

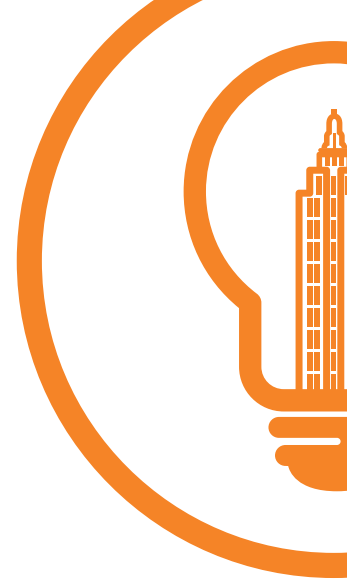
PREPARATION IS THE BEST MEDICINE

An examination of the construction
program of Anderson Hospital

KORTE build smart.



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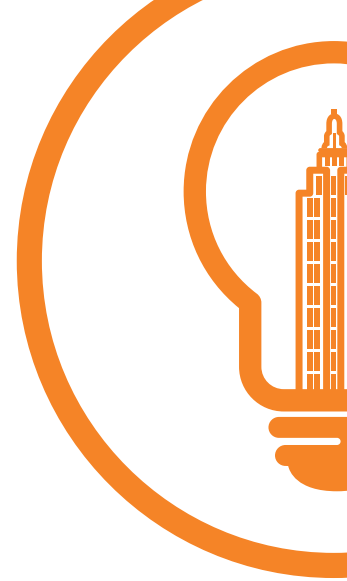
PREVIOUS MEDICAL HISTORY

The Korte Company has had a strong focus on **healthcare construction** for the better part of 60 years now. From hospitals and extended-care facilities to urgent-care clinics and ambulatory centers, we've delivered **innovative medical facilities** for a range of clients serving the healthcare market.

In this guide, we'll focus on one of them: **Anderson Hospital**.

We'll share how we've helped build almost 300,000 square feet of new con-

struction for Anderson Hospital. We'll discuss our relationship, our process, the projects we've built, and even how we're going to continue to help this provider remain competitive in an ever-changing healthcare environment. But most importantly, we're going to tell you about how well-planned construction supports an exceptional master plan which not only accommodates future growth, but promotes it.



THEN, NOW & TOMORROW



As you'll [read on their website](#), Anderson Hospital is an independent locally controlled and governed community hospital that serves more than 90,000 patients annually. The not-for-profit 150+ bed acute-care medical facility based in Maryville, Illinois first opened its doors in 1977.

Today, almost 40 years later, Anderson has expanded services, based off the needs of the rapidly growing local community, to offer a full range of advanced healthcare services, from an innovative obstetrics unit that delivered more than 1,700 babies in 2012 to emergency services that treated almost 35,000 people last year.

More than 200 physicians, covering nearly 40 medical specialties, work

with Anderson Hospital to meet the needs and growing patient volume of the local community. The hospital continues to expand, adding doctors and specialists, strengthening their position as a leading caregiver.

And that's where our story begins. After all, a building isn't measured in how it accommodates current needs, but instead, future needs and growth. With Anderson Hospital, we knew as

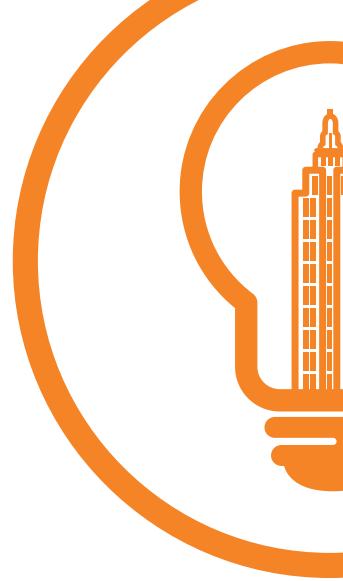
builders, in order to position them to achieve the success they wanted and to build on the fine history they had already created, they needed a carefully planned construction program.

And that's exactly what we delivered.

A LITTLE OF OUR OWN MEDICINE

If you've read our [How to Manage a Healthcare Construction Project from Start to Finish](#) guide, you'll know that we recommend a very thorough and detailed process when managing a medical facility build. But guess what? We practice what we prescribe.

