

April 9, 2013

CMR Pre-Submission Meeting

University of South Carolina

Student Health Center Construction



University of South Carolina
New Student Health Center

PERKINS+WILL



Agenda

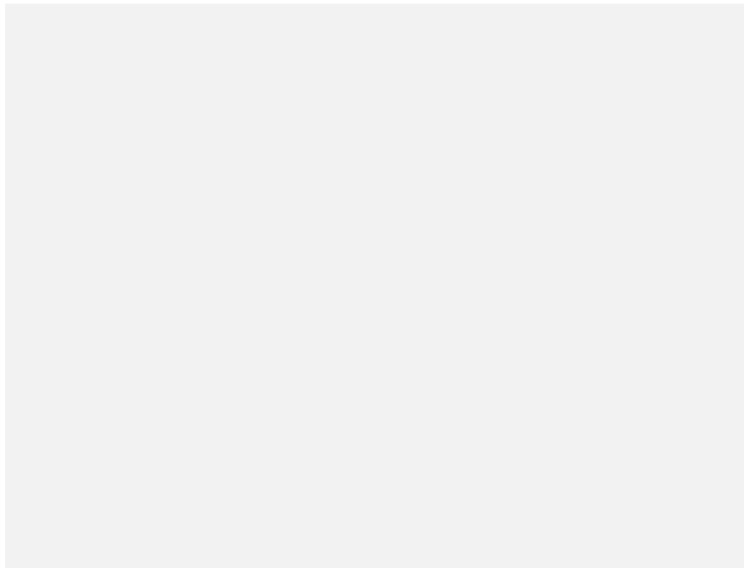


1. Project Goals
2. Site and Context
3. Program Overview
4. Preliminary Schedule
5. Animation



SECTION

1



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1

Project Understanding



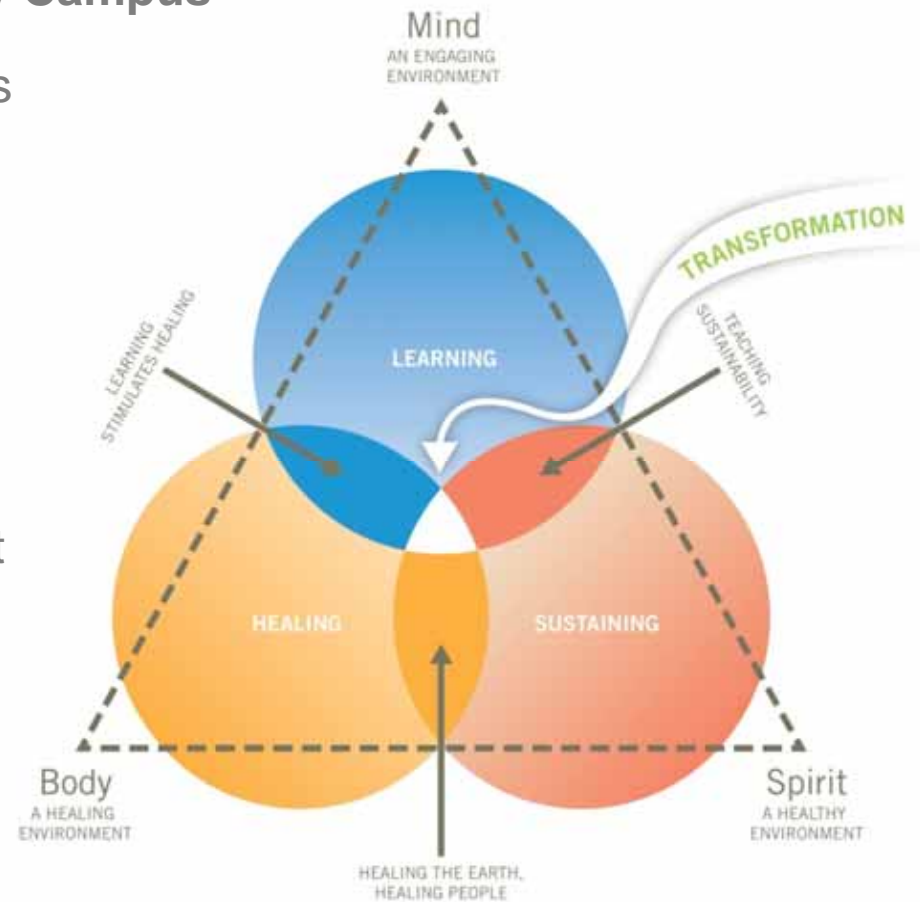
- Support a **holistic approach to health and wellness** contributing to student's academic success.
- **Seek LEED platinum** and benefit from sustainability's contribution to good health.
- Provide a **supportive and efficient environment for staff** to effectively accomplish their work.
- Maintain and incorporate **fiscal responsibility**
- Provide **thoughtful phasing** that allows continuity of campus activities and healthcare operations during construction.
- **Maintain accreditation status** and ensure compliance with other state and federal regulations, standards and/or laws.
- **Set the bar** for University Health Centers nationwide.





