

# BUILDING<sup>®</sup> BRIEFS

Published by:

**Petra**  
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MAY/JUNE, 2008

## Lobby Renovation is a Welcome Relief

The main entrance lobby at Saint Mary's Hospital in Waterbury, Connecticut functions somewhat like a miniature version of New York City's Grand Central Terminal. Although not quite as busy, and small by comparison to some healthcare facilities, it is the intersection of three primary corridors, contains a gift shop, a waiting area, a coffee shop, reception area, restrooms and the information desk. The lobby establishes a first impression of the Hospital for the hundreds of guests and patients who visit each day.

Early in 2007, Director of Facilities Donata Perra and Vice President of Operations Thomas J. Senker outlined their concerns regarding the outdated

lobby to Petra, along with their interest in a design-build solution. Petra partnered with Albis Turlington Architects, LLC to evaluate several design and construction options to address the Hospital's goals and challenges. The objective was to create

a calmer and brighter environment with state-of-the-art amenities, while maintaining the Hospital's ties to its history. The project team accomplished these goals by enlarging the space, raising the ceiling height, creating a more private seating area, relocating



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*The renovated  
lobby replicated the  
original compass  
rose medallion  
in the terrazzo floor*

## Project Profile

**Owner:** Saint Mary's Hospital,  
Waterbury, CT

**Project:** Main Lobby Renovation

**Project Delivery System:** Design-Build

## Project Team

### Saint Mary's Hospital

Robert Ritz, CEO

Thomas Senker, VP, Operations

Donata Perra, Director of Facilities

Barbara White, Marketing

Joe Connolly, Marketing

Linda Brown, Infection Control

Mark Casey, Security

Bonnie Forcucci, Patient Access

Chris Emerton, Food & Nutrition Services

Patrick Rowland, Environmental Services

Nancy Feola, Patient Advocate

Peter Nazario, Environmental Services

Dolton James, Financial Counseling

Lezlye Zupkus, Foundation

Jaimelyn Burnham, Patient Access

Carlo Mariano, Imaging Services

Chad Wable, Administration

Terri Baltera, Gift Shop

Fernanda Silva, Information Services

Margaret Gamache, Service Response Ctr.

Chris Hamilton, Finance

Vesel Haxhillary, Environmental Services

### Petra Construction Corporation

Terry Wooding, Executive Vice President

Barry Zorzanello, Sr. Project Manager

Michael DeAngelis, Sr. Project Manager

Jason Tabak, Project Manager

Dave Hall, Project Manager

Victor Host, Assistant Project Manager

Ken Woodward, Director of Estimating

Sam McClendon, General Superintendent

Joe DeAngelis, Project Superintendent

Scott Kirby, Project Foreman

and Petra's jobsite craft personnel

### Albis Turlington Architects, LLC

Richard Turlington, AIA

Marco Costantini, Architect

### Engineering

Mechanical, Electrical, Plumbing (MEP)

Frank Centore, NATCOMM, LLC

### Structural

Francis D. Kobylenski, PE, Dewberry

Special thanks to all of Petra's subcontractors and material suppliers

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the coffee shop, enlarging the restrooms, and updating the finishes.

A previous 1980s vintage renovation included the installation of carpeting, which concealed the original terrazzo floor and its beautiful compass rose medallion. Also concealed were four original stained glass windows that were part of the adjacent Chapel. These items were reintroduced in the new design.

The Hospital assembled an internal team of its representatives to advise the design-build team on issues such as security, marketing, infection control, facilities, food and nutrition services, gift shop operations, patient access and hospital operations. The existing gift shop was to be updated with new fixtures, displays and an expanded line of merchandise. This would be the ideal time to complete that work in conjunction with the lobby renovation.

The design-build team presented the Hospital with a comprehensive design concept including several options and conceptual construction cost estimates for the renovation. With an aggressive budget from the beginning, the team was challenged to clearly identify components of the project that could be either scaled down or eliminated to keep the project within the budget. "This required some very creative analysis," commented Richard Turlington, who, along with his associate, Marco Costantini of Albis Turlington Architects, LLC, represented

the design professionals for the project.

With approval to proceed, the construction documents were completed, a Guaranteed Maximum Price (GMP) was developed by Petra, and preparations for demolition began. The Hospital agreed to close the lobby for the duration of the project to help expedite the schedule and reduce project costs.

A temporary entrance was established to handle pedestrian traffic during the renovation. The existing "swing type" aluminum entry doors were replaced with sliding automatic doors and a new wood-paneled vestibule. The entrance was also enlarged to better accommodate wheelchair access. The main focal wall was faced with limestone to create a dramatic backdrop for the new identity signage. The carpeting was replaced with new terrazzo, including an exact replication of the original compass rose medallion. A beautiful white oak information desk was constructed in the center of the space, and white oak and mahogany were used extensively to "warm" the atmosphere.

One of the most dramatic improvements was the removal of a false wall along the corridor leading from the lobby to the elevators. The four original stained glass windows were revealed, and the original brick wall from the adjacent Chapel was restored to capture part of the Hospital's one hundred year history. "Renovating an older facility can be complicated, and requires extra care to evaluate structural impact along with existing conditions," said Jason Tabak, Petra's

Project Manager. Petra Senior Project Manager Michael DeAngelis added, "The entire design-build team put forth a tremendous effort to complete a challenging renovation. They did an outstanding job, and we're pleased with the Hospital's reaction."

"Petra approached the project with a high level of professionalism and skill, and the results are impressive," said Thomas J. Senker, Vice President of Operations for the Hospital. "We are extremely pleased with the quality of the completed work, and the way in which our new lobby meets our original design expectations."

Donata Perra, Saint Mary's Hospital Director of Facilities commented, "We were most pleased and impressed with the excellent working relationship between all Petra personnel and our Hospital facilities staff. We were kept well informed and consulted on all issues. This is important in a high profile project, and especially in a hospital environment."

The new doors to the renovated lobby opened to an enthusiastic crowd on March 17, 2008. The Hospital's staff has always been proud of the outstanding patient care they provide; now their renovated main lobby properly reflects the quality of care that patients receive. Petra is proud to have been a part of the transformation.

To discuss program management or construction services, please call Guido Petra, President or Terry Wooding, Executive Vice President at 203-865-6043.

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