

St. Joseph's Hospital — North Lutz, FL

Client

St. Joseph's Hospital, Inc.

Value

US\$142,000,000

Completion

2009

Assignment

Construction Management

Awards

2008 Top Projects
Southeast Construction



Bovis Lend Lease is managing the construction of the 382,000 square foot hospital, which will be among the most technologically advanced hospitals in the country featuring 108 patient beds, a full service emergency department, five operating rooms, two computed tomography (CT) rooms, one magnetic resonance imaging (MRI) room, three radiology rooms, two cesarean section (C section) rooms, and four labor and delivery rooms. Also on site, 941 surface parking spaces, circulation drive, main entry boulevard and helipad.

The structure is a structural steel composite slab system bearing on a foundation system, enhanced through the vibroflotation soil densification technique. The exterior skin system consists of architectural precast panels with strip and punch window elements, plus some curtainwall elements. The skin also is enhanced by a decorative aluminum sunscreen system above the windows. The building, designed to be similar in appearance to the existing medical office building, will be served by a free standing central energy plant, which will also provide services to the existing medical office building.

The project is targeting LEED-NC certification.

Sustainable Elements

Environmental Impact Reduction

- Signage and operator training to curtail unnecessary truck and equipment idling
- Concrete wash off water is treated before it is discharged to the storm sewer, protecting neighboring water bodies from possible adverse affects from lime.

Local Community Sustainability

- Training and hiring local workforce

Waste and Water Reduction

- Targeting 50% diversion of construction and demolition waste from landfill
- Waste is sorted on site into individual recyclable material categories, 10% use of recycled material content.
- 10% of the project's material construction comes from regional sources and manufacturers
- Dual flush toilets
- Storm water retention and treatment system



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Indoor Environment Quality

- All adhesives, sealants, paints and coatings and carpet products are low – VOC (low odor).
No wood products, including doors, cabinetry and paneling manufactured with urea formaldehyde-based resins
- Bovis Lend Lease developed/implemented a Construction IAQ Management Plan, which will protect the HVAC system from construction dust during construction, protect materials from moisture damage and prohibit smoking in the building after wall board is installed.
- Bovis Lend Lease also developed/implemented a Moisture Mitigation and Mold Prevention program, which involves preemptive measures to prevent mold growth in the building, regular walk-through inspections by a Mold specialist, and a rapid response plan for conditions that could foster mold growth.

Energy Conservation

- Targeting 2% better energy performance than ASHRAE-90.1 -2004
Premium efficiency chillers and equipment, and occupancy sensor controlled lighting are under consideration
- Third-party Commissioning Authority will validate the performance of the mechanical, lighting and domestic water systems
- Light colored, highly reflective roof to preclude the "heat island effect" (hot spot) black roofs create