Sustainability: Moving Toward a Healthy Campus

- A sustainable health services building is the physical manifestation of healthcare's most primary mission, to ***"First Do No Harm"***
- Design As a Catalyst to Enhance Human and Ecological Health
- Enhanced Interior Healing Environment
- Resource Stewardship
- Building as an Educational opportunity
- Site as a Restorative Tool



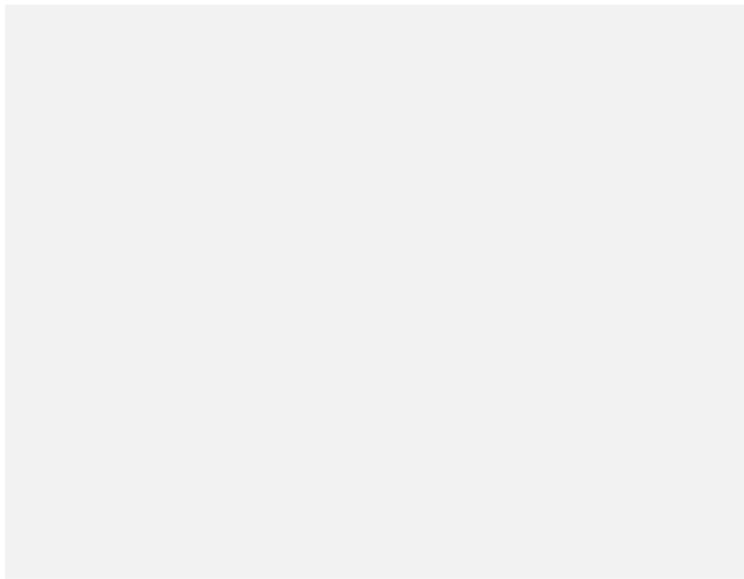
"The hospital can situate itself in the ecology of its community and act as a force for healing."

