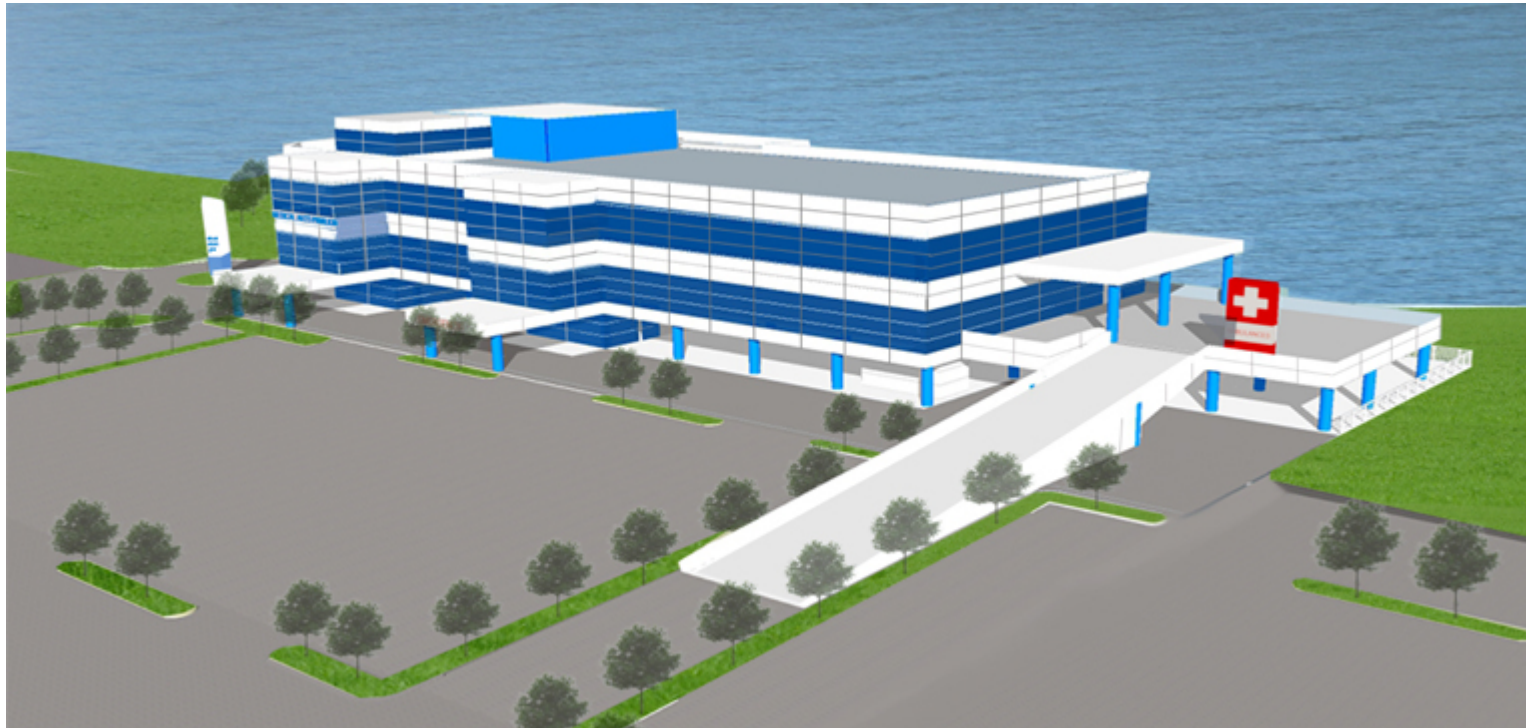


Long Beach Medical Arts Pavilion

Project Overview

The 25,000-square-foot Long Beach Medical Arts Pavilion will feature an expanded free-standing Emergency Department designed to accommodate 12,000 to 18,000 patient visits per year. The facility will offer X-ray and CT imaging and may include other services like behavioral health, a pharmacy, medical offices, primary care physicians and family medicine, based upon the results of a needs assessment for Long Beach and the barrier island. The Ground Floor will be a vacant open air area, providing access to occupied floors. The Second Floor clinical and expansion space will be based on a determination of community medical needs. Structural parameters for a potential Third Floor of the building will be included in the original design. The design will incorporate green building elements such as environmentally responsible sustainable resources.

The Pavilion is to be housed in remaining portions of the former Long Beach Medical Center, known as the Main Building and West Building. The structures will undergo a complete renovation and be transformed into a technologically advanced medical facility designed to serve the medical needs of Long Beach residents for years to come.



Rendering of the Long Beach Medical Arts Pavilion.

Community Benefits

- High-quality health care on the barrier island, affiliated with South Nassau
- Equipped with state-of-the-art medical technology
- Located where the community has received their health care for decades
- Permanent home for freestanding Emergency Department, open 24/7
- Will add an estimated 245 jobs

Medical Arts Pavilion Project Details

Building Information:

- 25,000 square foot building, including a 6,000 square foot mechanical space
- Expansion space included on second floor based on determination of community medical needs
- Ample parking
- Emergency water access via dock

Building Features:

- The project is above 500-year flood plain
- Building designed to comply with new energy features
- New exterior façade and glass panels designed to withstand hurricane-force winds

Cost Estimate

Scope	Cost Estimate
Construction, Building and Site	\$30,900,000
Design and Administrative Fees	\$3,900,000
Furniture, Fixtures, Equipment and Technology	\$5,200,000
Total Conceptual Cost Estimate	\$40,000,000