



Kaiser Permanente Largo Medical Office Building – Largo, MD



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Building Statistics
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Building Name	Kaiser Permanente Full Service Medical Office Building
Location and Site	Largo, Maryland
Building Occupant Name	Kaiser Permanente
Occupancy or function types	Medical Office Building – Type II-B
Size	106,700 SF Addition; 129,000 SF Renovation
Number of Stories Above Grade	Addition – 3 stories; Renovation – 4 stories
Primary Project Team	
Owner	Kaiser Permanente https://www.kaiserpermanente.org/
General Contractor	DPR Construction http://www.dpr.com/
Construction Manager	Jacobs http://www.jacobs.com/
Architect, Interiors, Structural & MEP Engineers	Ellerbe Becket, Inc. (An AECOM Company) http://www.ellerbebecket.com/
Civil Engineer	A. Morton Thomas & Associates, Inc. www.amtengineering.com/
Dates of Construction	Notice to Proceed – June 10, 2011 Final Completion – July 2014
Actual Cost Information	Total GMP - \$40,000,000
GMP based on CD Documents	Addition - \$32,000,000; Renovation - \$7,000,000
Project Delivery Method	Design-Bid-Build



Architecture

Kaiser Permanente is adding to and renovating its Largo medical office building. Originally built in 1998, the fourteen year old, four-story building will soon be accompanied by a three-story, 106,000 square foot addition, basically doubling its size. The exterior façade of the building is intended to very closely match the existing building so one will not be able to tell they were built almost a decade and a half apart, although there will be some key differences. Once the addition is complete, the renovation will take place. The interior of the addition will then be replicated in the existing building along with some department relocations and renovations.

A large clerestory will be utilized on the new third floor, bringing much more natural light into the space which will be comprised mostly of corridor and waiting areas. There is a glass curtain wall on a large area of the west elevation extending around staircase one. Also, a large amount of architecture will be expressed through the landscaping design and specific plant selection.

The first floor of the new addition will include the Imaging and Urgent Care Departments accompanied by the new pharmacy. There will also be a small generator yard on the southeast corner of the building. Medical Pulmonary, Medical Cardiology, Orthopedics, and Podiatry departments located on the second floor with general surgery and head/neck surgery. The top floor will consist of the Pre-Surgery Center, Recovery/Perioperative Services (PACU), Outpatient Surgery, Sterile Processing and a new staff lounge.

Major National Codes

- International Building Code 2006
- International Mechanical Code 2006
- International Plumbing Code 2006
- Life Safety Code 101 (NFPA) 2009
- National Fire Alarm Code (NFPA 72) 2007
- AIA Guidelines for Design & Construction of Hospitals and Healthcare Facilities (2006)

Zoning

- The Prince George's County Zoning Ordinance
- Maximum exist access travel distance: 150 feet from door and 200 feet from any point if sprinklered
- Maximum common path of egress travel: 100 feet sprinklered
- Maximum length of dead end corridor: 50 feet sprinklered
- Suites more than 2500 square feet, two exits and access doors required

Historical Requirements

- There are no historical requirements for this location.



Building Enclosure

The exterior south and east facades primarily consist of two types of bonded brick (BR-1 to match existing building's red brick and BR-2 to match existing tan colors). Behind the brick is an air barrier, ½" gypsum sheathing, vapor barrier, 6" metal studs with R-20 Batt Insulation.

Exterior Insulation and Finish System (EIFS) makes up a small portion of

the facade. There are different variations of aluminum curtain wall that all have one inch insulated glazing. There are three major types of glazing used; Green Tinted Insulating Vision Glass Unit with Low-E (GL-21), Ceramic-Coated Insulating Spandrel Glass (GI-71) and Decorative Laminated Glass (GL-31A-F).