- Gary Cohen, Co-Executive Director, Health Care Without Harm



SECTION

2



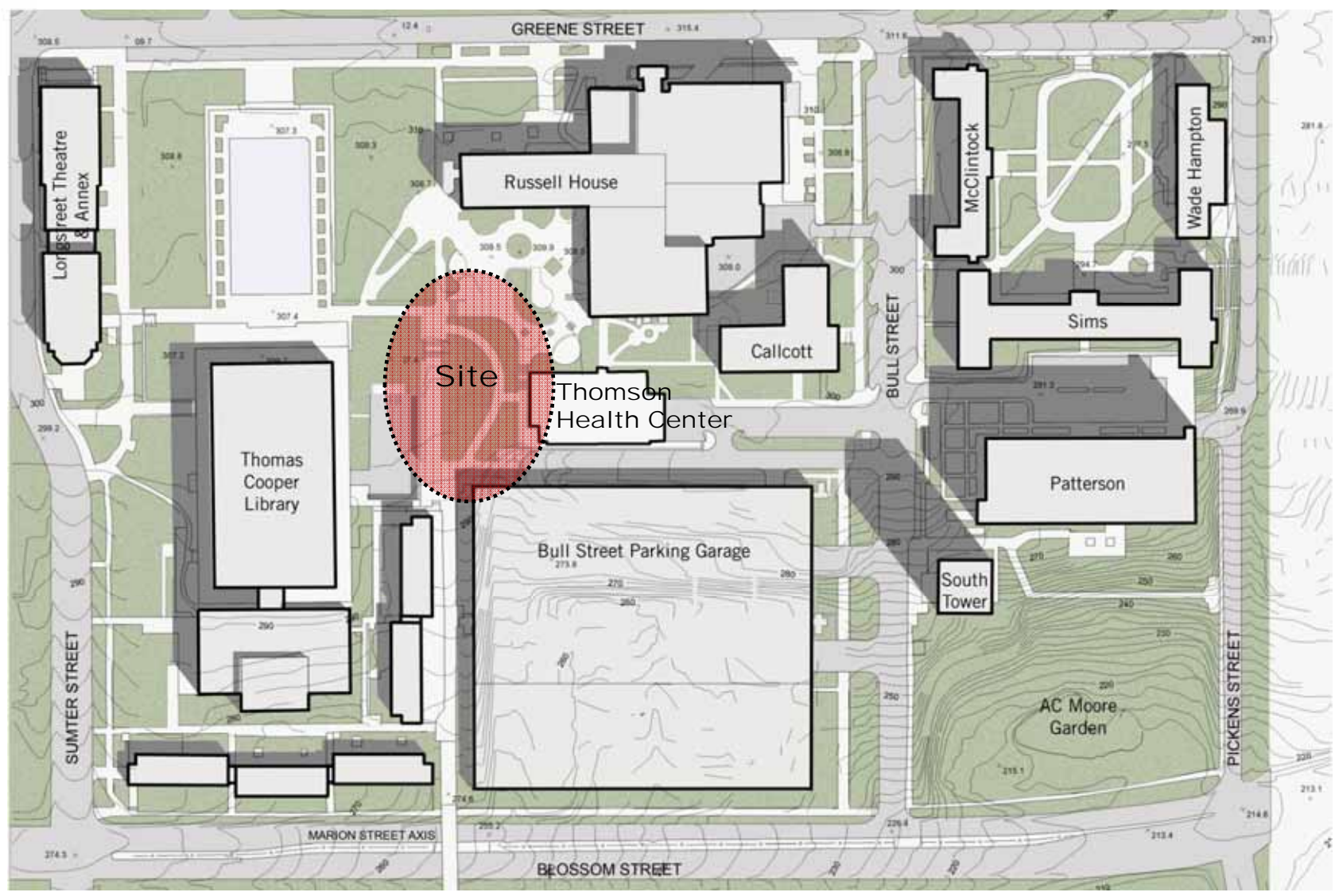
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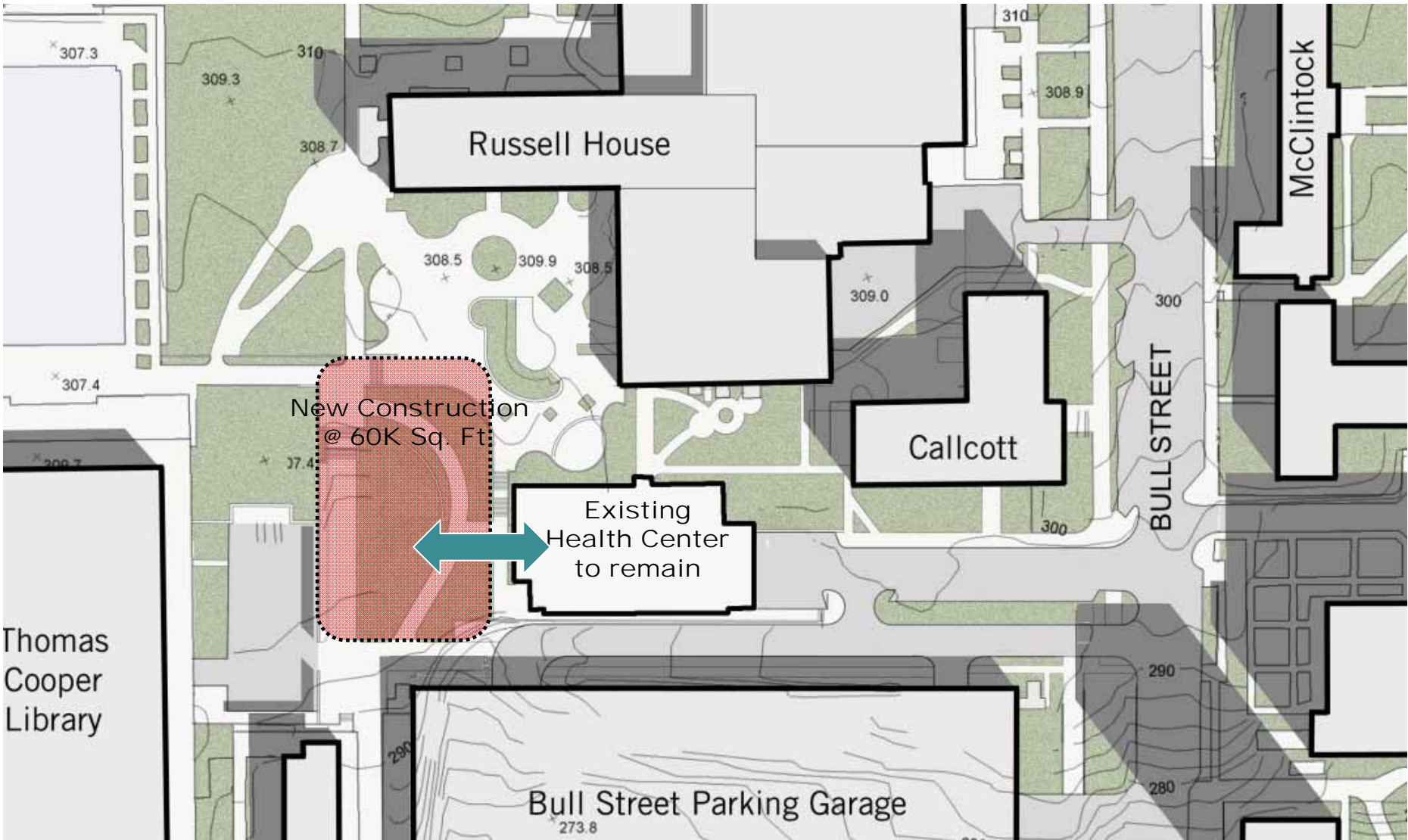
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Site Analysis- Key Adjacencies



