



PROJECT COST:
\$ 21,000,000

COMPLETION DATE:
August 2021 (est.)

PROJECT SIZE:
62,370 sf

LOCATION:
Ithaca, NY

CLIENT:
Guthrie Medical Group

REFERENCE:
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MEDICAL OFFICE BUILDING

Guthrie Medical Group was looking to house multiple specialty practices on a rotating basis in a single location. This project is the development of a completely new building as part of the City Harbor project, a larger project with several buildings intended to develop a neglected waterfront site into a vital part of the downtown community. The layout and design of the building follows LEAN principles, with on stage/off stage patient and staff interface. Among the typical infrastructure for a building of this type there are also a few systems that required more creative solutions: as a particularly environmentally-conscious community, Ithaca requires that new buildings be run without dependence on fossil fuels, so this project includes an environmentally-friendly mechanical system that utilizes the thermal properties of the city's effluent system; also, due to very poor structural quality of the soil on site, the project involves the creation of a structural system involving hundreds of deep piers along with a grade beam network to support the building.

Organized in pods, 35 exam rooms were created with the associated support spaces to accommodate flexible use by any Guthrie practice that might have office visits scheduled. Specialty practice areas were also created, including Physical therapy, ENT, optometry, endoscopy, and X-ray / nuclear imaging. The endoscopy suite, which includes three procedure rooms and eight prep/recovery rooms, was designed to facilitate AAAHC accreditation as an ambulatory care suite. Because of this accreditation, the entirety of the building has been designed to meet the requirements of the Life Safety Code (NFPA 101).