



CASE HISTORIES IN MEDICAL FACILITIES





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LITCHFIELD
COUNTY
GASTRO-
ENTEROLOGY

Butler Builder®
Borghesi Building &
Engineering Company,
Inc.; Torrington,
Connecticut

Size: 22,320 square feet
with expansion

Butler® Systems
Widespan™ structural
framing system
MR-24® standing seam
roof system

Litchfield County Gastroenterology

*"We've had some patients tell us that ours
are the best-looking offices in the city"*

When they began planning for new offices with an on-site endoscopy center, the doctors of Litchfield County Gastroenterology Associates L.L.C. wanted a contractor who could assure them a well-built, medically and professionally suitable building. They asked around their community, Torrington, Connecticut, and one name stood out—Borghesi Building & Engineering Company, Inc.

"The Borghesi name is well-known in Torrington. We interviewed a couple of different companies, and talked to a number of people who had had projects constructed by them. We chose Borghesi because they have a good reputation," says Dr. Robert Lindenberg, one of the associates.

Alan Borghesi, a Butler Builder® in Torrington, also could offer the gastroenterologists a build-to-suit-to-lease arrangement that would give them exactly the customized space that they needed. Borghesi had an ideal location next to a building housing a group of orthopedic doctors—one of the groups that the associates had interviewed. The new gastroenterology building would complement the appearance of the first building, completing a medical campus at the site.

Both the adjacent orthopedic building and the new gastroenterology building were built with a Widespan™ structural framing system for

maximum interior flexibility and a weathertight MR-24® roof system for easy maintenance. The trim exteriors are finished with a cream exterior insulation finish system accented with terra cotta red.

The new building was built in two phases. The first phase, 14,940 square feet, encompassed the gastroenterology associates' offices and their affiliated surgical center, the Endoscopy Center of Northwest Connecticut, LLC, of which Lindenberg is medical director. The interiors for both the endoscopy center and the gastroenterologists' offices were designed by a firm specializing in medical facilities.

After the first phase was finished, the orthopedic doctors in the first building were so impressed that they asked Borghesi to extend the new building to provide space for an orthopedic surgical center, as well. Borghesi easily added 7,380 square feet to accommodate them by moving out one wall of the Widespan system.

All of the doctors are extremely pleased with their new space, and pleased with their contractor/landlord, as well. "Alan is very attentive," says Lindenberg.

"He likes to know he's building something for a tenant who's going to be successful. We've had some patients tell us that ours are the best-looking offices in the city."





IMPROVING THE HEALTH CARE EXPERIENCE

This bright, efficient building is designed to better serve patients



Imagine visiting your doctor's office, having lab work done, picking up your prescription and walking out 45 minutes later.

A dream? Not at Grace Clinic, a new 110,000-square-foot facility in Lubbock, Texas, dedicated to improving the patient's health care experience.

"We're running around 45 minutes right now and we want to improve on that," says Randy Hickle, MD, president and CEO. "Our goal is 30 minutes." He emphasizes that the

efficiencies are all on the part of the clinic—patients may spend all the time they want with their physician.

A practicing anesthesiologist and inventor, Hickle also heads Scott Laboratories, a leading-edge medical research and development firm in Lubbock. Scott Laboratories developed Grace Clinic to address delivery of quality care while improving the patient's experience and decreasing the rise in health care costs.

Grace Clinic provides its primary care patients with efficient, one-stop doctor visits in an attractive, relaxing environment. And its innovative design demonstrates the architectural flexibility that is possible with Butler® building systems.

IMPROVING THE HEALTH CARE EXPERIENCE

“We understood that Butler’s forte is systems that can go above and beyond what you can order out of the book”

KELBY SUE, AIA



Patients are greeted at the door in the spacious two-story entrance lobby and escorted to the appropriate area within the building. The clinic’s layout ensures that patients never have to walk through the physicians’ work environments.

Hickle knew an innovative approach to health care would need a new building from the outset. He tapped Jim McComb, of McComb Construction Co. Inc., a Butler Builder® in Austin, Texas, for help. Since the clinic would be in Lubbock, some 400 miles away, McComb agreed to act as owner’s rep for the project, assembling a construction team and overseeing the job.

Parkhill, Smith and Cooper Inc., in Lubbock, was chosen as the architect and engineer of record, based on the firm’s extensive experience with health care facilities. Lee Lewis Construction, Inc., a leading Lubbock builder also quite experienced in health care construction, was chosen as construction manager at risk.

