
ZETLIN & DE CHIARA LLP

Build With Us



Healthcare Facility Construction: “If everyone has skin in the game, it ensures collaboration.”

On September 19, **Michael Zetlin**, Co-Founding Partner of Zetlin & De Chiara, moderated the “**Construction Approaches and Best Practices For Healthcare Projects**” panel at *Commercial Observer’s 2017 Healthcare Construction Report Conference: The Cure* at the CUNY Graduate Center in New York.

Zetlin guided a conversation among **Joseph Chin**, LF Driscoll Healthcare; **Kevin Mannle**, Nuhealth (Nassau University Medical Center & A. Holly Patterson Extended Care Facility); **Peter Mulcahey**, Gilbane Building Company; **John Pierce**, Rockefeller Group; and **Roslyn Weinstein**, NYC Health + Hospitals, that explored construction methods and delivery systems, and the variables that owners, architects and contractors building in this sector should consider in order to select the right one for a particular project.

Unanimously, the participants noted the key to any successful building strategy is assembling a strong team. They agreed that collaboration, particularly at the early stages of a project, and flexibility lead to projects being completed on budget and ahead of schedule. *If everyone has skin in the game, it ensures collaboration.*

Modular construction was acknowledged to be beneficial when it comes to finishing projects on or ahead of schedule, but generally has little or no impact on budget as compared to other methods. Once a design is set for a modular building, no changes can be made. It's a collaborative process, but once project decisions are made, it can be costly, or impossible to make changes. Everyone from the owner, to the designer and construction manager (CM) needs to commit to this rigidity upfront.

Integrated Project Delivery (IPD), on the other hand, allows for flexibility. IPD is all about efficiency and teamwork. Even when there are hard deadlines or aspects of a project that cannot be changed, because all parties are collaborating from the start, each member of the team is aware of these deadlines in advance. IPD is considered difficult in NYC because the pacing of projects is completely different.

Having a CM early on can help cut costs. A seasoned CM brings perspective that enables the team to catch things that will affect the project before they become a problem. Once again, collaboration allows for early and open debate, which facilitates unique solutions.

The participants also considered the impact of evolving technology and the powershift to consumers on the healthcare industry, as well as the uncertainty that financial concerns and government policy changes bring.

As the fate of the Affordable Care Act continues to be debated, the industry remains in a “wait and see pattern” as to the direction that our healthcare system will take. The best practice is for decisionmakers to be educated about all construction project delivery methods, to be enabled to select the best fit for completing a specific project on time and within budget.

Zetlin & De Chiara LLP, provides sophisticated legal representation and business counsel to healthcare institutions, architects, engineers and developers on all aspects of their complex projects and disputes. Headquartered in New York, the firm works on behalf of clients on projects and litigation across the country.