Submitted at the 3/9/15 Public Meeting –

Foster Hospital for Small Animals – Addition and Renovation

2015-2016

Cummings School of Veterinary Medicine at Tufts University

Grafton Planning Board Meeting

March 9, 2015

Dean introduces Team → Dean Kochevar
→ Paula Thompson

Jennifer Heilkman, TOCC

Outline

- Project Overview: Project Goal, Needs Addressed and Key Design Elements
- Project and Site Metrics
- Project's Regulatory Compliance
- Next Steps

Project Goal

To provide an improved experience for clients and animal patients in a contemporary and comfortable setting, while optimizing clinical functionality and enabling best-practices for veterinary teaching and learning.

Key Design Components

- Larger, more welcoming reception area
- 25% more state-of-the-art exam rooms
- Two-story front lobby, which will act as a visual beacon to the hospital entrance
- Larger treatment and teaching areas in clinical services including, emergency and critical care, ophthalmology, cardiology, neurology, diagnostic imaging, internal medicine and dermatology
- New reflection room for clients

Why the Project is Needed

- Maintain a competitive advantage over other veterinary teaching hospitals
- Provide a better learning environment for students and house officers
- Improve function of clinical service areas and rounds rooms
- Decrease Cummings School's operating deficit by increasing hospital revenue as a % of total school budget

Improved Work Flow & Energy Efficiency

- Co-locate key functions at the front of the hospital to improve client communications and client flow
- Relocate space for back office and other administrative activities away from client area
- Upgrade critical, functionally obsolete mechanical, electrical and plumbing systems to achieve improved function and greater energy efficiency

Key Metrics

Current FHSA Size: 52,113 GSF

Project Size: 22,724 GSF

- 4,552 new addition (8%)
- 18,172 (35%) to be renovated*

2016 FHSA Size: 56,665 GSF

Net New Parking Spaces: 12

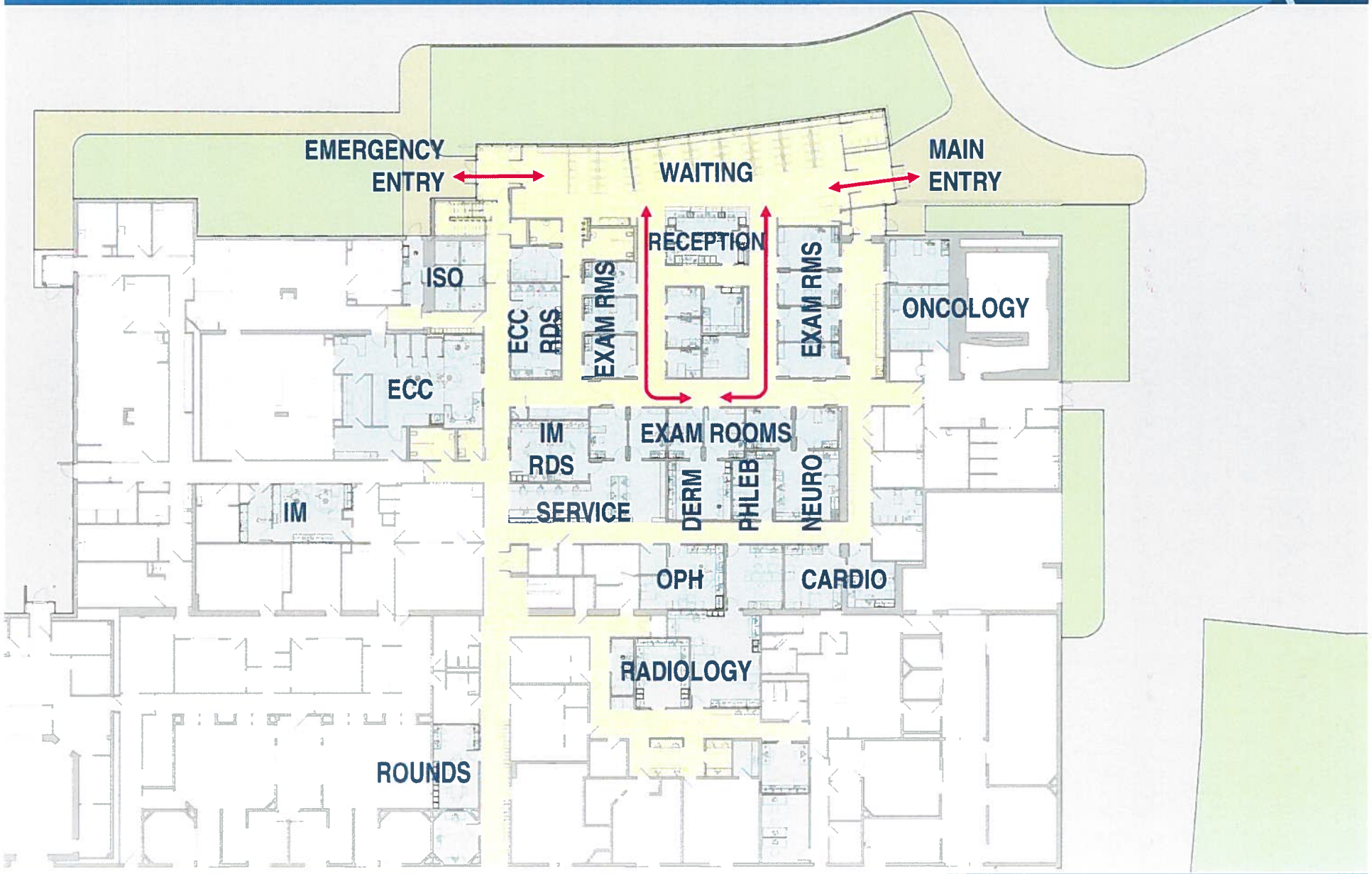
Total Project/Construction Cost: $9.5M/$7.2M