Hickle chose a 10-acre site off Marsha Sharp Freeway, close to Texas Tech University and other major medical facilities, for the \$25 million project. The first floor provides clinic space for up to 25 physicians, along with an imaging center, laboratory facility and pharmacy. The

second floor houses same-day surgery and clinical procedure suites.

Designed for patients

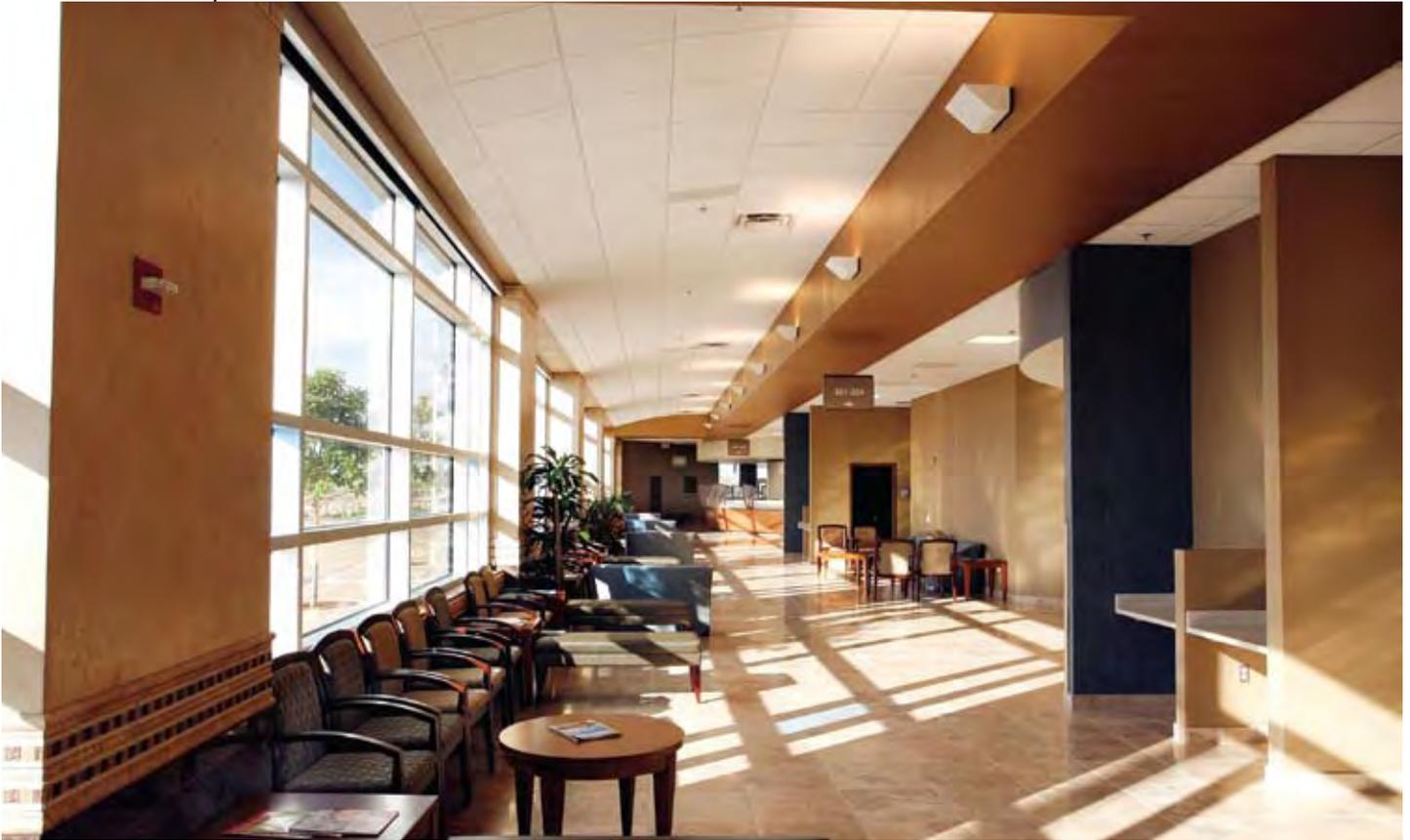
Scott Laboratories staff conducted extensive research prior to the start of construction. They studied Mayo Clinic, Cleveland Clinic and other leading medical institutions. More than 200 doctors, nurses and patients participated in focus groups and walk-throughs of full-scale mockups, providing valuable feedback on everything from work-flow patterns to furniture and fabrics.

