

ELMQUIST EYE

OFFICE-BASED SURGICAL SUITE BUILDOUT CASE STUDY

iOR Partners' expertise in office-based surgery (OBS) facility standards saved their client thousands in construction costs.



AT A GLANCE

Challenges

- Excessively high construction bid
- Space plan based on ASC requirements

Benefits

\$52,658

saved in builtout costs



“iOR Partners’ team of experts helped reduce our construction cost and kept the project on track with weekly reviews. We are very happy with the development of our iOR Suite.”

Yasi Rodriguez MD
Elmquist Eye

PROJECT SCOPE

Redesign 1300 square feet of existing practice space to include an office-based surgery suite, a LASIK suite, and remodeled reception area.

OVERVIEW

Elmquist Eye acquired a construction bid that was excessively high due to high management fees, premium materials and unnecessary millwork. The space plan was based on ASC development requirements that don't apply to the OBS setting.

iOR Partners was hired to oversee the OBS buildout and worked with the architect on new space renderings. The revised space plan was specific to industry accreditation standards ophthalmic OBS, which eliminated unnecessary construction elements and streamlined engineering costs.

The revised construction bid was 80% of the original. iOR solicited two additional bids for comparison, which were 87-90% of the original bid. The practice chose the higher bid based on their preferred materials and shorter project timeline. With iOR's OBS expertise and guidance, Elmquist Eye saved \$52,658 in build-out costs.

	Original Bid	Revised Bid	New Bid
Timeline	12-14 weeks	12-14 weeks	8 weeks
Cost / Sq Ft	\$400	\$321 20% savings	\$359 10% savings