EXPANDING OUTPATIENT SURGERY CAPACITY

Four-Story Building Under Construction in Pleasant Prairie

Riley Construction has begun building a new four-story Advanced Outpatient Surgical Wing at the United Hospital System St. Catherine’s Medical Center Campus in Pleasant Prairie. The majority of surgeries performed today do not require an overnight stay in a hospital and are done on an outpatient basis, so additional space for outpatient care and comfort is needed.

Following site grading this spring, along with laying foundations and underground utilities, the 242,000-square-foot building will begin taking shape this summer immediately north of the parking lot of United Hospital System’s main hospital building.

The conceptual plan for the Advanced Outpatient Surgical Wing calls for 61,941 square feet on the first floor, which will house a lobby, lounge, café, courtyard, registration and waiting area, and private preoperative suites with a minimum of eight surgical suites along with recovery areas.

Also planned are a 46,653-square-foot lower level for support areas, a relocated receiving dock and a trash enclosure.

An additional 40,448 square feet on the second floor and 22,923 square feet on the third and fourth floors will eventually house various outpatient services.

The new Advanced Outpatient Surgical Wing is expected to employ 100 to 125 employees. The front lobby area is scheduled to be completed by third quarter 2018, and the balance of the project will be done by second quarter 2019.

In 2008, a multi-story expansion of the main hospital building was completed and two years later a medical office building was added to the 50-acre campus, which is contained within the Prairie Ridge development.

PROJECT OVERVIEW

- Overall Size: 242,000 SF
- Lobby/Connector: 10,500 SF
- PreOp/Surgery: 32,000 SF
- Waiting/Recovery: 7,700 SF
- Support: 52,000 SF
- Outpatient/MOB space: 111,000 SF
- Mechanicals: 28,800 SF

- Located on the north end of St. Catherine’s Medical Center campus, Pleasant Prairie.
- A minimum of eight surgical suites along with recovery areas
- Front lobby is scheduled to open the 3rd quarter of 2018 and the entire project will be complete during the 2nd quarter of 2019
Riley Construction has completed a 10,000 square-foot build-out on the third floor of United Hospital System’s Somers Medical Office building. The $1.8 million third floor build-out—which came in under budget—fills out the building’s remaining open space. Higher than anticipated market demand for physical therapy services prompted the final build-out.

Located off Highway 31 and Washington Road in the Town of Somers market center, the 30,000 square foot, three-story medical building was built by Riley in 2015-16 as a bi-level facility, with entrances on both the first and second floors. The building’s unique feature is a partially exposed ground floor that allows access to both the ground floor and second floor from the parking level. This allows natural light to enter the ground floor space while still being able to meet height restrictions.

The building’s ground floor houses physical therapy services, including a warm water aqua therapy pool. The second floor offers urgent care services, physician offices, and basic diagnostic services. The third floor—which opened and began accepting patients in March—houses 11 exam rooms and two triage rooms as part of an upper floor expansion of family practice services. Additional space is allocated on the third floor for an X-ray area.

“We welcome United Hospital System, and are excited about this new facility and what it offers our citizens,” said William Morris, Town of Somers Administrator.
By taking precautionary measures to ensure patient safety, Riley Construction has successfully completed a $10 million remodel of a five-story building at Cancer Treatment Centers of America® (CTCA) at Midwestern Regional Medical Center in Zion, Illinois.

The remodeling follows the $84 million expansion and construction completed by Riley two years ago of the six-story CTCA® Inpatient Tower.

With existing inpatient space at CTCA relocated last year to the new six-story Inpatient Tower, the vacated space in the original hospital building has been converted to clinical examination space and infusion-based therapy.

Specifically, the 14,000-square-foot second-floor area was converted to a clinic, while 5,000 square feet of third floor space was converted to a pain management treatment facility. On the fourth floor, the 13,000 square-foot space was converted to an outpatient stem cell treatment area. The remodeling costs on the three floors totaled $7 million.

An additional $3 million in remodeling occurred on a second-floor return patient clinic (5,000 square feet), a third-floor pharmacy office expansion (2,000 square feet), and a fourth-floor specialty clinic (3,500 square feet).

As the new six-story patient tower brought a new level of interior finishes to hallways and 72 single-occupancy rooms, that same detail was also carried over to the base finish work on the remodeled portion of the facility.

