

Largo Medical Office Building

Largo, Florida



The Largo Medical Office Building (LMOB) is an expansion of the Largo Medical Complex, designed to house a centralized patient check-in area and diagnostic center.

General Scope

Function: Office

Gross Area: 154,240 sq. ft.

As-Built Cost: \$12.6 Million (not including equipment)

Dates of Construction: August 2008 — November 2009

Project Delivery Method: Design-Bid-Build

Owner and Developer: The Greenfield Group

Architect: Oliver, Glidden, Spina & Partners

Structural Consultant: McCarthy & Associates

MEP Consultant: Steve Feller, P.E. Inc.

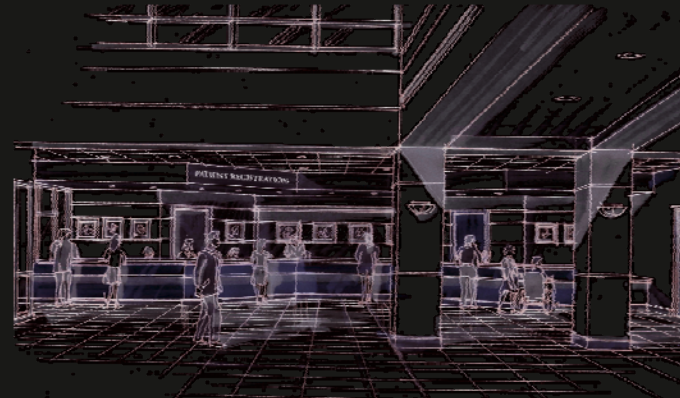


Figure 1.1, Sketch of Patient Check-in Area
Source: Oliver, Glidden, Spina & Partners

Structural Systems

Located in a hurricane zone, LMOB is designed to resist 130 mi/hr. winds. The facility utilizes reinforced concrete shear walls and a steel frame. Reinforced concrete shear walls serve to resist the lateral load and protect emergency egress.

In general, the structural floor system is primarily a 5" thick composite slab. Only the girders are compositely joined to the floor slab. To satisfy the 2-hour fire rating, defined by the 2004 Florida Building Code (FBC), the floor assembly received sprayed cementitious fireproofing,

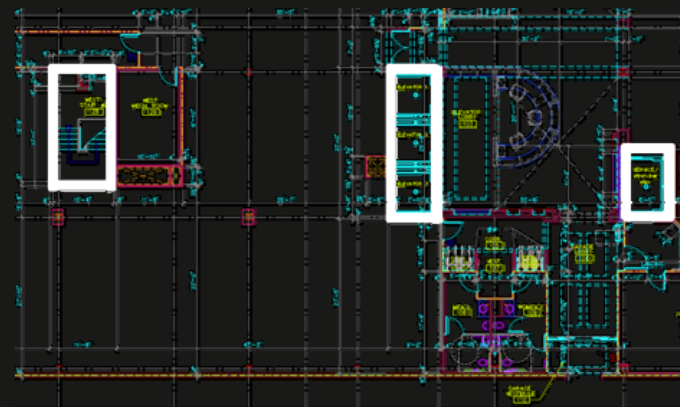


Figure 1.2, Shear Wall Locations
Source: Oliver, Glidden, Spina & Partners

MEP Systems

Primary Cooling: Direct Expansion (DX) with (2) Cooling Towers

Secondary Cooling: Refrigerant based Direct Expansion (DX) using Variable Frequency Motor

Diagnostic Equipment Cooling: Air Cooled Chiller

Heating: Resistant Heating Elements located at each floor

Electrical: 480/277V 3 phase - High Voltage

208/120V 3 phase - Low Voltage

GTD20A emergency power relay system

Lighting: Utilize LED and Fluorescent Lighting in conjunction with occupancy and photo-sensors



Figure 1.3, Interior Lighting
Source: Oliver, Glidden, Spina & Partners