Each and every project we've taken on at Anderson Hospital has followed our tried and tested format. Here is our 14-step process.



01 BUSINESS ASSESSMENT

We make sure we thoroughly understand the goals of the facility build. This is the only way we can make sure we're catering to the pains of the patients.

This has been an especially important step for the work we've done at Anderson. Without this step, we couldn't have possibly prepared for the future expansion of their facilities.

02

Architectural, Mechanical & Electrical System Assessments

We perform a facility evaluation to understand current condition, limitations, code and regulatory compliance and potential reuse of the structure and its systems.

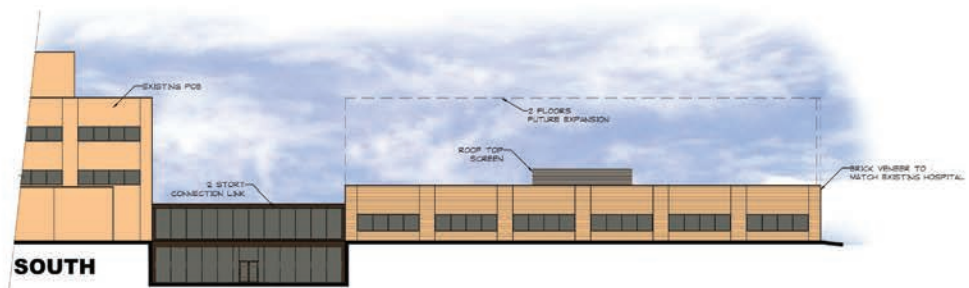


03

Master Facility Plan

We utilize data of the external and internal environment of the facility to identify trends. We review the strategic plan and prepare an initial department space allocation program.

The Master Facility Plan of Anderson Hospital has acted as our compass in navigating their ever-expanding facility.



04 INITIAL FINANCIAL ASSESSMENT

We evaluate initial credit assessment and debt capacity and further strengthen your long-term plan for growth.

Without preparatory stages like this, planning would have been much more difficult and true forecasting of needs would have been nearly impossible.

05

Schematic Design & Design Development

Schematic design starts and project cost begins to be forecasted. With any project, it's essential to have clear lines of communication between our engineers and designers and the construction group at Anderson. This interaction helps establish a strong dialogue throughout the entire Design-Build process and is why this delivery system works so well.

06

Field Assessment

We visit the site to obtain an initial assessment of existing conditions like topography, utilities, boundaries, easements and zoning/parking ordinances.



07

Staff Interviews

We interview executive and management teams for their conceptual input. We also talk with department managers, doctors, nurses and administrators to better understand the characteristics of each particular project. Their input plays a key role in determining the best value solution.

08

Hospital Layouts & Schematic Designs

We present our site plan, architectural floor plans, exterior elevations, a roof plan, key wall sections and an outline of all related specifications. Our experience has shown us that there may be multiple solutions to any given design.

In such cases, we present a number of executable options, each with its distinct advantages. Every project is unique and each has its own set of possible solutions. When working with healthcare clients, like Anderson, we're acutely aware that modifications are a function of the process.

09

Design Development & GMP Phase

During the early phases of the Anderson Express Care in Collinsville, Illinois, we worked closely with Anderson to establish energy and financial budgets. As the project developed through design development and into GMP, we leveraged our various modeling tools to validate sustainable design plans, cost estimating, phasing, constructability, valid engineering review and scheduling. At the conclusion of this phase, we were able to present a solid



GMP, which helped reinforce a level of confidence from the early stages throughout the entire Design-Build process. This effort was further leveraged as Anderson expanded the Express Care model to surrounding markets.