Patient research showed that people preferred getting all of their health care at one facility, which led to Grace Clinic’s integration of medical offices, lab, imaging center and outpatient surgery. “Our focus is primary care,” Hickle explains. “We see our highest mission as being the prevention of heart attacks, strokes and cancer. Those three factors alone count for half of the deaths in the United States.”

Patients also revealed that they “don’t enjoy the

“The light makes a huge difference in the environment—people respond well to the infusion of natural light”

KELBY SUE, AIA



sights, sounds and smells of a clinic or hospital,” Hickle adds. “They don’t walk through the physician’s work environment here. They meet their doctors in the exam rooms. The exam rooms and all of the areas the patients see are designed more like a hotel than a hospital or clinic.”

That feeling of hospitality starts on the outside, where the goal was to be approachable and attractive, according to Kelby T. Sue, AIA, principal at Parkhill, Smith and Cooper. Much of the patient feedback came from women age 35-plus, the primary decision makers for family health care. “We wanted something tasteful and attractive to women, while projecting the image of an up-and-coming,

GRACE CLINIC / SCOTT LABORATORIES

Butler Builder®: Owner’s representative: Jim McComb; McComb Construction Co. Inc.; Austin, Texas
Erection: Schwob Building Col, Ltd.; Dallas, Texas

Architect: Kelby T. Sue, AIA; Parkhill, Smith and Cooper Inc.; Lubbock, Texas
Construction Manager at Risk: Lee Lewis Construction, Inc.

Size: 110,000 square feet

Butler® Systems:
Multi-Story structural system
ThermalLiner™ insulation system
MR-24® standing seam roof system

innovative health care delivery system,” he says.

The two-story, glass entry on the northeast corner softens the large structure and provides a beacon for the facility. “Drivers traveling either direction on the adjacent highway see it,” says Sue. “Inside, you experience the entire two-story spatial volume, with the second-floor balcony looking down into the lobby.”

Patients are greeted at the door and escorted to the appropriate area. Warm

colors, comfortable furniture and smart acoustics create a calming atmosphere in private waiting areas. Exam rooms come off a central spine that houses the clinical work areas.

A glass-lined corridor leads to the patient exam rooms. The architect’s dramatic use of windows and natural light is part of the clinic’s carefully planned, pleasant environment.

IMPROVING THE HEALTH CARE EXPERIENCE

A glass-lined north corridor directs patients to the exam rooms. “The light makes a huge difference in the environment. People respond well to the infusion of natural light,” Sue adds.

Designed to fast-track

McComb recognized immediately that Butler® building systems would work perfectly for the two-story clinic and the contemporary design. “It is a large building—a two-story structure with some very critical steel design criteria for the second floor, plus requirements for very high R values in the roof and walls. All those factors fit well with Butler systems,” he says.

Plus, time was a factor. Ground was broken in late October, and the first-floor clinic and imaging areas opened November the following year. The second floor surgery unit was completed around five months later. “That we were able to pre-purchase the Butler steel and have it ready when needed was critical. Dr. Hickle had worked on this for several years and, when he finally pulled the trigger, he wanted it done quickly,” recalls McComb.

“The schedule was particularly grueling,” adds Chad Henthorn, project manager for Lee Lewis. “To open a 110,000-square-foot clinic in a year or so is a pretty daunting task.”

The architects worked extensively with Butler engineers during the design process, even visiting Butler’s regional office in San Marcos, Texas, early in the process to work out details. “It was a really beneficial experience,” says Sue. “We had many nuances outside the norm for systems construction. Of course, we understood that Butler’s forte is systems that can go above and beyond what you can order out of the book. Their engineers were very helpful in pulling off the design.”

The preliminary designs specified an exterior treatment with some panels set in and others set out from the wall. “They called for deep metal studs with lots of insulation and EIFS (exterior insulated finish system),” says McComb. “The Koreteck® panelized building system was very cost competitive. I recommended it to the client and he loved it.”

