



<http://www.inova.com/inovapublic.srt/heart/index.jsp>

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Mechanical Option
INOVA Heart Institute, Falls Church, Virginia
Primary Faculty Consultant:

Building Statistics, Part 1
September 9, 2003

General Project Data

Building Name:

INOVA FAIRFAX HOSPITAL HEART INSTITUTE

Location and Site:

3300 Gallows Road,
Falls Church, VA 22042

Building Occupant Name:

INOVA HEALTH SYSTEM

Occupancy or Function Types: (*Type of Building*):

Hospital (Emergency, Operating, Care Facility)
Garage (Parking Facility)

Size (*Total Sq. Ft*):

Approximately: 440,000 sqft

Number of Stories above Grade / Total Levels:

5 levels above grade
6 levels total

Primary Project Team:

General Contractor:

Turner Construction

<http://www.turnerconstruction.com/healthcare/content.asp?d=1799>

Architects:

Wilmot/Sanz, Inc.

<http://www.wilmot.com/healthcare/inova.html>

Landscape Architects:

Lewis Scully Gionet

<http://www.lsginc.com/lsgprojects.htm>

Engineers:

MEP: RMF Engineering, Inc.

<http://www.rmfc.com/mark/hlth.html>

Civil: Dewberry & Davis

<http://www.dewberry.com/>

Structural: Cagley & Associates

<http://www.cagley.com/>

Owners:

INOVA HEALTH SYSTEM

<http://www.inova.org/inovapublic.srt/index.jsp>

Dates of Construction: (start to finish)

Start: January, 2002

Finish: (estimation) August, 2004

Actual Cost information: (just building, overall project, soft costs)

Initial Contract Awarded to build: \$60 million - *estimate as of June, 2002*
(Award based on original proposed 350,000 sqft building.)

Overall Project Costs: \$80 million - *estimate as of August 2003*
(Based on new addition added to original proposal with a total of 440,000 sqft for the building.)

Project Delivery Method:

“Design Bid Build with General Contractor”

Architecture

Architecture: (Design and Functional Components)

The INOVA Heart Institute project consists of a 156 bed, five-story structure located on the west side of the INOVA Fairfax Hospital adjacent to the existing outpatient surgery building.

On the lowest level of the INOVA Heart Institute, there is a new 180-vehicle parking garage, which sits just below ground level.

The main entrance to the INOVA Heart Institute is on the ground level where the newly consolidated and expanded cardiac labs have been integrated into a suite. The construction also yielded the development of a short-stay holding/recovery area, and a new outpatient clinic for pre-procedure testing, including cardiac-related clinics and research.

The Cardiology Floor is located on the first floor of the INOVA Heart Institute and includes a 24-bed CCU, 28-bed PCCU, Non-Invasive Cardiac Services, Cardiac

Rehab and administrative office space. Also located on the first floor is a pedestrian circulation spine connecting the new parking garage to the Heart Institute Ambulatory Surgery Building and the Tower Lobby within the main Hospital.

The second floor of the IHI is dedicated to cardiac surgery patients and includes a 24-bed CVICU, 28-bed Surgical Telemetry Unit, satellite Pharmacy, and a dedicated elevator and corridor for the transport of cardiac surgical patients to and from surgery.

The third floor includes two cardiac telemetry units (24 and 28 beds each) and department chair offices.

Above the third floor is a mechanical penthouse and elevator machine rooms.
(Courtesy of Turner Construction's Specifications, Section 01010-1.2 Description of Work)

Major National Model Code/s (Do not list standards if routine)

(All material furnished and all work installed shall comply with the latest rules, regulations, and recommendations of the following bodies. In addition all work shall be in accordance with the latest approved versions of the following referenced standards, where applicable.)

American Institute of Architects (AIA)
American Institute of Steel Construction (AISC)
American Society for Testing and Materials (ASTM)
American with Disabilities Acts (ADA)
Boca Basic Plumbing Code
Boca Building Code
Boca Energy Conservation Code
Boca Mechanical Code
Commonwealth of Virginia Health Department
Environmental Protection Agency (EPA)
Fairfax County Health Departments
Fire Prevention Bureaus of Fairfax County and the Commonwealth of Virginia
Industrial Risk Insurers
Institute of Electrical and Electronic Engineers (IEEE)
Illuminating Engineering Society (IES)
Insulated Power Cable Engineers Association (IPCEA)
Local Utility Companies
National Bureau of Standards (NBS)
National Electric Code (NEC)
National Electrical Manufacturers Associates (NEMA)
National Fire Protection Association (NFPA)
Underwriters Laboratories, Inc. (UL)
Virginia Uniform Statewide Building Code

Zoning and Historical:

By the 'Fairfax County Zoning Ordinance' this structure was classified to be a Hospital.

Building Envelope:

The roofing system, with stone ballast over roofing insulation on monolithic membrane waterproofing, sits above a primary cast in place concrete slab.

The perimeter walls are a combination of insulated glass and either brick façade for the main levels, precast concrete curtain walls for the lower sub-level/garage or aluminum panel system for the upper penthouse. All curtain walls are anchored to a 6" LT gauge metal studs system, 16" on center, with ½" exterior sheathing board sandwiching foil face batt insulation between it and the interior hung 5/8" gypsum wall board.