* About 3,100 gsf to be renovated will convert HLA to FHSA space, or will be for shared FHSA/HLA uses

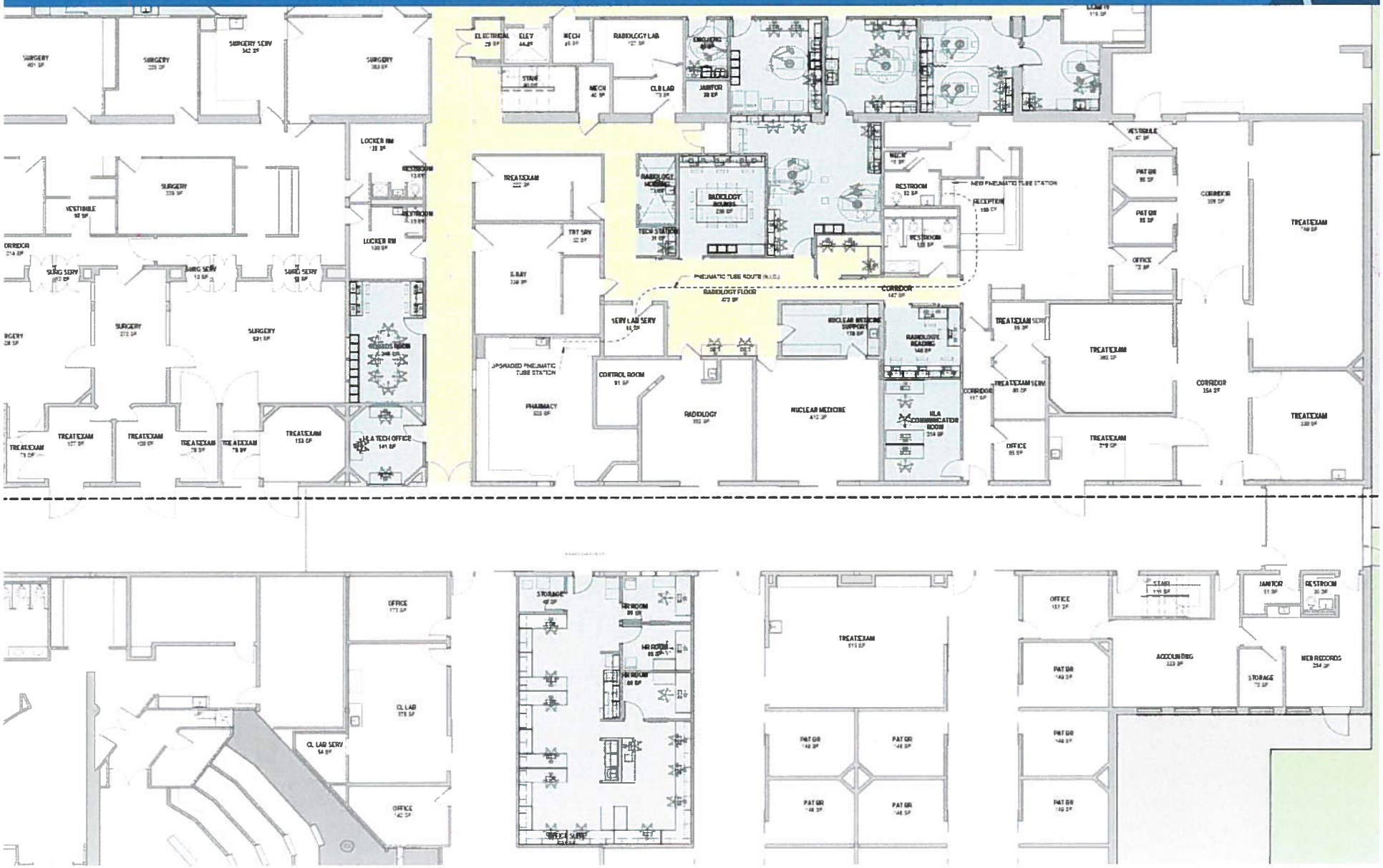