The Koreteck system’s fully insulated, steel-core panels virtually eliminate areas for water to collect and mold to grow—an essential

“We have expensive equipment that can’t get wet—and the risk of mold in patient care settings isn’t an option”

RANDY HICKLE, MD



Dr. Randy Hickle knew that an innovative approach to health care demanded a different kind of building. Every aspect of the clinic, including colors, furnishings and examination rooms, is designed to provide an atmosphere more reminiscent of a fine hotel than a hospital.

“It’s a meeting our key objectives of facilitating high-quality health care in a setting that improves the patient’s experience”

RANDY HICKLE, MD



consideration for the clinic and a real advantage over standard EIFS. The Koreteck system could also deliver an insulation value of R-24.8.

In north Texas, high R values for the roof and walls are very important,” McComb adds. “We also gave them an R-30 rating and a nice clean liner panel in the roof with the MR-24® standing seam roof system and ThermoLiner™ insulation system.”

McComb arranged for Schwob Building Co., Ltd., a Dallas Butler Builder, to handle the roof installation and steel erection. “It is important to have the right erector and one with a great deal of experience, which Schwob has,” he explains.

The MR-24 roof system’s weathertight performance and Koreteck wall system’s mold resistance were ideal for a medical facility, explains Hickle. “We have expensive equipment that can’t get wet. And the risk of mold in patient care settings isn’t an option.”

Perhaps the biggest challenge was locating the operating rooms on the second floor. “Typically, operating rooms are located on the ground floor because eliminating vibration is critical with all the instrumentation,” Henthorn says. “We were able to work with the Butler engineers to ensure the vibration loads did not exceed project requirements. That they had the expertise to make that work helped tremendously.”

Designed with a vision

Grace Clinic is more than a one-stop shop for family health care. For Scott Laboratories, it is also a progressive learning center where medical processes and systems will be refined. “Our celebrations will be those silent victories when prevention triumphs because one more patient doesn’t require expensive heroic measures,” Hickle says.

It is also an approach Hickle plans to duplicate in other locations.

“We’re delighted with the building. Our patients are very satisfied with it. It’s a beautiful facility inside and out,” Hickle concludes. “It’s meeting our key objectives of facilitating high-quality health care in a setting that improves the patient’s experience and also provides more efficient—and therefore more cost-effective—service.” ■



Welcoming, Calming and Aesthetically Pleasing

Progressive Cancer Care provides leading-edge treatment
in a pleasant, relaxing environment

Physicians in Marion, Indiana, wanted to be able to provide the best possible full-service cancer care for their patients in a single, local facility.

Spearheaded by Dr. Keith Rockey, a Marion radiologist, they formed a joint venture with Marion General Hospital and Cardinal Health System of Muncie, Indiana, and named it Progressive Cancer Care LLC. Their mission was to build a leading-edge center to provide medical and radiation therapy for cancer patients in northeast and north central Indiana. While its primary purpose was to bring new technology to the area and to better coordinate patient care, the new facility also had to

PROGRESSIVE CANCER CARE

Butler Builder®: Felderman Design-Build, Fort Wayne, Indiana

Size: 16,280 square feet

Butler® Systems:

Widespan™ structural system

Multi-Story structural system

MR-24® standing seam roof system

function well and look its part.

“We wanted the building to look modern—in order to inspire confidence—but also to be as open, aesthetically pleasing and homelike as possible,” says Dr. Rockey. “You don’t need more stress in your life when you’re trying to deal with cancer.”

The new treatment center, Progressive Cancer Care (PCC), fits the image exactly. Designed and constructed by Felderman Design-Build, a Butler Builder® in Fort

Wayne, Indiana, the 16,280-square-foot facility is attractive, professional and upbeat. It features many comfort factors such as plenty of windows to let in natural light, and a single-floor plan so elderly patients don’t have to cope with stairs or use an

**WELCOMING, CALMING AND
AESTHETICALLY PLEASING**

*“This is not treatment in a ‘hospital’
setting, and patients have really
embraced that”*