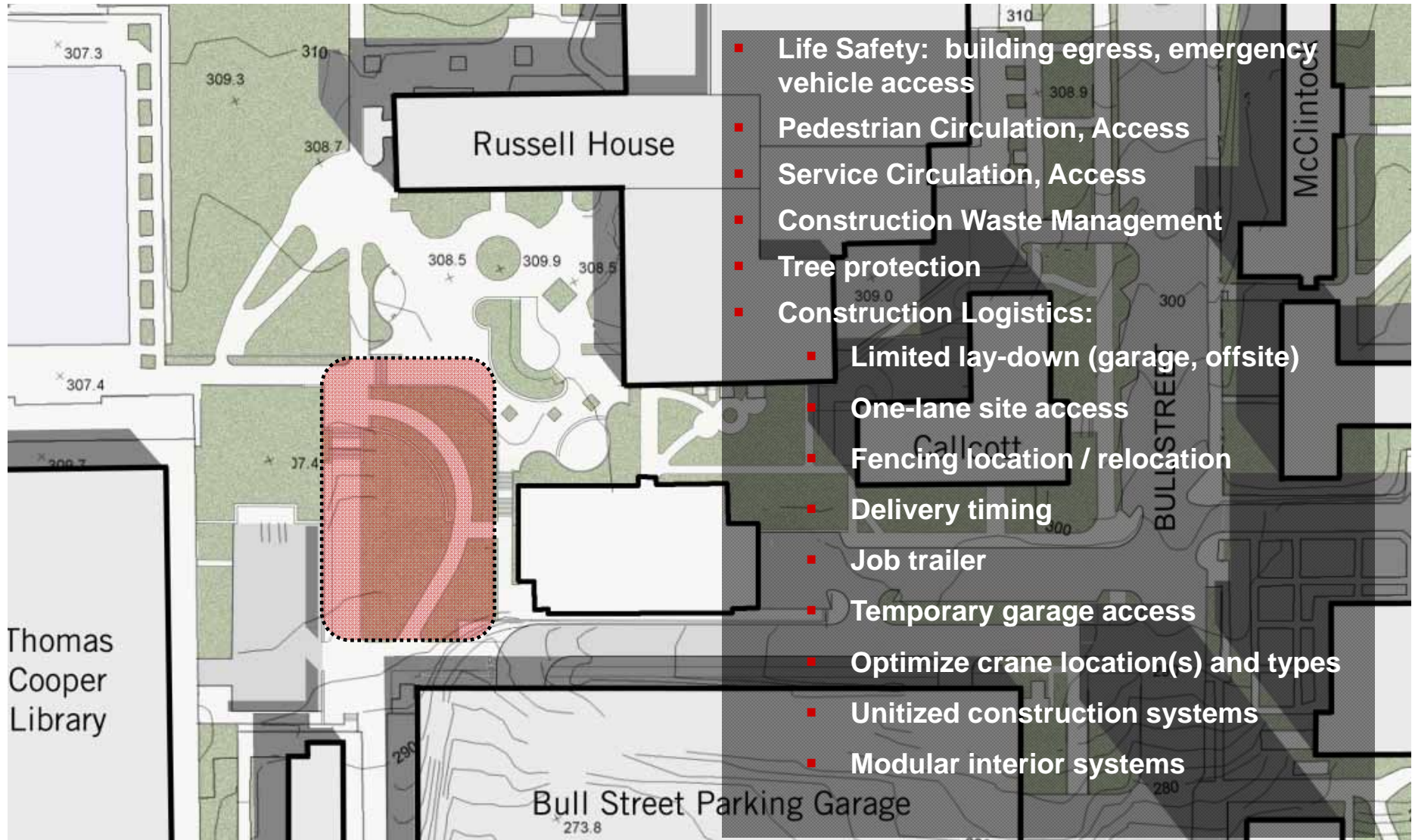
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Site Analysis- Key Adjacencies



