



nerej

DiGiorgio Associates and Monitor Builders begin phase 1 of Lakes Region General Hospital addition

August 18, 2011 - Construction Design & Engineering

Lakes Region General Hospital (LRGH) completed its updated facility master plan in 2007. The first phase of the updated plan includes the construction of a new tower consisting of a major upgrade to the electrical infrastructure, a new 15-bed ICU unit, 5 progressive care beds and 20 elder care beds. DiGiorgio Associates Inc. (DAI), was selected as the architect and engineer, and Monitor Builders Inc. (MBI), DAI's construction management/design-build affiliate, was chosen as the construction manager. This project is the major construction component of a \$140 million HUD loan guarantee for financing/refinancing at LRGH.

Client goals for this project consisted of addressing a lack of space to accommodate the hospital's current and projected demand for services, connecting the hospital to the on-campus medical office building, addressing the aging physical plant and upgrading the hospital infrastructure.

Challenges included the need to schedule this project in multiple phases, including the relocation of utilities and constructing a temporary entrance prior to the start of the project. When MBI began preparing the site for construction, they also faced the challenge of removing over 3,000 yards of ledge from within the footprint without disturbing hospital functions.

The tower addition is a 20,000 s/f footprint located between both the hospital and the medical office building. This centralized location creates a navigational route throughout the campus that minimizes exposure to the elements and creates a more efficient environment for each service level.

The new layout includes a power plant and upgraded infrastructure on the basement (first floor) level. The second floor will provide space for future expansion of support services including a cafeteria. The third floor will serve as the new hospital entrance, lobby and patient services access. This new lobby will connect the existing hospital and medical office building. Through this central area, patients will access the medical imaging departments and laboratory services. The remaining space will be developed in the future for outpatient services. The fourth floor will accommodate a new 20 bed elder care medical/surgical Inpatient unit. The fifth floor will house a new 15 bed intensive care unit and adjacent five bed progressive care unit. Both of these levels will increase the hospital's patient capacity with the addition of single-bed rooms.

The building features a high-efficiency exterior curtain wall system and the use of highly reflective and high-emissivity roofing materials on 100% of the roof surface among several other sustainable features.

The project will enhance the current building's ability to support current and future patient centered care received by Lakes Region residents. A healing environment will increase positive patient outcomes by promoting family involvement in care, removing environmental stressors on patients and including proven healthcare best practices in the built environment.

DAI and MBI have been working with LRGH for over 20 years and are proud to continue the affiliation on this exciting project.

Lakes Region General Hospital is scheduled to be completed in December.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540