

Diagnostic Imaging Center Healthplex, Sumter Regional Hospital

Americus, Georgia

Architect: Stegenga + PARTNERS

As the third largest employer in Sumter County, Georgia and the healthcare provider of choice in the Middle Flint region, Sumter Regional Hospital (SRH) offers the area's most effective health care system in a comfortable, caring environment.

Currently, Sumter Regional Hospital is a 143-bed acute care facility with more than 50 active medical staff members representing more than 25 specialties. SRH has served the Middle Flint region since 1953.

In early 2004, an adjacent big-box retail property became available. The availability of the property created an opportunity to expand specialty out-patient services in a new, high touch-high tech environment. Stegenga + PARTNERS helped the leadership at SRH master plan the renovation and modification of the 65,000 square feet existing building into a community-based outpatient services called the "HealthPlex".

The first phase of the HealthPlex at Sumter Regional includes Imaging & Diagnostic Services along with Women's Health Services. This is the achievement of a dream that SRH Foundation and SRH had... a dream to provide state-of-the-art preventive care services and a facility to the citizens of Southwest Georgia.

The first phase of the HealthPlex includes an Imaging & Diagnostic facility anchored by the latest state-of-the art MRI Scanner. It also features Women's Mammography and Health Services.

Customers who have traditionally gone to the hospital for diagnostic services such as routine X-rays, mammograms, laboratory services, blood tests, and bone density scanning now have access to these same services in a faster and more comfortable environment. The site, a former retail furniture store, has more than 5 acres of parking. Patients and customers can park near the front door and walk right in.

The current master site plan, and future phases of the project, includes softening the hardscape with plantings, tree canopies, and an out door walking track.

Using the skeleton of the previous furniture store presented several challenges. The demands of new technologies, from electrical and mechanical to patient accessibility, required that most of the existing system had to be removed. New electrical services, roof-top HVAC units,



Photos Courtesy of Walter Elliott Photography

and a new fire suppression system had to be integrated into the skeleton.

Structurally, the building shell could accommodate the new use. A new TPO roof was installed over the entire facility. The concrete slab frequently had to be cut to accommodate the new utility requirements. The slab in the MRI area had to be removed and replaced to accommodate the new utilities and floor leveling requirements.

While the magnitude of replacement was extensive, the location and availability of the big-box was financially viable. In a small rural community like Americus there are limited re-use options for these big-box retail locations. The purchase price and adjacency to the main hospital was favorable to the success and growth of the health care system.

Creative interior medical planning organized the programmed services to help segregate the male / female population to preserve patient confidentiality and limit the possibility of gender cross-over traffic. These programmed functions were organized to comfort and respect the patient. Services that are shared by gender were designed in the center of the plan.

Warm and friendly colors and materials accent the space. Soaring gypsum board ceiling and indirect lighting articu-

late the sub-wait areas outside the mammography and ultrasound suites creating a soothing and private area for the patient. The warm colors are calming and spa-like. Private video education rooms are provided in each waiting area. The emphasis on education reinforces the patient hospital partnership.

Phase II of the building project is set to take place within the next few years as the SRH Foundation continues their philanthropic efforts to fund this project.

MANUFACTURERS/SUPPLIERS

DIV 07: EIFS: Dryvit; Applicator: Mid-State Synthetic Walls, Inc.

DIV 08: Aluminum: Kawneer; Glass: Arch Aluminum; Automatic Operators: Stanley Access Technology; Wood Doors: Marshfield Door Systems; Hardware: Corbin Russwin, LCN, Schlage; Panic Devices: Von Duprin; Metal Doors: Steelcraft.

DIV 09: Access Flooring: Tate Access Floors.

DIV 10: Cubicle Curtains: Inpro; Wall Protection: CS Group.

EXTENDED PRODUCT INFORMATION

Glass: Arch Aluminum.
See advertisement on page 56.

ARCHITECT

STEGENGA + PARTNERS
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Alpharetta, GA 30022
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FILE UNDER

MEDICAL
MD060536
Americus, Georgia

CONSTRUCTION TEAM

STRUCTURAL ENGINEER:

Robinson Associates Consulting Engineers, Inc.
5500 Oakbrook Parkway, #110, Norcross, GA 30093

GENERAL CONTRACTOR: Alcon Associates, Inc.

