

TGBA Celebrates Cascade Valley Hospital Expansion

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Taylor, Gregory and Broadway Architects (TGBA), together with Ritter Project Management and Hoffman Construction, recently celebrated the success of the Cascade Valley Hospital expansion and renovation project. The hospital, located in Arlington, Washington, serves all of north

Snohomish County, home to rural and commuter communities. The result of an overwhelmingly voter-supported \$45 million bond issue, Cascade Valley Hospital's fresh face and expanded service capacity exemplify what a community-supported, community-focused healthcare home can be.

TGBA, which has a long history in healthcare facility design, won the project for consulting services

related to the expansion. "We were excited to do a project that was clearly a community need with strong local support," said Lois Broadway, a principal of TGBA and expert medical planner and technical architect.

The project needs were complex, as Clark Jones, CEO of Cascade Valley Hospital & Clinics, shared, "We wanted the existing building to be remodeled yet blend in well



Front Entrance to Cascade Valley Hospital, Arlington, WA

with the new expansion. Also, the remodel needed to include updated mechanical, electrical and low voltage systems so it would have the same use-life as a new building.” The new building, situated in front of the existing 1987 facility, had to convey a feeling of calm confidence without appearing opulent. It also required a highly efficient design and layout to allow effective operation without adding new staffing.

The 40,000 sf new construction part of the project, completed in January 2010, provides a much-needed expanded emergency unit, which with 16 treatment bays, reduces patient wait time. The building also houses respiratory therapy, oncology, digital imaging, the hospital’s laboratory and pharmacy, as well as the gift shop and chapel. The remodel of the older existing building will be complete in 2011.

The project has been conducted under the Washington State Statute for GC/CM (general contractor/construction manager) delivery method, with TGBA working with Ritter Project Management and Hoffman Construction Company (the GC/CM) throughout. “It was the first project to receive unanimous approval by

the review board for this process,” explained Broadway. “GC/CM allows the contractor to participate as early as schematic design. It’s a great advantage to have concurrent

commitment to a “lean” approach. “GC/CM means you’re working with an entity that can provide a guaranteed maximum price when drawings are 90% complete,” Broadway continued. With traditional public design-bid-build approaches, the construction company comes in much later, often resulting in costly additions for minimum initial bids.

Avoiding the potential unknown of increased costs was especially important to the fixed budget project. Early in the project, regional construction costs were on a nerve-racking 12% yearly increase trajectory. However, the economic reversal meant what was bad news for most turned into good news for the Cascade Valley Hospital project. The bids from subcontractors came in lower than expected, and add-alternates became realities.

The project has had multiple concurrent phases, including lifting and moving the freestanding MRI building without damaging highly sensitive imaging equipment.

Additionally, the existing hospital was remodeled floor-by-floor, with the mandate that the hospital could not sacrifice more than two patient rooms at a time during the re-



Landscaped Patio Connecting New and Existing Building



Dining Room with Local Artist Glass Art at North End

constructability review and concurrent cost estimates.” GC/CM’s delivery method encourages efficiency and collaboration, which fits in well with TGBA’s

model. The project team has met the challenges successfully.

Along the way, there's been intense community interest in project progress. A significant number of the township uses the hospital for needs beyond health-care, so strong civic emphasis in the design was understandable. Meeting rooms are available to community groups, and the lobby area boasts comfortable sofas and a welcoming fireplace. The light-filled dining area provides low cost meals for area senior citizens as well as lunches for public servants – fire department, police, local utility groups. “Community spirit drove the ar-

chitectural design,” Broadway pointed out. “For instance, the two-story glass curtain wall engages you right at the street and is a beacon from a distance because you see directly into the cafe, which overlooks the lobby.”

She shared that all the art, including stationary fixed art, is by local artists. The hospital's foundation, charged with the patio landscape solution, engaged a local landscape company. Even the enlistment of local Boy Scouts was discussed as part of the solution. “So many in the Community had a hand in the signature of the building,” she said.

Engaging with medical staff and

employees, working with the Board of Commissioners and various committees, teaming with consultants and construction management, TGBA is delivering an enhanced healthcare home to north Snohomish County.

Jones praised the strong collaboration evidenced throughout the process, “It's been wonderful to see how well the architects, construction manager, general contractor and subs all work together on delivery. They've been great – and all our goals were achieved.”

For more information on TGBA, visit www.tgbarchitects.com or call 425-778-1530.

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