Front Entrance

Emergency Entry

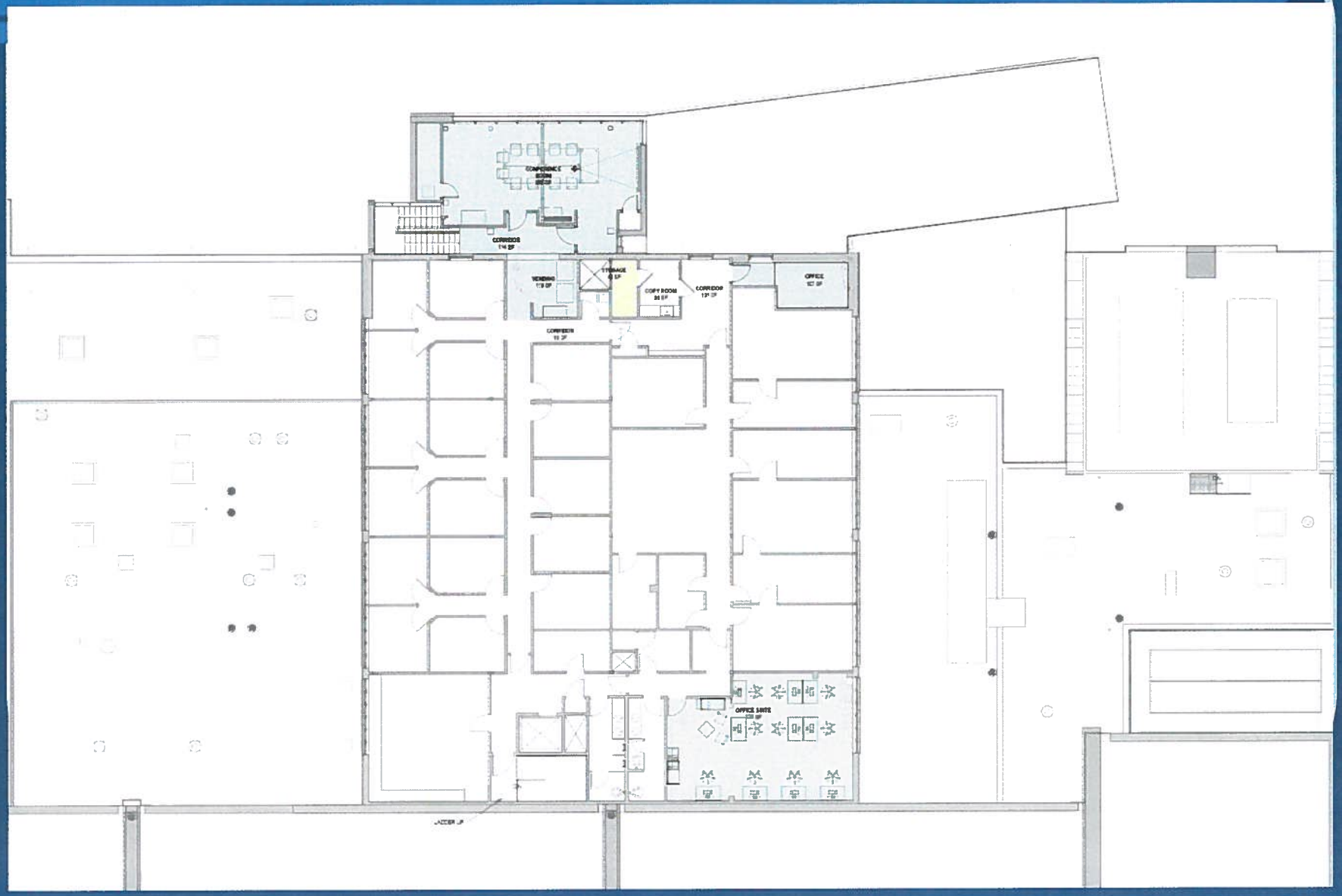
1st Floor Client/ Patient Zone