521 Second Avenue, Albany, GA 31701

ELECTRICAL & MECHANICAL ENGINEER:

Shepherd Harvey & Associates
4855 River Green Parkway, #400, Duluth, GA 30096

GENERAL DESCRIPTION

SITE: 7.161 acres.

NUMBER OF BUILDINGS: One.

BUILDING SIZE: First floor, 7,130; total, 7,130 square feet.

BUILDING HEIGHT: First floor, 15'; total, 15'.

BASIC CONSTRUCTION TYPE: II (III) Sprinklered.

FOUNDATION: Reinforced concrete, slab-on-grade.

EXTERIOR WALLS: Curtainwall, CMU.

ROOF: Membrane

FLOORS: Access, carpet, VCT.

INTERIOR WALLS: CMU.



DIAGNOSTIC IMAGING CENTER HEALTHPLEX, SUMTER REGIONAL HOSPITAL

Date Bid: Jan 2005 • Construction Period: Jan 2005 to July 2005 • Total Square Feet: 7,130

C.S.I. Divisions	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONT. REQ.	155,980	12.40	21.88	Solicitation, instructions for procurement, procurement forms & supplements, contracting forms & supplements, project forms, conditions of the contract.
1. 1. GENERAL REQUIREMENTS	87,426	6.95	12.26	Price & payment procedures, administrative requirements, quality requirements, temporary facilities & controls, product requirements, execution & closeout requirements.
3. 3. CONCRETE	15,396	1.22	2.16	Cast-in-place, cutting & boring.
4. 4. MASONRY	2,400	0.19	0.34	—
5. 5. METALS	141,380	11.24	19.83	Structural metal framing, decking, cold-formed metal framing.
6. 6. WOOD/PLASTICS/COMPOSITE	69,696	5.54	9.78	Finish carpentry, architectural woodwork.
7. 7. THERMAL & MOIST.PROTECT	55,142	4.38	7.73	Dampproofing & waterproofing, thermal protection, weather barriers, membrane roofing, roof & wall specialties & accessories, fire & smoke protection.
8. 8. OPENINGS	31,263	2.49	4.38	Doors & frames, specialty doors & frames, entrances, storefronts, & curtainwalls, hardware, glazing.
9. 9. FINISHES	213,694	16.99	29.97	Plaster & gypsum, ceilings, flooring, wall finishes, painting & coating.
10. 10. SPECIALTIES	11,853	0.94	1.66	—
11. 11. EQUIPMENT	—	—	—	By owner.
12. 12. FURNISHING	—	—	—	By owner.
13. 13. SPECIAL CONSTRUCTIONS	39,423	3.13	5.53	MRI shielding.
14. 14. CONVEYING SYSTEMS	—	—	—	—
15. 21. MECHANICAL	282,257	22.44	39.59	See Div. 22 and 23.
15. 22. FIRE SUPPRESSION	—	—	—	Water based fire-suppression system.
15. 23. PLUMBING	—	—	—	Piping & pumps, equipment, fixtures.
15. 23. HVAC	—	—	—	Piping & pumps, central heating, cooling, HVAC equipment.
16. 26. ELECTRICAL	152,000	12.08	21.32	Medium-voltage distribution, low voltage transmission.
16. 27. COMMUNICATIONS	—	—	—	—
16. 28. ELECTRONIC/SAFETY SECURITY	—	—	—	—
TOTAL BUILDING COST	1,257,910*	100%	\$176.42	
2. 2. EXISTING CONDITIONS	33,000	—	—	Demolition, site work.
2. 31. EARTHWORK	—	—	—	—
2. 32. EXTERIOR IMPROVEMENTS	—	—	—	—
2. 33. UTILITIES	—	—	—	—
LANDSCAPING & OFFSITE WORK	—	—	—	—
TOTAL PROJECT COST	1,290,910			(Excluding architectural and engineering fees)

UPDATED ESTIMATE TO JUNE 2006: \$192.28 PER SQUARE FOOT

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