUP
David Goldstein (david.goldstein@arup.com,646-983-2993)
Garr DiSalvo (garr.disalvo@arup.com, 646-734-2605)

Construction Manager (Firm, contact, tel/@)

Skanska
Jeff Rosser (jeff.rosser@skanska.com, 917-748-7269)
John Tamborino (john.tomborino@skanska.com, 646-831-3180)

1.5 Status and Proposed Use

Status: Facility Appropriate for Use
Proposed Use: Triage, Covid-19 or non-Covid Low Acuity
# of Positions: 24-28 positions
Nearest ER: H+H Jacobi
Nearest Hospital: Montefiore/Einstein, H+H Jacobi

1.6 Architecture - Floor/Area/Department

Flr to Flr & Ceiling Height:
Elevator (#/type/size): n/a
Corridor Width: 5'-6"
Chute/Dumbwaiter: n/a
Kitchen: Yes
Toilet/Shower: Yes. Many, more than adequate

Has combination private and open therapy spaces. and MP rooms. Self contained unit which could operate well as an urgent care, triage, clinic, or low-acuity Covid-19 patients.

1.7 Architecture - Typical Room/Position

Size/dimension: Ranges 8'x10' to 10'x10'
Occupancy: Groupings of 1, 2, 4 and 9
Condition | General:
Door Width: 3'-0"
Medical Equip/Furnishings: Will be required
Hand-washing Station: In most areas, some new required
Toilet/Shower: Yes, adequate, not attached to private rooms
Windows (operable): Yes, operable unknown
Medical Gas (#/type): No
Electrical (#/type): See below, typical for non-clinical
HVAC Unit Type: See below

Most patient locations would be open bays/cubicles. One large open area with 9, another with 4, 4 rooms with 2, and 5 individual rooms. Has appropriate support. Most rooms have HWS.

1.8 MEP Systems

Fire Alarm: Yes
Fire Protection: Yes
Emergency Power: No
HVAC System Type: Central - Packaged RTUs
Medical gas: No
Nurse Call: Select offices
Refrig/Waste: Unknown
Data/Wifi: Unknown

Electrical fitout:
1st floor: 550 fixtures, 200 receptacles, 55 switches
2nd floor: 395 fixtures, 230 receptacles, 43 switches

1.9 Work Required

Make Ready | Schedule: 1-2 weeks
Make Ready | Cost: $50K-$100K

Move existing furniture out and put in storage, acquire and install new furniture, some customization of space for new function

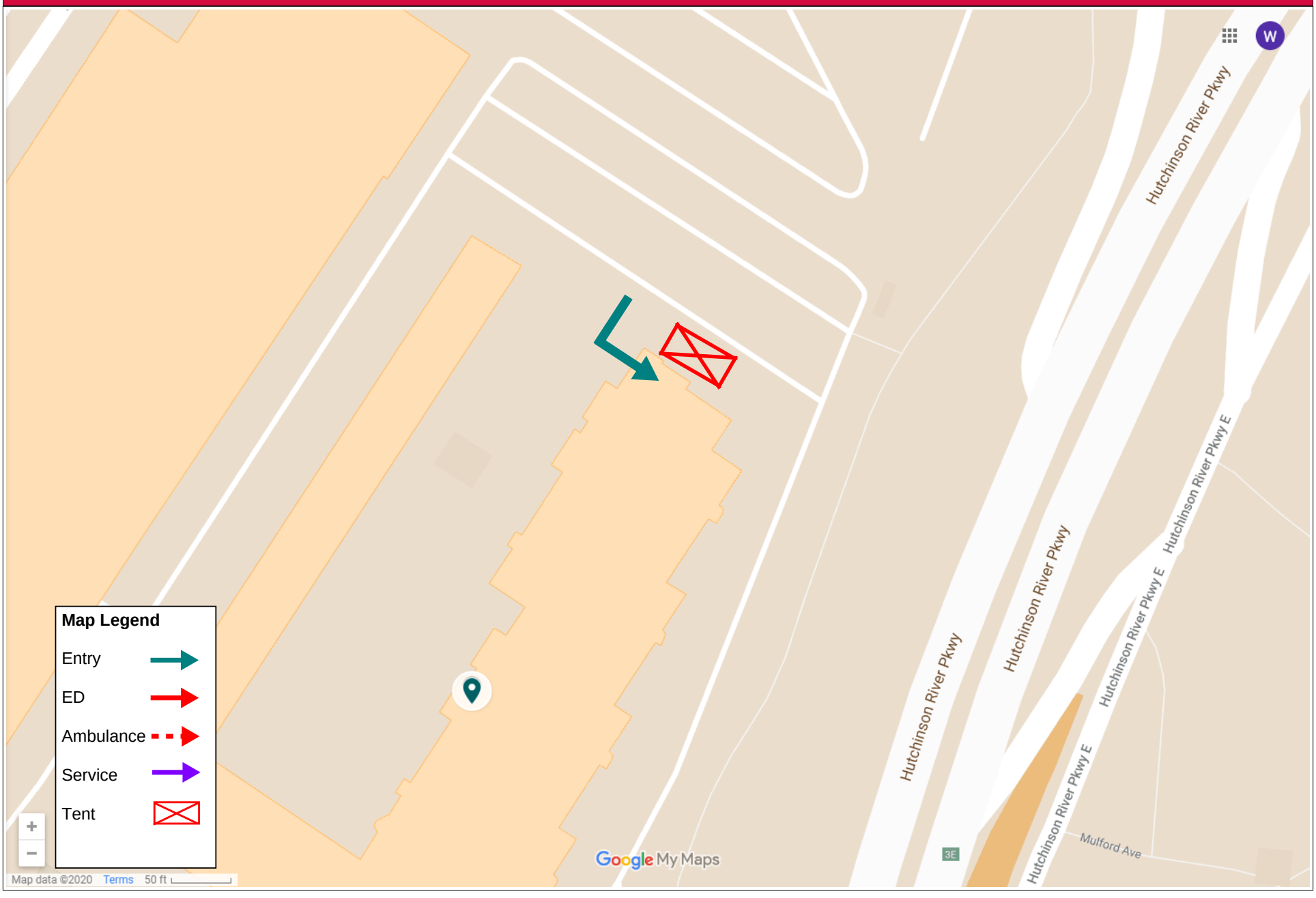
Return to Previous | Schedule: 1-2 weeks
Return to Previous | Cost: $50K-$100K

