

BUILDING BRIEFS

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PET-CT Scanner Finds A New Home At St. Raphael's Radiology Dept.

Petra's construction expertise extends to a variety of settings. Recently the firm was chosen for an assignment at the Hospital of St. Raphael in New Haven, CT. Their responsibility was to create a room in the Radiology Department to house a three million dollar PET-CT Scanner, an adjacent Support Services Room for patients, and a Technician station.

Albert Wasko, St. Raphael's Operations Manager, said that after many months of consideration, a decision was made to acquire the state-of-the-art PET-CT Scanner from Siemens Medical Systems.

The purchase of this scanner provides the Hospital with an advanced imaging tool to precisely detect and diagnose cancer, heart disease or neurological diseases. The machine combines two high-tech imaging processes: PET scanning, which shows how your body is functioning or working, and CT scanning, which shows body structure and anatomy. Combining them helps doctors tell the difference between normal and abnormal conditions. St. Raphael's is the only hospital in the area to provide this advanced technology.

Some of the hurdles confronted during this challenging project within a hospital setting were: maintaining an extremely clean environment, maintaining the flow of day-to-day hospital

activities, meeting tight project target dates and handling a number of "surprises" with efficiency. Mr. Wasko said that there are always changes and unpredictable roadblocks that appear. Several factors contributed to the decision to select Petra, including their previous performance on a number of other projects at the Hospital.

Jane Gould, Project Manager from Kenneth Boroson Architects, said that there was daily interaction with Petra, the Hospital of St. Raphael's staff, outside contractors, and the Siemens representative. Great teamwork was required. There were design changes

inhibit the normal day's flow. There were many pieces to this puzzle which required a lot of patience and understanding between all parties.

Sharon Bates, Petra Project Manager, said that the first roadblock encountered was the thickness of the existing lead on the floor, ceiling and walls. The specifications for this machine were not known in advance, so the project was delayed by about three weeks, while heavier lead protection was installed. Once this was in place, drywall was installed, and power and HVAC systems were installed.



The PET-CT Scanner and its new home.

to the layout midstream, and many coordination challenges to be met and resolved.

Petra's Superintendent, Bob Juhlin, was at the site every day from September through January. Working hours were long, often starting very early in the morning. Scheduled appointments for patients within the Radiology Department had to be taken into consideration, so as not to

In the middle of this work, another surprise arose. The PET-CT Scanner arrived early and storage was out of the question. Upon its arrival in the room, the PET-CT was completely enclosed with plywood for protection and cleanliness. Work continued around the scanner, but its presence made construction more difficult. To make the whole job develop more

Continued on the back page

Continued from the front page

smoothly, and to allow patients access to the PET-CT by October, the decision was made to divide the work into two stages. Stage one included the scanner room/tech station area, and stage two covered the patient services area.

Because the functionality of the equipment had to be ensured before payment, the Hospital requested that Petra uncrate the equipment in preparation for hook-up, to be sure there were no problems. To assure antistatic conditions, special flooring was installed. Plumbing, electrical and HVAC were brought to the PET-CT by Petra, and then Siemens' technicians took over the actual installation and calibration of the unit, etc.

During the entire project cleanliness was a huge issue. A Negative Air Machine was used, and duct-work closed, to keep dust down. The Hospital inspected and approved the conditions daily. The Hospital's Life Safety Requirements were also carefully followed.

Despite the interruptions and complications, the project was completed within the required time frame with minimal disruption to the Hospital.

If you have a challenging construction project, please call Guido Petra, President or Terry Wooding, Executive Vice President at 203-865-6043 and put the Petra Team to work for you. Please also visit our web site at www.petraconstruction.com.

New Retainage Rules For Private Project Owners In Connecticut

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On June 26, 2003, Governor Rowland signed into law Public Act 63-167 requiring the owner of private commercial or industrial construction projects, effective January 1, 2004, to place



retainage (when retainage is required) in escrow accounts. Details are:

- Details and procedures of the escrow account shall be included in the project's advertisement for bids.
- Each month the owner must provide the contractor with a report indicating the account's total value and a listing of the deposits and withdrawals that have been made. The report must also be made available for any subcontractor's review upon request.
- The contractor will be entitled to interest for any amounts the owner does not deposit or release as required. The owner shall pay the contractor an additional 1-1/2 percent per month until the retainage amount that should have been deposited or released is paid in full. In any action to enforce the provisions of the Act, a court may award reasonable attorney's fees and costs to the prevailing party.
- The escrow account will be closed upon the project's substantial or final completion, depending upon the contract's final payment provisions.

Note: The Act does not apply to residential developments that consist of four or less dwelling units or projects that are less than \$25,000 in value. The Act also does not apply to public construction projects.

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