

Welcome to the first issue of *St. Rita's Construction Corner*. This newsletter is designed to keep you informed on the progress of construction on The Medical Center of the Future. Over the next three years the community will see a significant transformation as St. Rita's upgrades our infrastructure, expands the campus to over 53 acres and increases our buildings by an additional 40%.

With a project of this magnitude come many inconveniences as well as questions. It is our goal to keep the community informed as we move forward with each phase of the project. If you have a question about construction or would just like more information on how a particular project is completed, let me know. This is a very exciting time for St. Rita's Medical Center and the entire city of Lima. The Administration and staff of St. Rita's looks forward to creating a medical facility that is truly state-of-the-art and will set the standard for healthcare in West Central Ohio.

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After success at the polls in November, St. Rita's Medical Center is now laying the groundwork for The Medical Center of the Future. The initial construction is heavily focused on the rerouting of utilities in preparation for construction of the nine-story patient tower.



Rerouting of utilities on Market Street in preparation for construction of the nine-story patient tower.

work will take place within the fenced construction area.

Before the end of December, the combination storm/sewer on Market Street and the water line installation along North Street will be complete. The barricades will be removed and traffic will return to four lanes. As that phase of the utility re-routing draws to a conclusion, similar work will begin on Baxter Street. The work on Baxter Street will not affect traffic or pedestrians as the majority of the

Near the end of December, a new parking lot to accommodate 320 cars will be completed at the corner of High and Collett streets. Crews are using the very latest Global Positioning System (GPS) technology on their equipment to quickly and accurately complete the layout and grading work so the new lot can be completed this winter. Approximately 12,000 cubic yards of dirt will be moved and stockpiled on the west end of the site. Very soon concrete curbs and asphalt will also be poured. By the first of the year,

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In the Spotlight

A new face becoming a familiar one at St. Rita's Medical Center is project manager, Todd Freed with McCarthy. Freed is responsible for McCarthy's on-site construction management. He is on the job full-time to oversee all aspects of the construction process — supervise staff, maintain timely, high quality work and work with all sub-contractors and St. Rita's representatives.



Freed holds a Master of Architecture from Washington University in St. Louis, Missouri and a Bachelor of Science in Architecture from Arizona State University at Tempe.

His experience with healthcare construction projects is extensive. Seven different projects totaling more than \$80 million with Bassett Healthcare in New York state included a master plan project, two-story addition, parking expansion and various interior renovation projects. Freed also worked with Valley Baptist Health System in Texas on construction efforts totaling nearly \$45 million. He has completed healthcare work in St. Louis along with multi-use projects across the United States and two projects overseas.

"It's great to be back in the Midwest working with the staff and Administration at St. Rita's," says Freed. "This is a very progressive, innovative building and renovation project," he adds. "I'm proud to be affiliated with this effort and truly believe the community will be better served with the finished product."

CONSTRUCTION BEGINS

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demolition of the remaining buildings at High and Collett streets will take place. The work should be complete by early March in preparation for construction of the new patient tower.

Work will begin in March to widen Charles Street to three lanes. The widening will help to accommodate cars traveling north and south and create the main entrance for the new campus. Once this roadwork begins High Street will be permanently closed. Collett Street will remain open until additional road improvements are complete. Groundbreaking for the new nine-story patient tower is expected to take place in March 2005.

Ongoing Construction

Meanwhile, other construction projects around the campus are progressing nicely. The south expansion, consisting of a new imaging center and additional operating rooms is nearing completion. In mid-December, a new MRI was delivered and in January the powerful 3T MRI will be relocated to its' new space in the modern looking two-story addition on Market Street. The first week in January patients will be seen in the new imaging center and surgery will begin taking patients in the new suites.

Construction on the new six-bay loading dock is on track to be completed in July of 2005. The foundation work is underway with the underpinning (see Q & A) complete on the boiler house adjacent to the new dock. Twenty-four piers have



Near the end of December, a new parking lot to accommodate 320 cars will be completed at the corner of High and Collett streets.

been drilled to support the foundation of the dock. These piers go an average of 45 feet into the ground. Within the new loading dock will be a 10,000 pound hydraulic elevator. The necessary drilling and installation of the case which will surround this elevator has also been completed. Wet

weather made this effort challenging at times but de-watering wells have been installed to keep the water out (see Q & A).