CRAIG MILLER



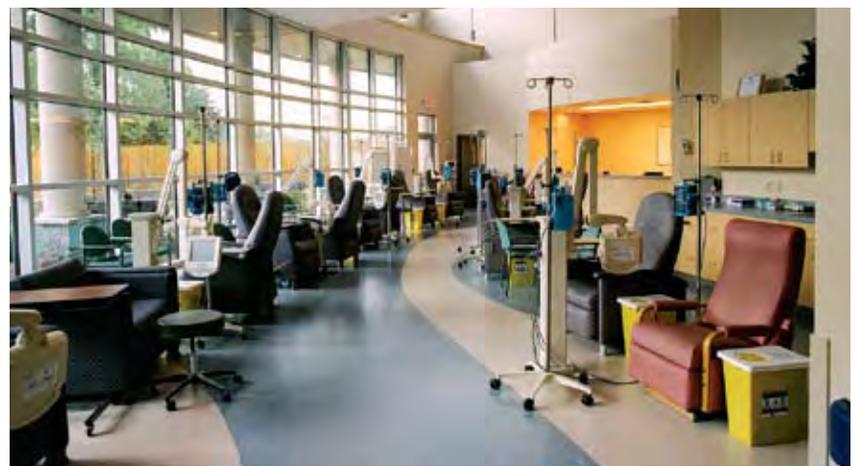
elevator. Welcoming wings reach out on either side of an attractive, two-story glassed atrium, accented and protected from the weather by arched canopies.

The PCC board interviewed several design-build contractors for the project. Rockey was pleased and not surprised when they selected Felderman Design-Build. Felderman had built his own facility, Progressive Medical Imaging, just a few years before. “They did the job well, and provided excellent customer service,” he says. “I knew they could handle this project.”

One of the most important features of Progressive Cancer Care is its new linear accelerator, which provides extremely precise external-beam radiotherapy treatments. Before the center was built, patients in need of IMRT (intensely modulated radiation therapy) had to travel to Indianapolis or Fort Wayne, where the nearest up-to-date equipment was available.

“Pouring the concrete vault for the accelerator and the installation of the instrument dictated how construction would proceed,” says Dan Eads, the Felderman project manager. “The vault had walls from 4- to 6-feet thick of solid poured concrete, which was all poured in eight to nine hours,” he explains. “We used special concrete mixes to keep it from overheating or forming stress cracks.”

The building was erected over the course of a winter in three phases, with the atrium completed last. Felderman used the Widespan™ structural system to construct the two wings, topped with the long-lasting, weathertight MR-24® standing



Executive Director Craig Miller (far left, above) is pleased that PCC’s entrance, waiting areas and infusion area are open and comfortable rather than institutional and threatening. Patients who once had to travel to Indianapolis or Fort Wayne for IMRT treatments can now receive them locally, thanks to the facility’s linear accelerator (far right, next page).

“We wanted the building to look modern—but also to be as open, aesthetically pleasing and homelike as possible”

DR. KEITH ROCKEY



seam roof system. Butler engineers detailed the Multi-Story system for the connecting atrium that ties the facility together, and also designed custom architectural standing seam roof panels to fit the tight radius of the atrium’s arched roof and arched entrance canopies.

Craig Miller, executive director of the new center, watched Felderman coordinate the construction with interest. “By the time the accelerator was moved into position and set up, the rest of the building was in place,” he says. “They did a great job for us. It took a lot of organization and planning from a finishing standpoint.”

The atrium entrance is divided into two pleasant reception and waiting areas—one for medical oncology (chemotherapy) to the left, and the other for radiation oncology. The medical wing has its own on-site lab, pharmacy, examination rooms and physicians’ offices. Its large infusion area, where chemotherapy patients receive treatment, was designed to be as pleasant as possible. It has a window wall facing out onto a landscaped garden, and there is a television set for every two treatment chairs. Family members and friends who are waiting for patients are free to walk in the garden if the weather permits.

The radiation wing has a joint conference room where doctors can meet and discuss patients’ progress, physicians’ offices, exam rooms, the linear accelerator treatment room and a CT simulation room.

As planned, many services are networked under the Progressive Cancer Care umbrella, providing patients with continuity of care. Physicians from Marion General Hospital use the medical wing, while Indiana Radiotherapy, from Muncie, provides the radiation therapy.

The facility also provides a satellite office for a local nonprofit organization, Cancer Services of Grant County, which helps provide patients with transportation to and from treatments and assistance with such things as prescriptions, nutritional issues and wigs.

The building includes a 5,323-square-foot basement, centered primarily under the atrium, which is presently used for storage. The conference room can later move down-stairs if the center needs more space, and the radiation wing can expand to accommodate a second linear accelerator.

The need to expand may not be far away.

“We’ve had many compliments on the building since the day it opened,” Rockey says. “Our physicians are pleased and the number of patients we’re treating has actually gone up—I would say well over 10 percent. I think this means we are reaching people who were traveling outside the area before, when the services they needed were not available. Based upon this, we are actively recruiting more physicians to complement those we have and to add more services for cancer patients.”

