

# Long Beach Medical Arts Pavilion

## Project Overview

**Overview** – Fifteen thousand sq. ft. medical office building will include 18 exam rooms and 2 procedure rooms. Medical practice programs include: primary care and internal medicine, geriatrics, cardiology, pediatrics, radiology (including CT imaging) and an array of physician specialty services- surgery, GI, OB/GYN, podiatry & medical oncology. The space will also accommodate a lab and lab draw areas, an echo room and treatment rooms. The new space will be fortified to meet current wind/seismic requirements and built in conformance with FEMA’s 100-year flood plain requirements.

**Need** - Some 31,500 patients have been treated at South Nassau’s free-standing Emergency Department in Long Beach since it opened in August of 2015, providing emergency medical services to the residents and visitors of Long Beach and surrounding barrier island communities. Eighty-six percent of those patients treated at our facility are released without having to be transferred to South Nassau’s Oceanside campus or another hospital. *Patient satisfaction scores in Long Beach rank in the top 10 percent nationally as compared to other Emergency Departments.* A floating dock will accommodate emergencies via watercraft and the campus will include an emergency staging area for potential emergency medical evacuations.

**Economic Benefit** - The new Long Beach facility will reinvigorate the vacated site of the former Long Beach Medical Center, where the community had received its health care for decades. Dozens of healthcare-related employees will support the facility, in addition to dozens more building trade jobs during renovation and construction.



JANUARY 2019 CONCEPTUAL ARCHITECTURAL RENDERING

## Community Benefits

**Emergency Care** – Long Island’s first and only free-standing emergency department will remain in place and continue to be the only facility on the barrier island equipped and approved by the NYS Department of Health to receive patients via the 9-1-1 EMS system, around the clock, 365 days a year.

**Continuity of Care** – When needed, patients will be transported to the main South Nassau campus in Oceanside, at no cost to patients, along with their electronic medical records and care plan. Long Beach patients do not have to wait again at the Emergency Department in Oceanside; they are directly admitted to the appropriate care setting.

**Cardiology & Internal Medicine**- In 2018, Dr. Lee Weitzman, a Long Beach-based physician who has been practicing cardiology and internal medicine for more than 34 years on the barrier island, joined South Nassau to improve and expand cardiovascular health and primary care services. South Nassau added Dr. Jason Esses and two other internal medicine physicians to the practice.

**Internal Medicine Residents**- As part of our pending partnership with the Mount Sinai Health System, South Nassau will add graduate medical education residents to the Long Beach campus.

**Resiliency** - Achieves a high standard for resiliency to ensure that medical services continue uninterrupted even in major emergencies.

This builds upon the significant investments already made by South Nassau in Long Beach.

## Cost Estimate

Scope	Cost Estimate
Medical Arts Pavilion Project	\$40,000,000*
Investment to Date	\$38,800,000**
Total	\$78,800,000

\*Includes \$40 mil FEMA Funds; \$4 million HUD grant; \$1M in hospital funds  
 \*\* Includes \$11.8M in site acquisition (NYS grant); \$6M to open temporary urgent care center (federal block grant); \$14M to upgrade to free-standing 9-1-1 receiving ED (NYS grant & hospital funds); \$6M in site prep & demolition (FEMA funds); \$1M to acquire surrounding property (hospital funds)