This new dock will provide better, more efficient access for deliveries to the Medical Center and will eliminate the congestion that often occurs on High Street. This project will also house a new emergency power generation system for the campus along with several utility upgrades in cooling capacity, electrical and medical gases. In March, the new Central Sterile Supply will also be completed in the basement of the A, B, C and D wings just below the surgery department.

Moving Forward

Please share this information with your friends, neighbors and patients as improvements and changes are made to prepare for continuing construction. Over the next three months there will be additional temporary road closures and scheduled utility shutdowns. We will continue to keep you informed of those changes and appreciate your patience.

Q&A

Question and Answer

What is underpinning?

To build the new loading dock, construction crews must excavate below the footings and foundations of existing buildings. If these buildings were not somehow reinforced, gravity would squeeze the dirt out from under the building and they would shift and crack. To prevent this from happening crews are doing underpinning.



Underpinning is a process where a small area underneath the existing building is excavated, then concrete is poured and injected to keep the soil in place.

Water is removed with sump pumps that have been placed in deep pits below the lowest point in the project.

Water drains into these pits and is then pumped off. This keeps the construction site relatively dry. These pumps will remain in place until the permanent drainage system underneath the basement is installed and operational.

What is design development?

There are four planning phases when developing a new project.

Underpinning is a process where a small area underneath the existing building is excavated, then concrete is poured and injected to keep the soil in place. The process is continuously repeated until crews have reached the proper depth.

Markers are also placed as crews work further under the buildings so they may be continually monitored to ensure there is no shifting or movement in the buildings.



Water is removed with sump pumps that have been placed in deep pits below the lowest point in the project.

1. Programming: This phase involves generating a list of needs as well as the space requirements for those needs. For example, a manager's office = 120 square feet; a dressing room = 80 square feet.

2. Schematic Design (SD's): Now developers take the program elements and begin creating one-line drawings to create the right flow and the relationships between all the spaces. All wall and door locations are finalized in this phase.

3. Design Development (DD's): During this phase, every detail of every room is planned and identified on the drawings. It specifies where each piece of equipment and furniture is

placed, where the electrical and data outlets are placed and how many doors and drawers are in every cabinet, among other things.

4. Construction Documents (CD's): Architects take the completed DD's and complete all of their electrical, mechanical and structural calculations along with the designs for the equipment and systems that are behind the scenes. When this phase is complete, the documents are prepared and ready to go out to contractors for bids.

Did You Know?

An impressive 75% of the demolition debris from the Maintenance garage and building were recycled! And it only took six days to completely take down these two buildings and remove all of the debris.



Total of 1360 cubic yards of recycled materials

What is de-watering?

This area of the country has a very high water table. Therefore as crews dig to create the lower two floors of the new loading dock, water comes up and must be continually removed.

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Contractors Working on The Medical Center of the Future

Project

General Work
Landscaping
Underground Utilities
Steel
Stud Framing
Roofing
Doors/Frames/Hardware/Furnishings
Windows and Glass
Flooring
Painting
Elevators
Mechanical/Plumbing
Fire Protection
Electrical

Contractor

Hagerman Construction
Stoney Ridge Nursery
The Shelly Companies
Almet Inc.
Halker Drywall, Inc.
Cotterman & Company, Inc.
H & G Sales, Inc.
Taylor Glass Co.
T & D Interiors Inc.
Lehn Painting, Inc.
KONE Inc.
Smith Boughan
Armor Fire Protection
Reynolds Electric Co., Inc.

Headquarters

Ft. Wayne, IN
Lima, OH
Findlay, OH
New Haven, IN
Columbus Grove, OH
Minster, OH
St. Louis, MO
Lima, OH
Lima, OH
Dayton, OH
Indianapolis, IN
Lima, OH
Lima, OH
Lima, OH

Seventy-two percent of the contractor bids that have been awarded to date have gone to local companies. Eleven percent of the remaining contractors are located in Ohio and 17% are from out of state.

If you would like to receive *St. Rita's Construction Corner* on a regular basis, please drop us a message with your name and address and you will be added to the mailing list:

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Attention: Public Relations
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Lima, OH 45801

Or drop us an e-mail with your name and address to: tlprof@health-partners.org

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