10

Final Construction Documents

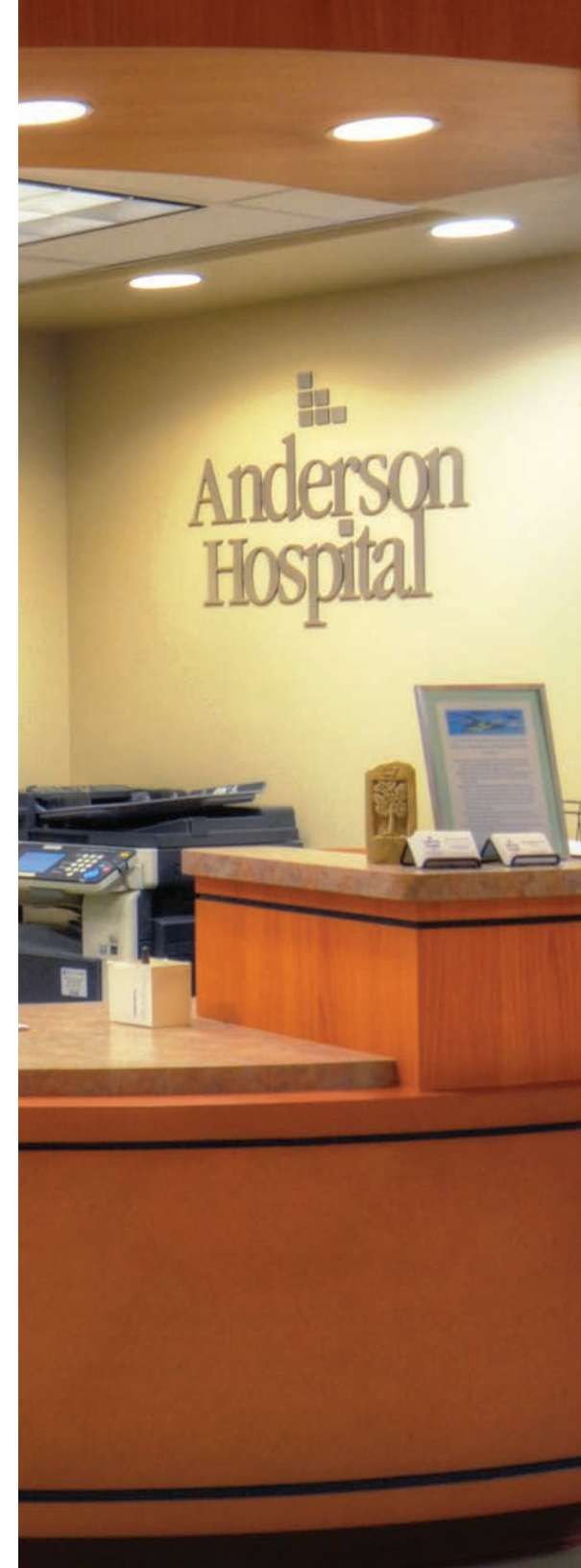
Throughout any project, we meet regularly with our clients. We also meet internally. In other words, the left hand knows what the right hand is doing – at all times. It’s important to keep on top of any potential change of plans on any given project in any given industry. Especially the healthcare industry. That’s why the project design team is intimately involved with the owner. Likewise, the project managers, engineers, and superintendents are in

constant contact with the design team as well as the owner. This enables us to update and solidify the overall project direction, budget and schedule. In this business, nobody likes surprises.

11

Procurement

In the procurement stage, we review and pre-qualify potential local and regional bidders. All bids are completely transparent so there’s no question about where your money is being spent. For Anderson Hospital, the goal is to maximize the value of the project. Having a transparent procurement process allows all parties involved to make well-informed decisions based on their budget. After all, with any project, especially in the healthcare industry, spending wisely is the key to success.





12

Construction

It's time to build. This is our favorite part. Anderson, like our other clients, expects clear, precise lines of communication and a process that runs like a well-oiled machine.

13

Commission & Closeout

We provide as-built drawings, operations manuals, training in use of building and equipment, and an 11-month checkup. But it doesn't all end there. See #14.

14 CONTINUED SUPPORT & OPERATIONS

At the end of a project, we don't walk away. That's not our style. You can ask the fine folks at Anderson Hospital. We know that our continued support is not just appreciated, but many times necessary for the continued functionality of any given facility. There are many items to consider after the move in. Documentation, accreditation, licenses, surveys, etc. are all items that may be heading your way in the not-too-distant future.

We can help. We often assist with updating area plans, master plans, maintaining and updating Master Life/Safety documentation (as required by state and independent certifying agencies) usable square footage, statement of conditions for environment of care, etc. We also participate in state/CMS occupancy surveys and reviews.