Miller estimates that PCC presently treats around 33 to 36 patients a day. “This is not treatment in a ‘hospital’ setting, and patients have really embraced that,” he says. “They’re telling their friends and families that now we have progressive treatment right here in our own community.” ■

A Bit of Italy in Marion, Indiana



Bella Medical makes visiting the doctor a pleasant outing

When patients enter Bella Medical—a medical office building with space for future retail businesses in Marion, Indiana—they may feel as if they’ve stepped into an open-air villa in Tuscany or Provence.

“People identify it with a romantic spot to which they’ve traveled or seen in a magazine” says Dr. Shawn Swan, one of four doctors who own the building. “For

some, it might be the French countryside. For others, it could be a European village. The design reminds them of someplace that they have loved—where they have felt at ease.”

For Swan, an art major before he went into medicine, that special place was Tuscany—and he wanted a building that reflected his impressions of that region.

A BIT OF ITALY IN MARION, INDIANA

“We decided that what we needed as physicians was someone who could essentially design and build the building for us”

DR. PAUL WOLFE, BELLA MEDICAL

The building’s atrium features a dramatic central tower and has a coffee and chocolate shop that is popular with the staff and patients.

Bella Medical includes two medical practices—one dealing with obstetrics and the other with pediatrics. The four doctors who built it, including pediatrician Paul Wolfe, right, also included future retail space for related businesses.



Old World look, New World engineering

But how to create a bit of Italy in the middle of Indiana, on a reasonable budget? Swan and his partners turned to Felderman Design-Build, a Butler Builder® in nearby Fort Wayne.

Dr. Paul Wolfe, one of Swan’s partners, had been an investor in two other medical facilities in Marion—a radiographic imaging center and a cancer care treatment center, both built by Felderman. “We were very pleased with the outcomes of those buildings,” Wolfe says.

“To build Bella Medical, we did look at other general contractors as well as architects. But we decided that what we needed as physicians was someone who could essentially design and build the building for us, and that’s what Felderman did. They were very easy to work with.”

Using Swan’s postcards and photos from Italy and pictures of U.S. buildings that he admired, Felderman quickly captured the image Swan wanted. “They nailed exactly what I was

looking for,” he says.

The \$3.1-million, 18,860-square-foot Bella Medical building contains two practices: One wing houses Obstetrics and Gynecology Inc., where Swan is a partner; and the other, Marion Pediatrics, LLC, which is owned by Wolfe. A

40-foot-high atrium tower connects them. The atrium contains a medical lab, a coffee shop, and room on the sides for two future enclosed retail spaces.

Felderman used systems construction for the medical wings, while the atrium was built conventionally and covered

with a CMR-24® standing seam roof system. The Widespan™ structural system provided column-free interiors in the two wings. This flexible space, coupled with the design/build process, enabled the doctors and their staff members to come on site during construction to confirm the best wall placements for the examination and waiting rooms and the correct location of electrical outlets and plumbing.

BELLA MEDICAL

Butler Builder®: Felderman Design-Build, Fort Wayne, Indiana

Size: 18,860 square feet

Butler® Systems:

Widespan™ structural system

MR-24® standing seam roof system

CMR-24® standing seam roof system

“They nailed exactly what I was looking for”

DR. SHAWN SWAN, BELLA MEDICAL



“We got to pick where every wall went in the building,” Wolfe says.

“The layout’s perfect,” Swan agrees.

The facility has two weathertight standing seam roof systems—the MR-24® system for the wings, and the CMR-24 system for the atrium. The central tower has an exposed copper ceiling with skylights. Around the lobby’s edge, the CMR-24 system’s metal deck and the exposed joists were painted white for a neat finished look. The atrium’s walls are brick and cut block combined with a stucco-like finish.

Felderman began construction in November, and despite a brutal winter finished by the deadline, May 10, when the doctors’ leases on their former quarters expired. At \$165 a square foot, the project’s final price tag fell within its projected cost.

“The doctors’ biggest concern was that there be no hidden costs. Using the design/build method, we had very few changes during construction,” says Dan Eads, Felderman senior project manager.

Medical offices, plus

Swan and his partners conceived their venture as a facility that would combine their medical practices with retail space for businesses catering to the needs of their patients—such as maternity and children’s clothing stores or a massage therapist for pregnant mothers.

