

# Ingham County Medical Care Facility - Rehabilitation Center Additions

**A** tight budget, unforeseen site conditions, and equipment surprises complicated the 13,250-square-foot rehabilitation center addition. Though Moore Trosper was the low bidder, its bid still exceeded the project budget. Value engineering by the contractor came up with solutions that offered the project owner potential savings of \$353,000, or 12 percent from the original low bid. Upon consideration, the owner accepted the proposed changes in the amount of \$258,000.

Though the changes were made, the addition's architectural features were not

compromised. The exterior design features finished cast stone, Dryvit, and a standing seam roof system. Approximately 5,000 cubic yards of soil had to be removed to prepare the site and a tiered, 14-foot high boulder rock retaining wall was constructed, with boulders ranging in size from two to four feet.

The building's interior features a seg-

mented ceiling, hexagonal shaped dining room and lounge, a therapy gym, and warm interior finishes intended to provide an "at-home" feeling. The facility is used by patients who are not sick enough to need hospitalization but not yet well enough to return to their homes.

Surprises to the project included the discovery that soils on the site were of poor quality and that the water table was only four feet below the existing grade. This forced changes to provide for additional drainage. An existing cooling tower had been judged adequate for meeting the addition's needs. When it failed, the project team had to scramble to install a new one before the extremely hot months of summer caused health issues among the facility's residents.



**Contractor:** Moore Trosper Construction Company, Holt  
**Project Owner:** Medical Care Facility & Rehabilitation Services of Ingham County  
**Design Consultant:** Edmund London & Associates Inc., Southfield  
**Project Size:** \$3,093,600