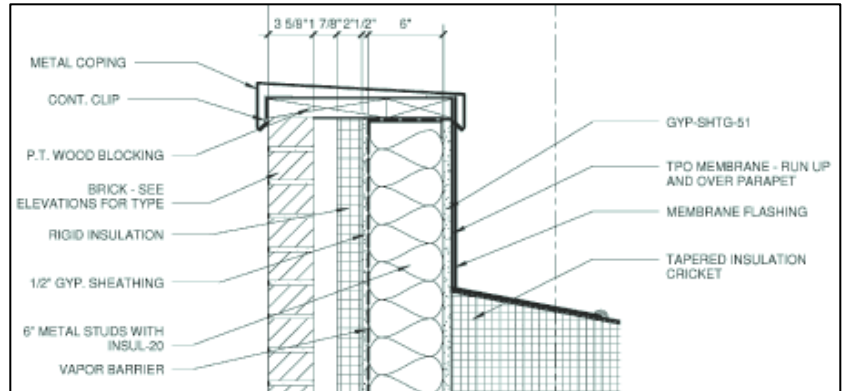


Figure 1 Detail of the brick facade and roofing material. Image courtesy of Ellerbe Becket, Inc.

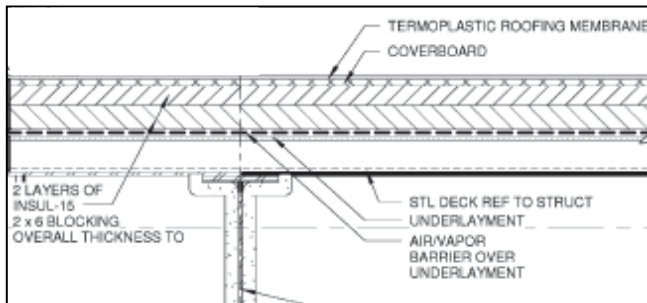


Figure 2 shows the thermoplastic polyolefin (TPO), coverboard, two layers of INSUL-15, air/vapor barrier all resting on steel decking. Image courtesy of Ellerbe Becket, Inc.

The roofing membrane is a white 60-mil, thermoplastic polyolefin (TPO) sheet. The membrane is overlapped and a bonding adhesive secures it to the sheet flashing below. There are two layers of four inch thick insulation on top of an air and vapor barrier. All of this is resting on gypsum coverboard which is mechanically fastened to the steel decking.

Sustainability Features

Although this building is not going to be LEED certified, there are many sustainable features in this medical office building. Throughout construction, material is being separated and recycled. A major passive feature of this building is the large cobrahead roof on the third floor of the addition which spans over 200 feet in length. This will bring in large amounts of natural daylight without overheating the space. The top layer of roofing consists of a thermoplastic membrane. This is a durable material that, because of its white color, will help the roof reflect light and absorb as little heat as possible, preventing the heat island effect.

There will also be a drainage pond located between the Area C and the existing south wing. The pond will manage

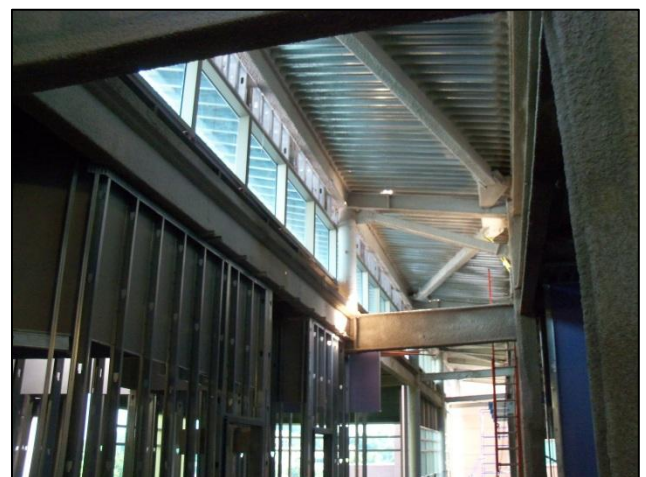


Figure 3 Shown above is the clerestory that stretches over 200 feet long and bringing in natural light. Personal photograph taken by Chris Pozza



stormwater runoff and help improve the water quality of nearby sources. Another great thing incorporated into the landscape design is the natural vegetation that will be used surrounding the building. There is a lot less macadam and concrete around the perimeter of the building, allowing plenty of space for grass, shrubs and small trees native to the area. The area surrounding the building, once completed, will have entirely new pathways guided through a variety of vegetation.