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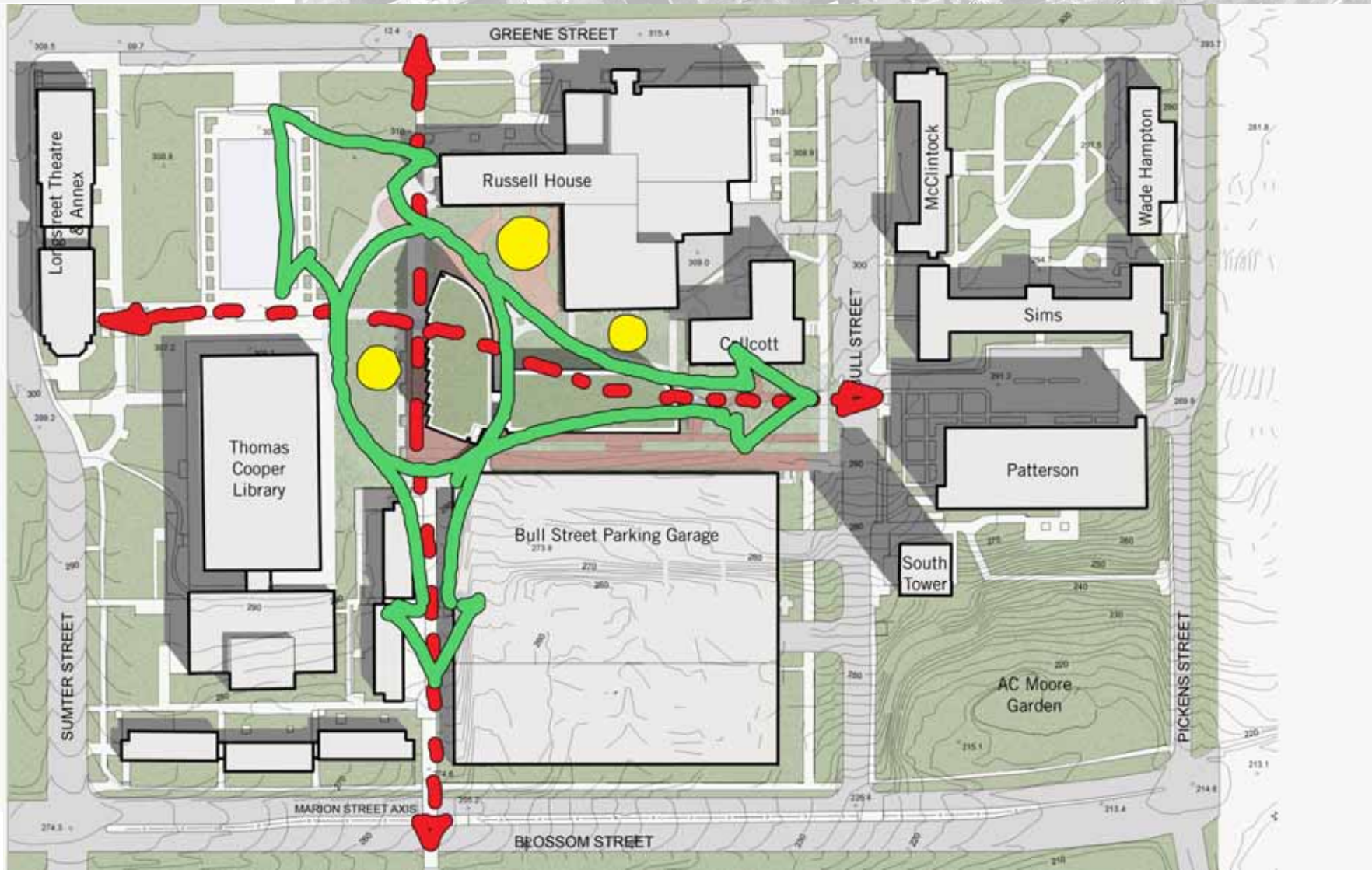
Site Construction Constraints