In a nutshell, we take care of our clients and the facilities we build long after they're built. After all, we're just as proud of the project as you are.

PREVENTION & PREPARATION

We credit much of the success of the Anderson Hospital construction program to the detailed vision they had and their willingness to work with our engineers and architects to accommodate their growing needs.

With Anderson, we built smart from the beginning. We prepared a building program that would allow the facility to evolve and expand with the future growth that was expected in the area. In layman's terms, that meant extra columns here and additional footings there. In some cases, expansion would most likely be vertical – so we built accordingly.

With this project, and every project we deliver, we look at the bigger picture before shovel ever hits dirt. And while we certainly can't take the credit for the success that this community healthcare provider has achieved, we can take credit for helping them prepare for it.



A photograph of a modern, multi-story brick building under a clear blue sky. The building features a prominent sign on its left side. The sign consists of a circular logo at the top, followed by the text "WARREN BILLHARTZ" and "CANCER CENTER" in two lines. The building has large windows and a flat roof. In the foreground, there is a paved area and some landscaping with green plants and trees.

WARREN BILLHARTZ
CANCER CENTER

**PROJECT SPOTLIGHT:
THE ANDERSON HOSPITAL
ONCOLOGY INSTITUTE &
CANCER CARE CENTER**



In 2005, as demand from the surrounding community increased, Anderson Hospital made a move to expand its cancer-treatment capabilities, and we were there to help them do it.

We pride ourselves on adding value through building smart, not through change orders. And so did the group at Anderson. Long story short: we were soon building [a new oncology institute for Anderson Hospital](#).

The new facility was to be located on the hospital's main campus and would host therapy rooms with state-of-the-art equipment, exam rooms, doctors' offices, nurses' stations and a comforting waiting room. The treatment vault would consist of concrete bearing walls with a concrete roof structure and would be encased in concrete up to three-feet thick, for radiation procedures.

On paper, it was to be a relatively simple build of 6,300 square feet of new construction, which it was. But it was also much bigger than that.

The community and surrounding area were poised for expansion. With a growing population and expanding reach, comes an increase in healthcare needs. And an increase in the need for healthcare leads to an increase in the need for cancer care. It was statistical

analysis, pure and simple. It led us to build this particular facility to accommodate future growth.

And just two years later, we were back on their campus adding on.

In 2007, Anderson Hospital called on us to add to the oncology institute with a 20,391 square-foot cancer care center. This project was an addition to the existing radiation oncology building that we had helped them build.

The new addition would convert their radiation oncology facility to a fully operational cancer diagnostic and treatment center. It would contain medical oncology, radiation storage, a second treatment center, a linear accelerator room, exam rooms, offices, restrooms, and time-share suite set up for experimental gene therapy. The therapy vault would consist of two-foot



thick concrete ceiling and walls and a neutron-shielding swing door, for radiation procedures.

Today, the facility continues to serve the local community, offering excep-

tional care to those who need it most. And we're proud to have been on the ground floor of things.

A photograph of a hospital room. In the foreground, a hospital bed with a white sheet and two pillows is positioned. To the right of the bed, there is a small round wooden table with two grey upholstered chairs. A large window with white vertical blinds is on the back wall. To the right of the window, there is a built-in cabinet with a television and other electronic equipment. The walls are covered in a light-colored, patterned wallpaper. A wall-mounted light fixture is visible on the left wall.

**PROJECT SPOTLIGHT:
THE PAVILION FOR WOMEN**

Anderson Hospital's Pavilion for Women is one of the most comprehensive maternity facilities in Southern Illinois. And we're happy to say that we were an integral part of its completion.

This project actually started back in 1992 when Anderson needed to relocate and expand their current maternity capabilities. We were hired to manage the construction of this innovative facility, carefully building each room to handle the latest technology in maternity care.

The build was 25,000 square feet in size. Good planning up front not only led us to strategically position the facility next to the surgery suite for quick access, but it also helped us build this facility to handle future upgrades and additions. We poured a concrete roof, which would eventually become a floor for a future second story expansion. On top of that, it was completed four months ahead of schedule.