With that in mind, they purchased additional land in front of the building for a future retail strip featuring more such businesses.

“The whole concept would be something of a one-stop shopping opportunity for women’s and children’s retail services,” Swan says.

Bella Medical has already attracted plenty of attention. Business has increased since the facility’s opening, and the practices have added new partners in their expanded space. There are now eight doctors in all.

One of the building’s popular features is the atrium’s coffee and chocolate shop, Bella Caffé, which features an Italian espresso maker on a handmade cart. Patients waiting to see their doctor can linger over a cappuccino at bistro tables until their pager buzzes. The nurses eat lunch there.

Even before it opened, the building created a stir in Marion—a town of around 30,000. Swan was there at night putting finishing touches on some decorative elements in the atrium when people came driving up—hopping out of their cars to press their noses against the glass.

“A parade of cars was coming through the parking lot and underneath our portico so they could see the interior, because it’s so different from anything else around here,” Swan says.

There’s no denying its appeal. Whether in Tuscany or Marion, the building is “*bella, bella.*” ■

The Hahn-Hufford Center's two entrances—the main entrance for the rehab programs and the entrance for the Nicholas School (photo below)—are attractive, welcoming and sheltered from the weather.

Building Better Resources for Hope



With its rehabilitation resources and special-need school under one roof, the **Hahn-Hufford Center of Hope** is able to offer even more to its clients

Since 1972, the Hahn-Hufford Center of Hope in Piqua, Ohio, had been doing good work in unsuitable facilities. The center's rehabilitation programs—which provide physical therapy to people disabled by stroke, birth trauma, brain injury, autism and similar maladies—were housed most recently in an old warehouse.

Its K-8 Nicholas School was offering a developmentally oriented program for kids with problems such as learning disabilities, ADD/ADHD and Tourette's syndrome in a private home nearby.

Both buildings clocked in at about 150 years old and “were in desperate need of repairs,” says Carla Bertke, executive director of the Hahn-Hufford Center.

Repairs alone would not solve Hahn-Hufford's problems. The therapy areas in the old warehouse not only lacked windows but also were crammed together, requiring children and adults to work

in the same spaces. “For some older clients the noise of the children is a big distraction,” explains Bertke. “Balance therapy, in particular, needs a quiet and relaxing setting.”

Children in the Nicholas School receive therapy throughout the day, so transportation was another big issue. During good weather, teachers could walk students to therapy safely. Bad weather required the principal to personally drive several students at a time.

HAHN-HUFFORD CENTER OF HOPE

Butler Builder®: Wenco Inc., New Carlisle, Ohio

Size: 22,740 square feet

Butler® Systems:

Widespan™ structural system

Shadowwall™ wall system

MR-24® standing seam roof system

A new, combined facility

Despite all the hurdles, Hahn-Hufford ran successful programs. So successful, that the center has attracted clients from all over Ohio, 19 other states and even such far-flung locations as Russia and Africa. But the time had come to stop leasing bad facilities and think about building their own space. In March 2000, five acres of land were anonymously donated to the center, and a fund-

“We looked at a couple of existing therapy pools for ideas,, but . . . this feature is one of a kind”

DEAN MCGILLIVRAY

The center’s large pool (right) is a unique and important feature. It includes a ramp for a specially designed wheelchair, which can be rolled right into the water.



raising push was on.

During this time, the grandson of Dean McGillivray attended the Nicholas School. McGillivray, vice president of new construction at Wenco Inc., a Butler Builder® in nearby New Carlisle, was delighted by the marked improvement in the child’s ADHD. He became a big supporter of the center and its programs, and Wenco became the design/build contractor for the new facility.

“Fund-raising took three years, and we were there with them from the start,” McGillivray remembers. “We worked with the center at their pace and helped them lay out and engineer the space.”

“I knew nothing about the building process,” admits Bertke. “But working with a design/build contractor like Wenco felt right. I liked the idea of one-stop shopping, and Dean and his team made everything so easy.”

Economy and efficiency

As a nonprofit organization, Hahn-Hufford was especially concerned with the budget. The 22,740-square-foot building had to house space for the center’s four programs, which include the 13-room school and a 30- by 24-foot therapy pool

“The therapy pool is unique,” says McGillivray. As well as a boom to raise and lower patients, the pool includes a ramp where a specially designed wheelchair can be rolled right into the water. “We looked at a couple of existing therapy pools for ideas, but it didn’t help,” continues McGillivray. “This feature is one-of-a-kind.”

