

BEST OF
2007
AWARDS

Fresenius Medical Dialysis Center Philadelphia

Project Of The Year -
Small Projects (under \$5 million)

Construction of a kidney dialysis center is complex, typically requiring a number of tenant-supplied items and installations. This \$3.8 million 30,000-sq-ft center was even more intricate than most because it was built within an abandoned industrial complex.

Crews faced structural and environmental issues while other significant site improvements were under construction elsewhere on the campus.

The project involved converting a portion of the historic Budd Plant; a former manufacturing site that had been used to manufacture rail cars and automotive bodies for 80 years. The developer is currently converting the entire 20-building complex into a diverse business center.

The dialysis center for Fresenius Medical Care includes 64 individual treatment stations. Its purpose is to consolidate a number of smaller facilities and provide a training facility and conference center.

The project team had to rig two 275 kw emergency diesel generators through an opening in the floor in the middle of the building. The generators were large so



the rigging and eventual installation in the basement required cutting a large hole in the floor slab well into the interior framing and construction of the project, as well as the protection of the recently poured floor topping.

A generator room was constructed in the basement with emergency distribution panels, automatic transfer switch and an 1,800-gallon fuel tank with a spill containment basin.

The floor of the manufacturing building was covered with wood blocks, set on end grain on top of a reinforced concrete slab. The wood, having been repeatedly treated with creosote over the years, had actually saturated the wood and the upper layer of the existing concrete. Crews removed the creosote-soaked wood, applied a surface treatment over the concrete slab and installed a containment vapor barrier over the entire 30,000-sq-ft area.

This was followed by the installation of a 3-in., fiberglass-reinforced, lightweight concrete topping slab. <<

Project Team

Owner/developer: Preferred Real Estate Investments Inc., Conshohocken, Pa.

Owner/developer representative: Northstar Advisors, Ardmore, Pa.

Architect: Peter F. Arfaa Architects PC, Philadelphia

Structural engineer: Knudsen Engineering Inc., Horsham, Pa.

Mechanical engineer: M.P. Hershman, PE Inc., Feasterville, Pa.

Electrical engineer: DGW Electrical Engineering Inc., Ivyland, Pa.

General contractor: Gardner/Fox Associates Inc., Bryn Mawr, Pa.

Steel contractor: Agape Enterprises Inc., Springfield, Pa.

Concrete contractor: Tripodi Masonry, Philadelphia

Plumbing contractor: Tandem Associates, Mt. Laurel, N.J.

Electrical contractor: Raff Electric, Aston, Pa.