



JOHN W. BAUMGARTEN ARCHITECT, P.C.

NY, NJ, PA, CT, MA, DE, FL

Managing Complex Health Care Projects



*Dialysis Suite - Centers Health Care
John W. Baumgarten Architect with
HM Marcus Interior Design*

Our previous experience has taught us that the keys to successful project management revolve around the three “Cs”: **Consensus, Coordination and Communication**. We have been fortunate to build long term relationships with many of our clients. The level of trust that they have placed in us has allowed us to function in the role of a strategic planning partner, helping to determine the direction an organization will take regarding the development of new initiatives.

By being involved in the earliest stages of a project, we have been able to lend a logistical, cost and physical plant perspective to help determine where a program might be developed (on-site vs. off-site) and how it might be configured (alterations, additions or new buildings). By working with ownership as an extension of their management team, **Consensus** on the direction of a project can be achieved.

Coordination of complex project elements into a cohesive whole is similar to playing a game of three dimensional chess. Success at both games depends on one’s ability to “see the whole board” and to think many moves ahead. We have been successful in utilizing a multi-disciplinary approach to project management, leading a team of engineers, interior designers and agency liaisons as well as serving in the role of project architects.

Through an early visualization of the total project, we can identify its critical path. This allows us to assist our clients in controlling budgets and timelines, while managing the other consultants and vendors on the project team. In effect, we offer our clients project management as a value added service.



*Therapy Program - Centers Health Care
John W. Baumgarten with Icon Interiors*



*PACE Center
John W. Baumgarten Architect*

Once the critical path and the hierarchy of the management team have been identified, an initial kickoff meeting should be held to open the lines of **Communication** and help expedite the project. This initial meeting should be structured so that agreements can be reached on project direction, goals and timelines. The kick-off meeting is also the best time to identify other stakeholders in the project in order to facilitate their involvement and establish a schedule for the ongoing progress meetings that should follow. It is also important to clearly identify prerequisites, interdependencies and long lead issues that must be addressed early to avoid unnecessary delays.

Keeping a project on track requires the setting of realistic production and construction goals and the continual reassessment of budget and timelines as the project progresses. A project’s critical path must be flexible enough to be adjusted as conditions will inevitably require.

As long as the impacts of these adjustments are properly coordinated and all members of the team are kept in the loop, the project will continue to move towards a successful conclusion.