Sacred Heart Village

Louisville, Kentucky

SITE AND FACILITIES PLANNING STUDY

February, 2007

Champlin / Haupt Architects, Inc.
424 East Fourth Street
Cincinnati, Ohio 45202

(513) 241-4474
(513) 241-0081 Fax
schillingr@charchitects.com

Renovation Considerations for the Chapel Building

FUNCTIONAL: The second floor is not connected to any of the surrounding functional areas which will limit the long term utility of the space. An isolated area generally increases staff requirements if it is developed into operational area for health care delivery. Isolated space is acceptable for support space that does not benefit from access or adjacency to the business operations.

BUILDING ENVELOPE: The building envelop is a solid masonry wall that has very little or no insulation. The building appears to have the original windows with storm type windows added to the exterior to improve comfort. Renovating the second floor into personal care (assisted living) will require installation of new windows well as a new interior wall around the perimeter for insulation.

BUILDING FRAME: The proposed uses of the first and second floors may be considered different, requiring a fire separation. The first floor future uses are the Chapel (A-3, Assembly use), Administration (Business) and Adult Day Care (I-1, Institutional). This fire separation will require that all the columns supporting the second floor classification I-1 use (Assisted Living) must be fire proofed to the foundation. Currently, the columns are unprotected steel and the floors are of an undetermined rating.

LIFE SAFETY: The existing building does not have an approved exit from the second floor for the proposed I-1 use. New enclosed stairways will need to be constructed on both sides of the building to providing remote exits from the second floor. These stairways should also connect to the first floor and conform with areas of refuge specified in the accessibility code.

MECHANICAL / ELECTRICAL SYSTEMS: Although the electrical and mechanical systems were not evaluated, it is assumed that the second floor of the building will require completely new systems. In addition, due to the extent of the renovations, the first floor rest room facilities will need to be completely renovated to meet building code regulations for accessibility.

LOGISTICAL: The proposed use will require new plumbing systems installed above the first floor which will limit this continued use of the first floor spaces during construction. This will add costs to move the Day Care and Chapel activities on a temporary basis. It could be renovated to meet the current proposed uses, but at great cost.

Opinion of Probable Cost: $3,190,500.

This estimate is based on conceptual drawings to renovate the Chapel Building for personal care units and constructing new space on the first floor for day care and administration. This work will include the complete reconstruction of the building including all new services, windows and exit stairways. This cost is approximately the same as new construction. For this reason and for additional considerations discussed above, we do not recommend renovating this building.

FLEXIBILITY AND ADAPTABILITY

There are basic elements of the existing building such as stair, elevator and shaft locations, patient room arrangements, ceiling heights, structural systems, general envelope condition and site location and constraints that cannot be changed if a renovation project is chosen. Some of these items can be changed through demolition and replacement, but at a high cost. Site location and the need for the highest and best use of the land that the building occupies will also be an important decision criteria. Although mechanical and electrical facilities should be reviewed, any building will require replacement of these systems over time. It is the building obstructions, general layout and building placement that are the most important criteria in the decision to save and renovate a building or replace the facility.

For a building to maintain its' utility over time, it must be flexible. Flexibility generally means a clear and regular structural system, a building plan that is rectangular with adequate exit pathways, located on a flat site where the building is a distance from other buildings and property or easement locations. A building's age is also very important because the deterioration of the building envelope may require repairs that are greater in cost than building new. Buildings that are flexible are also usually designed with a concern about energy consumption and future changes and are often constructed to meet regulations and code provisions that are years away.

OPERATIONAL EFFICIENCY

Operational efficiency is another driving force behind all health care design. Hospitals spend about 60% of their budget on labor costs, therefore, a design that reduces staffing needs can have an impact of the bottom line. Designs that speed processing, help orient and direct visitors, reduce distance between related departments, and allow doctors and nurses to work more efficiently are now absolutely critical to the performance of a nursing home. Whether renovating or building new, there must be a benefit from consolidation of services, clarification and separation of the patient and staff circulation systems, and the "rightsizing" of the building to control energy and other fixed operational costs.

ENVIRONMENT OF CARE

The American Disabilities Act and the accessibility issues were not a requirement when the Chapel and North Building were constructed. Nursing home administration and regulatory requirements were also limited at that time. Building codes and related life safety requirements have been improved many times over this life of the buildings. The complete renovation of these buildings will require that all current codes and regulations must be met or application for a variance will be required prior to occupancy.

MECHANICAL, ELECTRICAL AND AUXILIARY DESIGN

A mechanical and electrical audit of the facilities was not a part of this study. However, we have made assumptions regarding the mechanical and electrical construction costs in our budget based on similar projects and scope of work.