In 1998, we remodeled and expanded the current maternity wing to increase capacity and add post-partum/delivery rooms. In 2011, we were brought in to add on a 16,900 square-foot second-floor addition, as well as remodel the first floor. To make the project a little more interesting, the second-floor addition was built on top of the original building using the existing concrete roof.

The second-floor addition included 17 post-partum/delivery rooms, a nursery, social-service suite, classroom, waiting room and staff office suite. The first floor remodel added elevators and stair access, and renovated 12 post-partum/delivery rooms. Each room was equipped with the

latest technology in maternity care.

During the construction, the first floor OB was fully occupied and our team worked with the hospital to minimize construction disturbance to the functioning unit. Even the thousands of baby footprints which decorated the hallways were meticulously photographed and transferred to the newly constructed space. We're proud to say that only one baby had to be rocked back to sleep, and that was the granddaughter of one of our superintendents.

PROJECT SPOTLIGHT: PHYSICIANS' OFFICE BUILDINGS (I & II)

Physicians' Office Building II

6812





In 1993, we were hired to build the 64,000 square-foot **Physicians' Office Building (POB) I** at Anderson Hospital. It was to contain laboratories, x-ray units and lots of office space. It was to have a doctors' lounge, a medical staff library and a pharmacy. It was to also be built to accommodate future growth. As the **Construction Manager** for the project, we provided a phased-construction program to keep all patient activities out of construction areas.

We delivered just that. And then some, as the project was delivered four months ahead of schedule.

In 2005, we were back at Anderson, this time constructing an additional Physicians' Office Building (POB II). At the time, Anderson needed some extra capacity that had the ability to expand vertically. So we designed POB II to do just that. The stairwells were intended to carry extra floors, as were the

elevators and steel. And because of its location, seismic design principles were implemented throughout. Much like the **Pavilion for Women** project, the roof consisted of a poured concrete slab, which would later become the second story floor.

By 2011, the expansion of the POB II was underway and we were brought in to complete what was started in 2005. This time, we'd be expanding up, not

out, and we'd be adding a total of 32,264 square feet across two additional floors. Thanks to a shared vision six years prior, we were prepared.

The vertical expansion would be built upon the original footprint and the project would add two new floors of office space for physicians, along with hospital administration space. Working with Anderson, the Korte team anticipated the need for future growth, and developed the original building to accommodate the two additional floors. The team worked diligently with the staff to develop suites for several physicians.

Working on top of the existing operational hospital was certainly a challenge, but our team once again rose to the occasion. We carefully sequenced the work to allow the building to stay operational throughout the construction process.



AND STILL, THERE'S MORE

That's certainly not all we've built for our friends at Anderson. In fact, what we've told you about barely scratches the surface.

There was the **Outpatient Surgery Expansion** that added 11,593 square feet and provided additional facilities for the outpatient surgical center. And then there was the **Imaging Center Addition** that added 1,770 square feet to the existing hospital. And we certainly can't forget the two express care locations we've built for them – **Highland** and **Collinsville**.

We'd keep going, but you get the point. It's about building smart, and it's earned us the opportunity to continue to work with some of the most innovative and forward thinking people across the country as well as right here in our own backyard.



ABOUT THE KORTE COMPANY

In our almost 60 years of building, we've established ourselves as leaders and innovators in healthcare **Design-Build** construction. From small clinic renovations to larger hospital builds, our approach to healthcare construction offers a holistic response that promotes the healing process through new technology and patient well-being.

Learn how we manage a healthcare construction project from start to finish by [clicking here](#).



Project in the works?

We'd like to hear about it. If nothing else, consider it a very educated second opinion. Contact our healthcare building specialist – Anthony Walker.

Anthony Walker

anthony.walker@korteco.com

314-242-0139

Free and confidential second opinion service

The Korte Build-Smart Analysis is for owners with design, schedule and cost concerns in regard to their current building program. Learn more at korteco.com/secondopinion.

Is your facility as healthy as it should be?

Our Facility Assessment consultation is a free consultation that helps you make sure your current building and building plans are built to be as efficient as they can be. Learn more at korteco.com/assessment.

The biggest of builds start with the smallest of surveys

The Korte Company has provided full-service land surveying for more than 20 years. To learn more about our land surveying and engineering services, visit korteco.com/surveying.

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