



March 26, 2021

Ref: 73165.00

Mr. F. Steven DiMasi – Chair

South Kingstown Planning Board
South Kingstown Town Hall
180 High Street
Wakefield, RI 02879

Re: South County Hospital Medical Office Building Addition/Renovation
100 Kenyon Avenue
Wakefield, RI 02879

Mr. DiMasi and Members of the Board:

On behalf of South County Health, Vanasse Hangen Brustlin, Inc. (VHB) respectfully submits the following Pre-application and supporting material for the proposed Medical Office Building renewal/renovation and Frost Connector addition project at South County Hospital located at 100 Kenyon Avenue.

Project Narrative

The hospital is pursuing a strategy of off-campus decanting and internal Medical Office Building (MOB) suite renovations to change the makeup of outpatient practices on campus, focusing on supporting proceduralists. These specialists are the primary drivers for surgical procedures for the hospital, including Orthopedics, Cardio/Vascular and Urology. To accomplish this, affiliated practices serving lower acuity populations, such as primary care, will be shifted to nearby off campus locations.

The multiphase construction effort will modernize the engineering infrastructure of the medical office building, including in-situ replacement of the existing air handlers and upgrades to HVAC controls and Fire Alarm.

The Frost Connector adds approximately 2,500 SF to the campus footprint and will become a part of the new Main Entrance to the hospital. The Connector located on the hospital First Floor however adds no new clinical space and should have no net impact on parking demand. Its primary function is a bridge connection of Orthopedics outpatient clinical space in the MOB with the Orthopedics inpatient recovery unit in the Frost building. It also houses administrative space including (2) conference rooms and rehab offices from Frost displaced by the new circulation path.

The overall project will be completed in five distinct phases and will require site alterations and improvements to facilitate patient, visitor and employee access to the hospital. These phases have been outlined below.

1 Cedar Street

Suite 400

Providence, RI 02903

P 401.272.8100

F 401.277.8400

Engineers | Scientists | Planners | Designers



Mob Renewal and Frost Connector

- **Phase I**

Phase I includes internal renovations of the MOB by shifting select services off-site or to telework while condensing diagnostic reading in the hospital to create space in the MOB for new services.

- **Phase II**

Phase II includes shifting services to their new locations as renovations are completed in Phase I.

- **Phase III**

Phase III includes shifting services to new locations vacated by the previous phase and to other off-site ambulatory locations as temporary moves or to meet community needs. Other services leave the building due to non-renewal of leases.

- **Phase IV**

Phase IV includes internal shifts of services at the completion of Phase III and by renovation of newly vacated areas. This phase includes project components which impact the building exterior elevations, footprint, and campus. The two components include relocation of the PET/CT mobile dock to the Radiation Therapy building to improve the hospital west entrance and MOB north entrance in preparation for the next phase. The second exterior component is the renewal of the exterior and interior MOB stair tower to begin creating the new Hospital main entrance. Additionally, in this phase all floors of the MOB infrastructure will be renewed.

- **Phase V**

Phase V includes shifting services by newly renovated space in the previous phase. This phase also includes the creation of the new Hospital main entrance and Frost building connector above the new main entrance.

Site Improvements

In order for the MOB and Frost Connector project to happen an initial site enabling project must be completed during Phase IV as outlined above.

- **West Entrance Improvement for Temporary Access**

West entrance improvements will be required as an enabling project for the MOB renewal and Frost connector. The west entrance will serve as a temporary main entrance while the existing main entrance is under renovation and the Frost connector is constructed. Once completed this entrance will serve as a staff entrance to the facility.

Proposed improvements consist of a new temporary patient drop off, west entry employee plaza improvements, landscape and sidewalk improvements, temporary modifications to the campus parking circulation and restriping of the existing parking lot, and the creation of 16 handicap new accessible parking spaces.



- **Main Entrance Improvements**

The main entrance will require site improvements due to the construction of the Frost Connector. These improvements include the re-alignment of the existing drop off curb lines to match the new canopy, and the restructuring of the existing landscaped island and handicap parking spaces located adjacent to the new entrance. New walkways, ramps and landscaping will be installed, and site infrastructure modifications for proper drainage will be completed as part of the project.

Project Parking Analysis

During the anticipated 18-24 months of construction, there will at times be less on-site parking available as a result of the exterior work at the main entrance and the MOB entrance. The net impact ranges from 5-25 spots, however when the impact is the largest, approximately 20,000SF of the MOB are offline for renovation, reducing demand by approximately 80 spots at the 4:1000 parking ratio (1 space/250 GLFA).

The final project will not have any overall parking impacts. Specific details of specific square foot space being reduced or converted and each parking impact are outlined below.

- The Rehab gym in the MOB basement will be permanently downsized from 5,500SF to approximately 1,500sf. The existing gym provides comprehensive rehab including long term maintenance care. After renovation, the smaller gym will focus on acute to prehab/rehab immediately before and after procedures. The long term maintenance care component will be shifted off campus to area gymnasiums, with mostly virtual monitoring and check-ins with clinicians. The resulting parking reduction would be 16 spaces with a net result of approximately 25,000 fewer annual visits to the hospital campus, lessening the weekday parking demand by approximately 115 daily visits.
- The MOB renewal effort converts approximately 2,800SF of space in the lower level from storage to clinical space. The resulting parking requirement would be 12 spaces, and operating at a maximum efficiency, this would increase weekday parking demand of approximately 100-120 daily visits.

Based upon the overall MOB space renovation the overall project will result in a reduction of the required parking spaces on campus.



VHB has enclosed the following documents in support of a Pre-Application Submission for the South County Hospital Medical Office Building Addition/Renovation project:

- Application Fee Check for \$100
- Sixteen copies of the Project Review Application
- Sixteen Copies of the Project Narrative
- Two copies of the Project Team Form
- Sixteen copies of the Architectural Plan Renderings (11x17)
- Six copies of the Site Plans (24" x 36")
- Ten copies each of the following additional documentation:
 - Vicinity Map
 - FEMA Flood Map
 - Supplemental Existing Conditions Plan

If you should have any questions or comments regarding the enclosed materials, or need additional information, please do not hesitate to contact me at 401-457-7812.

Sincerely,

A handwritten signature in black ink, appearing to read "S.D. Lindgren".

Scott D Lindgren, PE

Senior Project Manager
slindgren@vhb.com