- Life Safety: building egress, emergency vehicle access
- Pedestrian Circulation, Access
- Service Circulation, Access
- Construction Waste Management
- Tree protection
- Construction Logistics:
 - Limited lay-down (garage, offsite)
 - One-lane site access
 - Fencing location / relocation
 - Delivery timing
 - Job trailer
 - Temporary garage access
 - Optimize crane location(s) and types
 - Unitized construction systems
 - Modular interior systems

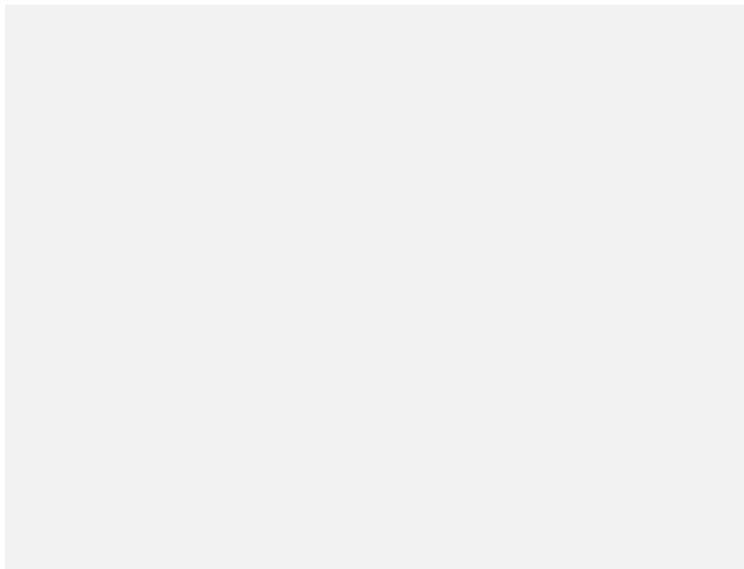
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Site Analysis



