



## DOYLESTOWN HOSPITAL Emergency Department Expansion

### CLIENT CONTACT

Richard Reif  
President/CEO  
Doylestown Hospital

215.345.2200

**Funding Secured:**  
\$11.14 million over 20 years

**Jobs Created:**  
226 jobs at full build-out

### CONTACT

**Delta Development  
Group, Inc.**  
Development Services  
717.441.9030

### The Challenge

Located in Doylestown Township, Bucks County, Doylestown Hospital is a 207-bed comprehensive, community-based healthcare facility serving over 105,000 residents in a service area that includes northern suburban Philadelphia and Bucks and Montgomery Counties, and extends to the Pennsylvania-New Jersey border. Due to a rapidly aging residential population, accelerated community growth, and the closing of nearby Warminster Hospital's emergency department (ED), Doylestown Hospital's ED has become one of the 25 busiest EDs in Pennsylvania. While the current 17-bed ED is designed to accommodate 24,000 visits per year, Doylestown Hospital experienced a 52 percent increase in emergency room visits in 2006 alone, with a particularly sharp increase in the number of pediatric patients needing emergency care. This sharp increase in demand necessitated the expansion of Doylestown Hospital's ED facilities to comfortably and effectively accommodate the growing demand.



### The Solution

In 2008, Doylestown Hospital hired Delta to implement a public/private funding strategy for an \$87 million ED expansion and renovation plan. Delta worked with Doylestown Hospital's management to identify the applicable public resources to assist with the project's financing, and secure the appropriate community stakeholder support to advance the strategy. The expansion plans included the relocation of the existing 11,500-square-foot ED to a newly constructed 55,756-square-foot state-of-the-art addition, incorporating an efficient and health-conscious design. The project will expand the treatment center from 17 beds to a 40-bay department. Each bay will be equipped with a private bathroom and family seating area, ensuring patient privacy and confidentiality. Moreover, the expansion and bay treatment design, along with the addition of a HAZMAT decontamination area, will enhance infection control.

### Result

Doylestown Hospital was awarded an \$11.14 million state grant through the Infrastructure and Facilities Improvement Program (IFIP). The IFIP provides annual grants to local issuers of debt (e.g., public authorities) that, in turn, finance eligible infrastructure and facility improvement costs through conventional loans or bond issues. As a result of the ED expansion, 183 new jobs are projected to be directly produced, and 226 new positions are anticipated to be added over the next six years. The estimated increase in state wage withholding taxes will provide an annual grant of \$557,000 to Doylestown Hospital for the next twenty years, to help offset debt service costs associated with the project's financing.

