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## **TLT named construction manager for design-build of 30,000 s/f medical office for St. Joseph's Hospital**

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TLT Construction is emerging as a leading resource for construction and design/build services in the New England healthcare market. Building upon earlier successes at Newton Wellesley Hospital in Wellesley, Mass. and North Shore Medical Center in Salem, Mass., TLT has established a multi-project relationship with Wentworth-Douglass Hospital of Dover, N.H., and more recently, being awarded a 30,000 s/f medical office building for St. Joseph's Hospital of Nashua. Wentworth-Douglas Hospital is the largest acute care hospital in the seacoast region of New Hampshire and southern Maine. St. Joseph Healthcare is a comprehensive healthcare system that serves the Greater Nashua area, western New Hampshire and northern Massachusetts.

Preferring to contribute its resources during the preconstruction phase of healthcare projects, TLT is finding success offering construction management services with "open book accounting," wherein costs of construction are shared with the owner upon request. "During preconstruction, there's a strong bond of trust that's established among members of the project team," said Tom Kostinden, TLT's president. "Open book accounting keeps the entire team focused and informed."

TLT's special projects group has recently completed two projects for Wentworth-Douglas, a 16,800 s/f, third-story addition to its ambulatory services building in Dover, N.H. and construction of a stand-alone, 8,600 s/f state of the art Central Utility Plant, requiring the relocation of all major utilities without interruption of service to the hospital. In Lee, N.H., construction is well underway on a two-story, 54,000 s/f mixed-use development consists of a medical office building that will house the urgent care facility.

TLT has broken ground for a 47,000 s/f cancer care center on the campus of Wentworth-Douglas. The multi-phased project, designed by Leo Daly includes renovation to existing structures and a new addition to accommodate linear accelerators used for radiation therapy.

In Nashua, TLT is preparing to begin fast track construction of a 30,000 s/f, design-build satellite medical office building for St. Joseph's Hospital. The building design incorporates high performance energy-rated insulation and dense glass sheathing, and geothermal sources for heat, qualifying it for LEED certification (Bronze-level) upon completion.

"This project is all about partnering," said Kostinden. "St. Joseph's management team is very decisive. They insist on local subcontractor participation and we're pleased to accommodate their wishes to make this a spirited, community effort. The city has been very responsive - permitting has been on a fast track with approvals expected within 90 days. And we're working closely with the project architect, Dennis Mires, P.A. of Manchester. The design/build team which was formulated by TLT fits perfectly with the delivery method which was customized to fit the need of St. Joseph's Hospital."

"TLT has assembled an outstanding team for this project and I am glad to say that we are ahead of

schedule and meeting all of our collective objectives," said Bob Demers, director of operations of St. Joseph's Hospital.

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