Because the remodeling work was performed in and around patient care areas, extra measures were taken by Riley associates to maintain patient safety at all times.

“We had to have high infection control parameters in place, and make sure our focus was on patient safety by controlling dust and dirt, so it was very challenging work,” said Project Executive, Erin Anderson.

“Because we had to modify the barriers, we utilized moveable, pre-made wall panel systems that seal off the clinical areas from floor to grid, and used those as our temporary barriers,” she said. “This enabled us to be flexible and move the barriers around as the work progressed, as it was all multi-phased work.”

While we focused on the containment of dust and particles in all areas of the hospital, the stem cell floor was a of particular importance for infection control due to immune compromised patients. Particle readings were taken every day to keep the patients safe.

“The biggest piece of infection control is negative pressure, and the barriers help us maintain that,” said Project Manager Matt Cramer. “We have HEPA filters and exhaust fans to pull the air out of the space to achieve negative pressure.”

“Ultimately, everyone was very pleased with the final result,” Anderson said. “I believe we were successful in minimizing our presence within the hospital, allowing patient care to continue as usual. And on top of that, the work was completed on schedule.”
AHEAD OF THE CURVE
High-End Finishes Highlight 3rd Floor Build-Out at St. Catherine’s

A recently completed $2.2 million build-out on the third floor of the medical office building at United Hospital System’s St. Catherine’s Medical Center in Pleasant Prairie features high-end finishes, including Corian countertops and quarry-tile and laminated-plank flooring.

Encompassing 12,000 square feet, the third floor will house family practice and podiatry specialties. The space includes 22 patient exam rooms, a lab, and a central reception area with vertical columns surrounded by seating benches.

In lieu of traditional straight lines and right angles, the curved design of the hallways contributes to the high-end feel. The semi-circle shaped reception desk follows the same design as the curved angle of the hallways.

“To handle the challenge of the curved walls, we utilized some new technology that a surveyor would normally use,” said Senior Project Manager Tammy Ames. “We used a handheld Trimble® GPS device to do the layout electronically.”

The project was delivered by Riley to building owner United Hospital System in early April—three weeks ahead of schedule.

Last year, Riley completed a build-out of the cardiovascular wing on the second floor, and is currently planning a build-out of the building’s fourth floor.
NEW STEREO SYSTEM
Pair of 2,800-pound Stereotactic Magnets Moved to Elmbrook Memorial

Riley Construction recently completed work on the specialty cath room in the Cath/EP/Stereotactic lab at Wheaton Franciscan Healthcare (part of Ascension) - Elmbrook Memorial Campus, Brookfield. The $500,000, 1,000-square-foot renovation of an existing procedure room within the Cath Department enabled the relocation of equipment from the Wisconsin Heart Hospital, which closed in July 2016.

The Phillips cath equipment relocated to the Elmbrook Memorial Campus includes a pair of stereotactic magnets, each weighing 2,800 pounds. The room with that equipment had to be electromagnetically shielded, and the cath lab had to be lead-shielded to protect x-ray equipment from the fields of the large magnets. Before that work began, the Riley crew had to evaluate the strength of the slab to be certain it could handle the added weight of the equipment and shielding.

Work began in January of 2017 and was completed in late April. Of course, construction within a functioning hospital, adjacent to patient services, is always a challenge. Riley implemented stringent infection control measures to help the crew meet the challenge.

Riley Construction was the Construction Manager on the project. Chris Meier was Project Manager and Andy Steinke was the Superintendent.
It is always important to be a good neighbor. Riley Construction has learned this lesson well, and made a great effort to do so during construction of Wheaton Franciscan Healthcare’s (part of Ascension) $2.95 million new Oak Creek clinic.

The clinic, which was completed in the fall of 2016, is sandwiched between a bank and the backyards of a neighboring residential area near the Drexel Town Square.

Working to be a good neighbor, Riley Construction superintendent Andy Steinke kept neighbors up-to-date on the construction schedule and anything else that might affect them. Landscaping adjacent to the lot line serves as an attractive transition from the clinic to the residential area.

The 12,000-square-foot outpatient clinic includes space for general practice, family practice and various outpatient services.

Riley served as the Construction Manager on the project, working with the owner from inception, through planning, design and construction.