To accommodate the pool and large therapy rooms comfortably without interior columns, Wenco chose the Widespan™ structural framing system. The system’s ability to create large clearspans also meant that interior walls could be reconfigured if needed.

While the center has no plans to reconfigure any time soon—“dedicated, built-in equipment would make that a major undertaking”—says McGillivray, it means more flexibility in the future. The building can also expand. Wenco sited the building so that it could double in size. The choice of the Shadowwall™ wall system also made future growth easier.

The building’s weathertight MR-24® standing seam roof system means low maintenance costs. “With a nonprofit organization like this one, we always have to think about keeping future expenses down,” says McGillivray. “The roof

Carla Bertke, executive director of the center (below), Wenco's Dean McGillivray and Amy Simindinger (right), principal of Nicholas School, met often during the design/build process. The bright, spacious front entry (bottom photo) is a popular feature with clients and staff.



“Wenco went out of their way to meet our students’ needs”

AMY SIMINDINGER

system’s energy efficiency and proven longevity made it a good choice for this building.”

Wenco made sure that economical did not mean unattractive. To create curb appeal, Wenco added brick wainscoting to the front. They also included a huge porte-cochere. “Some of our clients take a long time to get out of the car and into the building,” says Bertke. “Having

ABOUT THE CENTER

The Hahn-Hufford Center of Hope now offers four programs under one roof, each in its own, specially designed space:

The Rehabilitation Center (8,488 square feet)

For help with speech, fine motor skills, cognitive development, vision therapy and academics.

The Brain Wellness Center (1,218 square feet)

EEG Neurofeedback training offers a painless way to normalize mechanisms that regulate the body. Designed to improve learning disabilities, ADD/ADHD, anxiety and panic attacks, migraines and more.

The Aquatic Therapy & Wellness Center (3,234 square feet)

Full-sized pool heated to 92 degrees provides a perfect setting for water therapy. Benefits include improved circulation, relaxation, rhythmic deep breathing and reduction of arthritic pain. Wellness Center offers a variety of massage, foot reflexology and cranial/sacral therapy to clients and the general public.

The Nicholas School (9,800 square feet)

- Founded 1976; chartered as a non-public, K-8 special-needs school.
- Academic instruction follows Ohio Department of Education Operating Standards for Elementary and Secondary Schools.
- Developmentally oriented program incorporates perceptual motor skill training into the academic setting.

that canopy and the covered walkway over the Nicholas School makes a huge difference in their comfort.”

Little details, big differences

The client/contractor interaction of the design/build process helped Hahn-Hufford’s staff translate their needs into an efficient facility. “Getting the

“There is such excitement in the air now—everyone just loves giving tours of the facility”

CARLA BERTKE



The center includes equipment for many kinds of therapy. Above, one of the staff stands next to an in-ground trampoline, used by the Nicholas School’s neurological program. The center photo shows the center’s largest therapy room, and the top photo is the visual sensory room, used for both diagnosis and rehabilitation.

ABOUT NICHOLAS SCHOOL

As well as reading, math, social studies, science, music and art, the 13-room Nicholas School offers its 20 students:

A Neurological Program

Takes place in a dedicated area of the school complete with mats, ramps and even an in-ground trampoline.

Vision Enhancement

Important visual skills are practiced, such as Acuity—the ability to see objects clearly—and Stereopsis—the ability to determine relative distances between objects.

information out of us was hard,” admits Bertke, “but Wenco held our hand the whole way. The site supervisor was in constant contact with me, making sure everything was done right. They were never frustrated and always professional.”

“Wenco went out of their way to meet our students’ needs,” observes Amy Simindinger, the Nicholas School principal. “Our new facility has allowed us to work on things that we never could in our old building—things many of our students don’t know instinctively and have to be taught, such as how to travel a crowded hallway or find a place to sit in the cafeteria.”

Pleasant as well as practical, the new building includes many touches that make working and receiving treatment there a rewarding experience. In fact, Hahn-Hufford recently had its busiest summer ever—something Bertke attributes directly to the new facility.

“The staff enjoys coming to work every day, and that enthusiasm extends to our clients as well,” Bertke remarks. “There is such excitement in the air now. Everyone just loves giving tours of the facility.” ■



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