Move existing furniture out, thorough terminal cleaning, re-install original furniture, return to original state

2.0 Location and Site

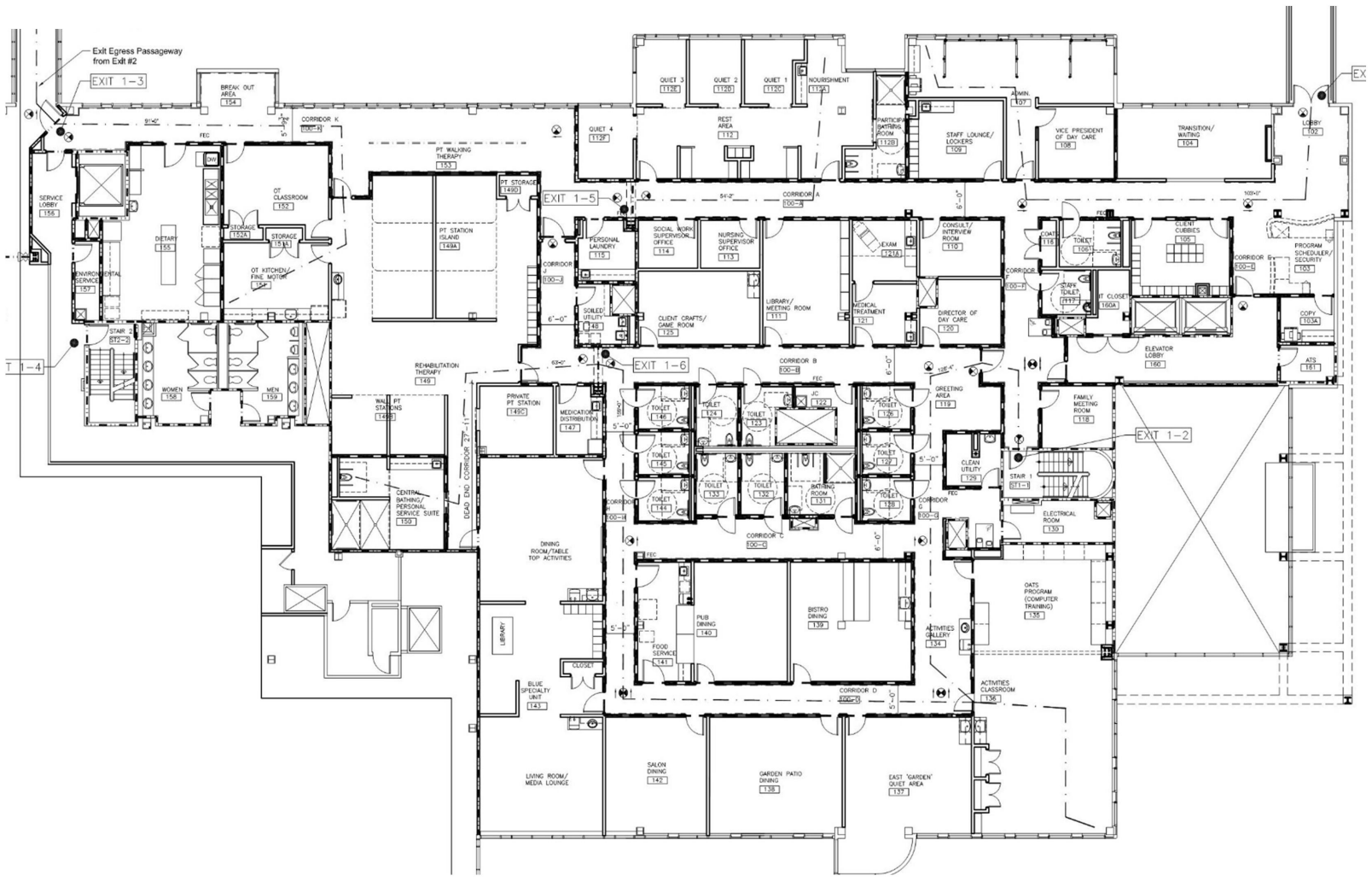
2.1 Location Plan