SECTION

3



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Program Overview



Public Support & Admin- 9,665 nsf
Diagnostics & Clinics- 25,960 nsf
Ancillary Support- 3,140 nsf
Campus Wellness & Ed- 4,085 nsf
Logistics & Support- 0 nsf*

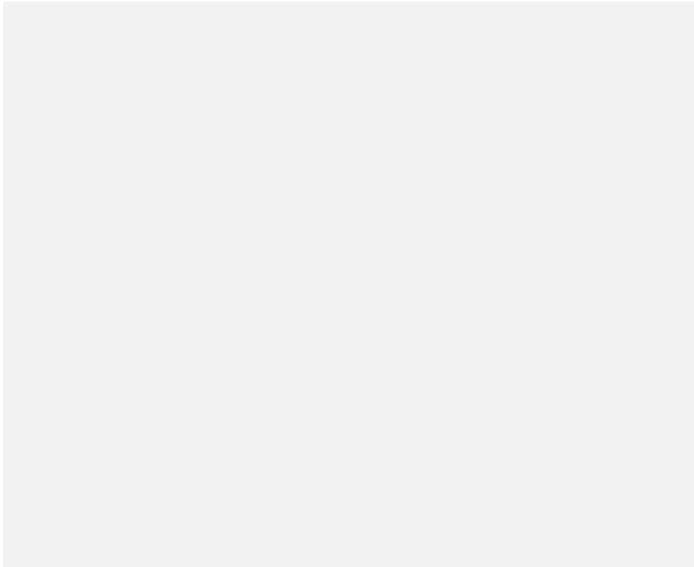
Departmental Subtotal 42,850 nsf
Grossing Factor @ +/- 1.49
Grand Total Area 63,997 gsf

Phase I - New Construction: Space Type or Department	Total Dept'l Area (DGSF)	Comments
Public Support and Administration		
Public Amenities	4,325	Lobbies, public restrooms, elevator lobbies, security
Coffee Shop/Snack Bar	550	Healthy snacks
Retail Pharmacy	1,400	Growth to 200+ Rx per day, OTC drugstore
Registration/Business/Insurance Administration	2,100	Initial visits & student bill consult; 3 Front Desk+3 Bill/insur+1 MR assistant+2 offices
Zone Subtotal	9,665	DGSF
Diagnostics and Treatment Clinics		
General Medicine	13,200	21 exam/intake, 3 treat/procedure, 6 observation/hydrate/flex; 9-10 MD/NP provider FTEs
Women's Care	6,230	9 exam/intake, 1 treat/procedure, 1 observation/recover/flex; 5.6 MD/NP provider FTEs
Sports Medicine/Orthopedics	2,515	4 exam, 1 treat/procedure/cast, 2 MD provider FTEs
Physical Therapy	3,030	4 private treatment, 1 gait analysis, 7 therapy positions in open Gym.
Allergy/Immunization & Travel	985	3 injection positions, 1 private consult; 2 RN provider FTEs
Zone Subtotal	25,960	DGSF
Ancillary Support		
Imaging	1,310	1 radiography unit with support; CR reader system for digital imaging.
Laboratory	1,830	Central Lab (hemo, urinalysis, chem, micro) and spec collect; Satellites included in Clinics
Zone Subtotal	3,140	DGSF
Campus Wellness & Education		
Classrooms/Education	3,100	Large Classroom for 140, divisible into 3 smaller rooms; demonstration kitchen.
Health Education and Wellness	985	Resource room, 2 health educators, 2 dieticians; 6 multi-purpose and support
Zone Subtotal	4,085	DGSF
Logistics and Support		
First Responders/Emergency Transport		Not in scope, to remain in existing
Building Support Services		
Materials Management		Not in scope, to remain in existing
Waste Management		Not in scope, to remain in existing
Housekeeping & Maintenance		Not in scope, to remain in existing
Shared Staff Support		Not in scope, to remain in existing
Zone Subtotal	0	DGSF
Departmental Sub-Total (DGSF)	42,850	
Building Dept'l to Gross Factor	35%	14,998
Building Sub-Total		57,848
Mechanical/Electrical Allocation		Supported by campus Central Plant
Mechanical Gross Factor	7%	4,003
Electrical Gross Factor	3%	1,446
IT Infrastructure Allowance	1%	700
Mechanical/Electrical Total (DGSF)	10.6%	6,149
GRAND TOTAL BUILDING AREA	63,997	Building Gross Square Footage



