

# GOUVERNEUR HEALTHCARE SERVICES

227 MADISON STREET, NEW YORK, NY, 10002

ALEX DESPOTOVICH | CONSTRUCTION MANAGEMENT

## PROJECT TEAM

- ◆ OWNER: New York City Health and Hospitals Corporation
- ◆ CLIENT: Dormitory Authority of the State of New York
- ◆ CONSTRUCTION MANAGER: Hunter Roberts Construction Group
- ◆ GENERAL CONTRACTOR: J. Petrocelli Contracting, Inc.
- ◆ ARCHITECT: RMJM Hillier Architects
- ◆ LANDSCAPE ARCHITECT: EKLA
- ◆ STRUCTURAL ENGINEER: Greenman-Pedersen, Inc.
- ◆ MEP ENGINEER: AKF Engineers

## CONSTRUCTION METHODS

- ◆ Due to active facility conditions during construction, the project schedule contains six phases
- ◆ First major turnover includes new five story “podium” and eight story tower and entire thirteenth floor
- ◆ Remaining turnovers include demolition and renovation of all existing floors as coordinated between owner and construction management team

## STRUCTURAL SYSTEM

- ◆ Foundation support includes a combination of 100 ton piles, pile caps, piers, strip footers, and grade beams for structural stability
- ◆ New building structure contains an integrated castellated beam and W-beam design with typical HSS8x8x5/8 and HSS 16x8x5/8 members for lateral load stability.
- ◆ Floor slab consists of 4 1/4” lightweight concrete fill reinforced with 6x6-W2.1x2.1 WWF placed 1” from the top of slab on a 2” 16 gage galvanized composite floor deck.

## MECHANICAL SYSTEM

- ◆ Three new variable air volume air handling units deliver 114,000 CFM to spaces throughout the new building.
- ◆ Four new variable air volume air handling units deliver 197,000 CFM to spaces throughout the existing building
- ◆ Fire suppression incorporates a pre-action integrated sprinkler system and dry pipe sprinkler total pac system supported by a new automatic fire pump.

## GENERAL BUILDING INFORMATION

- ◆ OCCUPANT TYPE: Healthcare Facility
- ◆ GROSS BUILDING AREA: 438,000 SF Renovation and Addition
- ◆ TOTAL FLOORS: Existing- 2 below grade, 14 above grade  
New- 1 below grade, 5 floors above grade plus 9 story “Tower”
- ◆ TOTAL PROJECT COST: \$207 Million
- ◆ DATES OF CONSTRUCTION: January 2009—December 2013
- ◆ PROJECT DELIVERY METHOD: Design-Bid-Build with CM Agency



## ELECTRICAL SYSTEM

- ◆ Electrical service feeds 208/120V power to two 4000 amp, 3 phase service boards
- ◆ Service boards distribute power to one 4000 amp, 3 phase and one 3000 amp, 3 phase main distribution boards
- ◆ An 3000 amp and 800 amp bus duct distributes power throughout the existing and new building
- ◆ A 1000KW, 480/277V emergency generator supplies emergency power to the building