2.2 Site Plan



3.0 Floor Plans - Existing

3.1 Existing - 1st Floor



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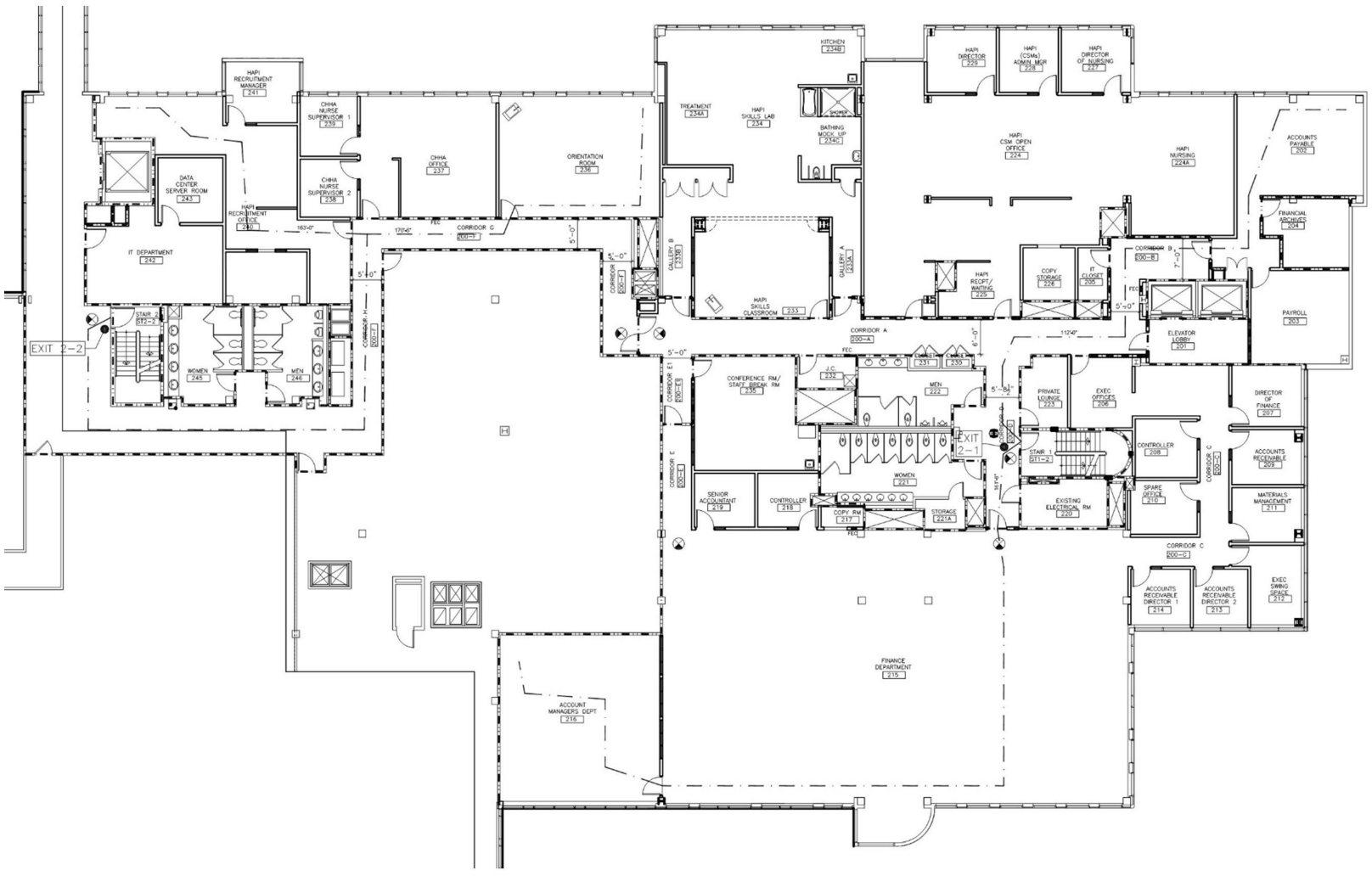
3.2 Existing - 2nd Floor