SECTION

4



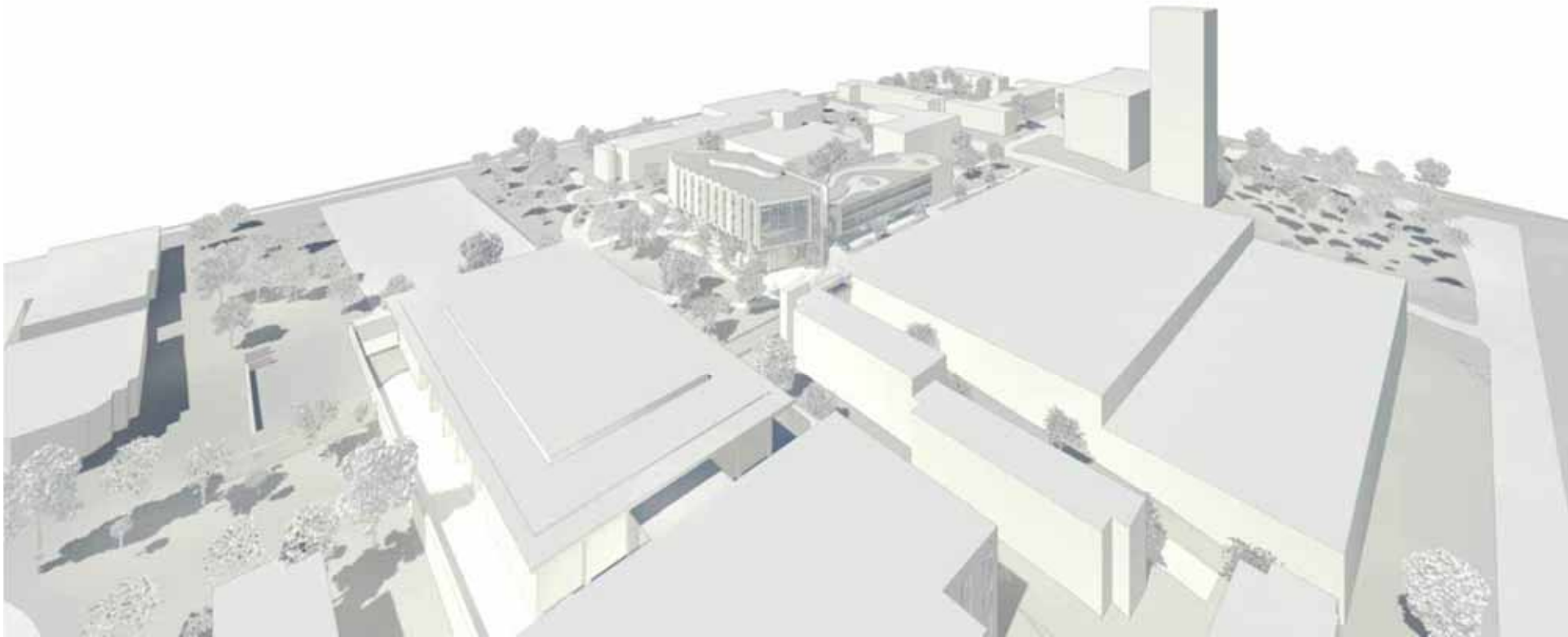
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5

Interview
Animation



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