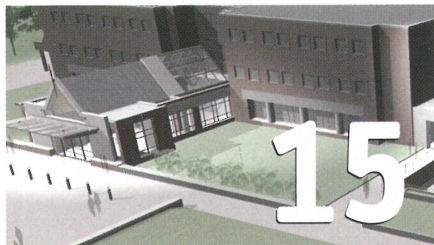


Top Projects Started



15. St. Francis Hospital

Cost: \$190 million

St. Francis Hospital in Roslyn, N.Y., is addressing its space and program deficiencies with a \$190 million expansion and renovation.

The 279-bed hospital on Long Island's North Shore, also known as The Heart Center, has an aging infrastructure, layout flaws, and a lack of onsite parking. But as the only specially designated cardiac care center in the state, it routinely handles 20 percent more patients than



its design capacity.

Larsen Shein Ginsberg Snyder Architects of New York developed a master plan for the modernization project, which is slated for completion in 2008 on the not-for-profit hospital's 15-acre suburban campus.

The project's primary goal is to provide new facilities and to reorganize the flow of patients and staff. The job entails building nearly 157,000 sq. ft. of new space, renovating about 57,000 sq. ft., and adding a four-story underground parking garage with 345 spaces. The new features will include 14 operating rooms, three cardiac catheterization laboratories, 40 intensive care beds, and 160 acute-care beds. The scope includes upgrades to the central utility plant and a new elevator.

In addressing the goal to improve the hospital's traffic flow, the design places operating rooms, catheterization laboratories, intensive care units, and recovery suites – all interdependent for critical cardiac care – on the third floor.

The addition will use a site that currently houses several outmoded ancillary structures. The design also calls for "in-fill" space between existing buildings and helps to utilize a larger basement footprint on site.

The project work will require underpinning, but instead of jarring excavation methods, the team will use hand-digging techniques and augured soldier piles. The addition will be a slab and beam concrete structure.

The addition's design will also align with the existing facility's 12-ft. floor-to-floor height, a tricky undertaking because of a limited ceiling plane and new seismic code requirements. The project team's solution was to lower the basement floor by 2 ft. and create two gently sloped ramps to provide access to the lower basement space.

Key Players

Owners: Catholic Health System of Long Island and St. Francis Hospital

Owner's Rep: DeMatteis Construction

Architect: Larsen Shein Ginsberg Snyder

Construction Manager: Turner Construction

Consultant: Dunn Engineering

M/E/P/FP Engineer: Lizardos Engineering

Landscape Architect: M. Paul Friedberg & Partners

Associate Architect: Angelo Francis Corva & Associates

Structural Engineer: Gilsanz Murray Steficek

Civil Engineer: Sydney Bowne & Sons