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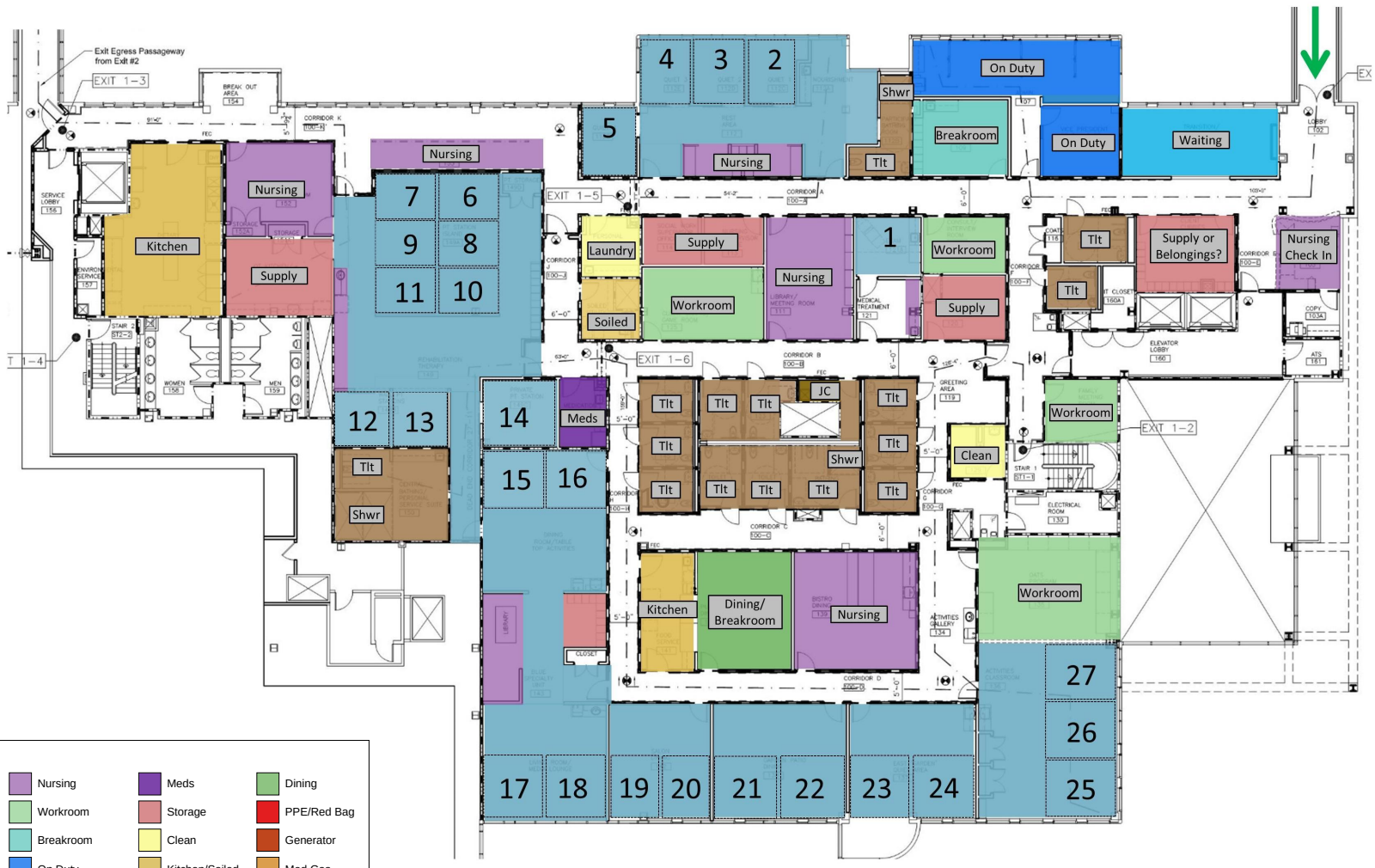
4.0 Floor Plan - Test Fit

4.1 Test Fit - 1st Floor



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5.0 Photos

5.1 Aerial View, Entry from Parking

5.2 Entry