

# GOUVERNEUR HEALTHCARE SERVICES

227 MADISON STREET, NEW  
YORK, NY, 10002

## BUILDING STATISTICS I



ALEX D DESPOTOVICH | CONSTRUCTION MANAGEMENT

FACULTY ADVISOR: DR. JOHN I. MESSNER

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**GENERAL BUILDING INFORMATION**

BUILDING NAME	Gouverneur Healthcare Services
LOCATION	227 Madison Street, New York, NY, 10002
OCCUPANCY TYPE	Healthcare Facility
GROSS BUILDING AREA	Existing: 328,665 Square Feet
	Addition: 109,336 Square Feet
	Existing: 2 below grade and 13 above grade and penthouse
TOTAL NUMBER OF FLOORS	Addition: 1 below grade, 5 floors above grade plus 8 story
	“bump out”, and penthouse
TOTAL PROJECT COST	\$207 Million
DATES OF CONSTRUCTION	January 2009 – December 2014
PROJECT DELIVERY METHOD	Design – Bid – Build with CM Agency

**PROJECT TEAM DIRECTORY**

OWNER	New York City Health and Hospitals Corporation	<a href="#">Website</a>
CLIENT	Dormitory Authority of the State of New York	<a href="#">Website</a>
CONSTRUCTION MANAGER	Hunter Roberts Construction Group	<a href="#">Website</a>
GENERAL CONTRACTOR	J. Petrocelli Contracting, Inc.	<a href="#">Website</a>
ARCHITECT	RMJM Architects	<a href="#">Website</a>
LANDSCAPE ARCHITECT	EKLA	<a href="#">Website</a>
STRUCTURAL ENGINEER	Greenman-Pedersen, Inc.	<a href="#">Website</a>
MEP ENGINEER	AKF Engineers	<a href="#">Website</a>
CIVIL ENGINEERING AND LAND SURVEYING	Hirani Engineering	<a href="#">Website</a>
FOOD SERVICE, LAUNDRY, AND WASTE MANAGEMENT CONSULTANTS	Marrack + Associates Inc.	<a href="#">Website</a>
TELECOM / SECURITY CONSULTANTS	McCorp	<a href="#">Website</a>

**ARCHITECTURE – DESIGN AND FUNCTIONALITY**

The Gouverneur Healthcare Services facility is undergoing a major modernization which includes a complete renovation of the existing building, mechanical infrastructure upgrades, and a new building.

The existing building has been designed by RMJM Architects to allow for the hospital to expand their long term bed count from 210 to 295 beds. Many of the floors will function as residential floors where patients will



Image Courtesy of RMJM Architects

reside in suites that share a bathroom and shower. These floors will feature a welcoming fireplace area, two country style kitchens, a spa room, and more.

The new building is a five story building that will house ambulatory care departments for the hospital which include Surgery, Podiatry, OB/Gyn, Adult Behavioral Program, WIC, and Pharmacy departments. The new building also features an eight story “bump out”, floors 6-13, that is connected to the existing building and will serve as added square footage achieve the hospitals long term bed count goal. The new main entrance, located on Madison Street, will feature a storefront glazing and revolving door which enters into a four story atrium featuring a one story marble staircase and two skylights.



Image Courtesy of RMJM Architects

ARCHITECTURE – MAJOR NATIONAL CODES

The major national codes applicable to the Gouverneur Healthcare Service project are as follows:

- The City of New York Building and Administrative Cost - 1968 Latest Edition
- New York City Electrical Code
- New York City Local Law 58/59 NYC Disability Law
- ANSI A117.1 – 1986
- ADA American Disability Act of 1992
- NFPA 101 – 1997 and 2000 Life Safety Code
- NFPA 13 – 1989 Sprinklers and NFPA 72 E Smoke Detectors
- New York State Health Code Title 10
- New York State Energy Code
- AIA Guidelines for Design and Construction of Hospital and Health Facilities 2001
- JCAHO Requirements

ARCHITECTURE – ZONING REQUIREMENTS

- R7-2 as per New York City Zoning Map
- Building Area: No limit with sprinkler system
- Building Height: No Limit

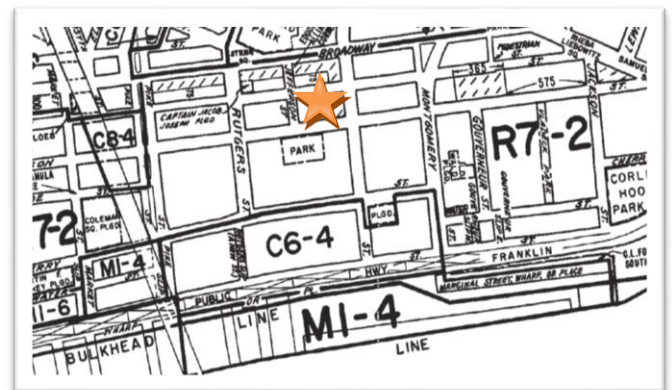


Image Courtesy of NYC Department of City Planning

## BUILDING ENCLOSURE

### ➤ BUILDING FACADE

The building enclosure for Gouverneur Healthcare Services contain a variety of building materials that compose the building façade. The existing buildings façade is composed of an existing brick veneer, concrete columns, and punch-out windows. The 13<sup>th</sup> floor windows will be replaced with larger operable windows as seen in the rendering below.

The new eight story tower façade is comprised of fabricated wall panel assemblies, structural sealant glazed curtainwall, bronze tinted low-e insulating glass, and a flat resin panel screen up on the penthouse level. The new five story building façade is comprised of bronze tinted low-e insulated glass, glazed aluminum curtainwall, fabricated wall panel assemblies, and flat resin panel screen on the 6<sup>th</sup> floor penthouse. The main entrance will feature a bronze tinted glazed revolving door and glazed aluminum storefront doors as shown in the rendering below.



Image Courtesy of RMJM Architects



Image Courtesy of RMJM Architects

### ➤ ROOFING ASSEMBLY

The roofing system of the building consists of a hot fluid-applied, rubberized asphalt waterproofing membrane, elastomeric flashing sheet, fiberglass reinforced rubberized asphalt sheet, insulation drainage panels, filter fabric, and stone ballast.

## HISTORICAL REQUIREMENTS

Not applicable to Gouverneur Healthcare Services renovation and addition project.

## SUSTAINABILITY FEATURES

The Gouverneur Healthcare Services building renovation and addition will not be constructed as a LEED project, therefore no efforts will be put forth to acquire a LEED rating. Design consultants implemented the use of lighting motion sensors as replacement to manual switches for a majority of areas throughout the building. Additionally, as required by code, mechanical infrastructure upgrades will feature energy efficient systems. An alternate to the design, which is to be decided at a later time, is to feature a green roof garden for the use of patients of the hospital on the 6<sup>th</sup> floor roof.