



WOHLSEN
CONSTRUCTION

Bayhealth Total Care Case Study

Delaware's First Hybrid Emergency and Walk-in Center with Onsite Lab and Imaging

The landscape of outpatient healthcare continues to change across the United States. Locally, in Sussex County, the Bayhealth Total Care project blends a variety of healthcare services that traditionally would be found in both outpatient and inpatient healthcare. This new hybrid facility provides several benefits typically not seen before in a healthcare facility. These benefits include healthcare service conveniences to the public, operational efficiencies for Bayhealth, and a cost-effective overall level of healthcare, saving the community millions of dollars in healthcare costs.

Teamwork and Collaboration

The project was a collaboration from the beginning. Bayhealth, Anchor Health Properties, Intuitive Health, E4H Architects, Becker Morgan Group, and Wohlsen Construction came together as one team to plan, design, build, operate, manage, and own a healthcare facility that will change how the Sussex County community will receive health services now and for the future.





The Project Site

The project, located at the Lewes-Georgetown Highway and Hudson Road intersection, sits on an 18-acre greenfield site. The new two-story 45,000 square foot, freestanding Emergency Department and Outpatient Medical Office Building includes an 11,000 square foot hybrid freestanding emergency department/urgent care facility, Outpatient Services Center including diagnostic imaging and specimen collections, Integrated Primary Care/Immediate Care, Integrated Specialty Care Services, Helipad, and shell space for future program growth. There are five primary care providers: cardiologists, neurologists, surgical specialists, and other specialty physicians.

Differentiators and Project Scope

As a regional and national specialist in healthcare construction, Wohlsen's team for this project provided many cross-disciplines of experience, including healthcare design, construction, and development, and members of our team that previously worked for healthcare providers. This differentiator that our team can provide on any healthcare project gives us the unique position and advantage in the healthcare marketplace to work alongside our clients very early in identifying and understanding the project's goals. This expertise and flexibility allow for greater project programming, design, and construction control, including the project schedule and budget.

For Bayhealth's Total Care project, our design-build construction delivery model ensured we could achieve these goals. Design-build is essential in healthcare construction due to the time-sensitive need for new facilities or renovations. Bringing all the stakeholders (owner, designer, and contractor) together early in the process as one team allows for better communication and collaboration, leading to more efficient decision-making. Additionally, design-build contracts typically include a guaranteed maximum price, which can provide cost savings to the owner. The design-build team is incentivized to find cost-saving measures during the design phase, which can reduce construction costs and result in a lower overall project cost.

The Future of Healthcare

With advancements in medical technology and procedures, many surgeries and treatments can now be performed on an outpatient basis, reducing the need for hospitalization. Because of these ongoing advancements, outpatient facilities must be designed and built for today's healthcare needs and future healthcare needs. Wohlsen relies on the latest technological advancements in design and construction to manage information accurately and efficiently regarding every aspect of a project before, during, and after construction. The result for our healthcare clients is improved constructibility, greater operational efficiency, and complete transparency throughout the process.