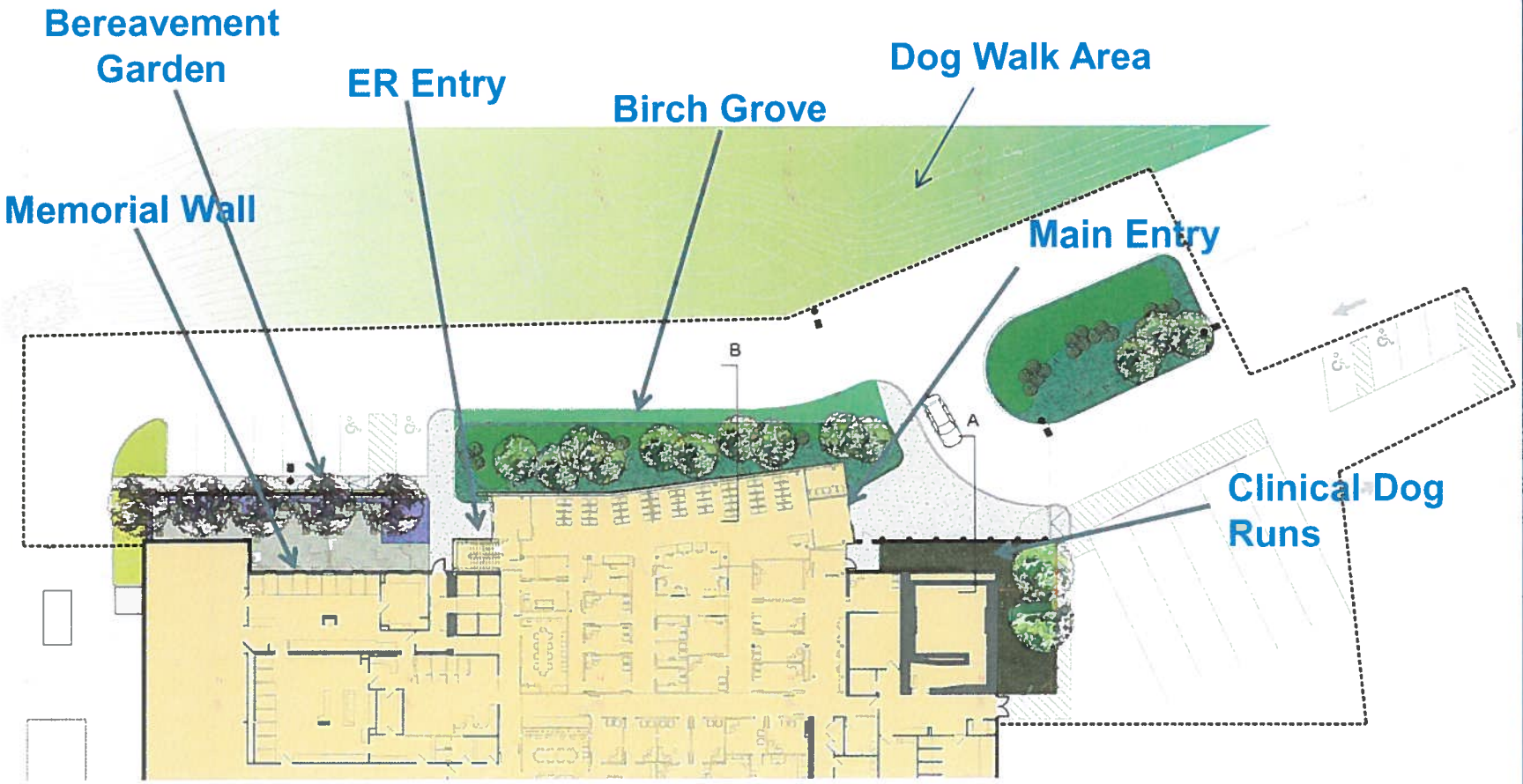
1st Floor Radiology/HLA



2nd Floor Addition and Renovation



Landscape Plan



SUMMARY

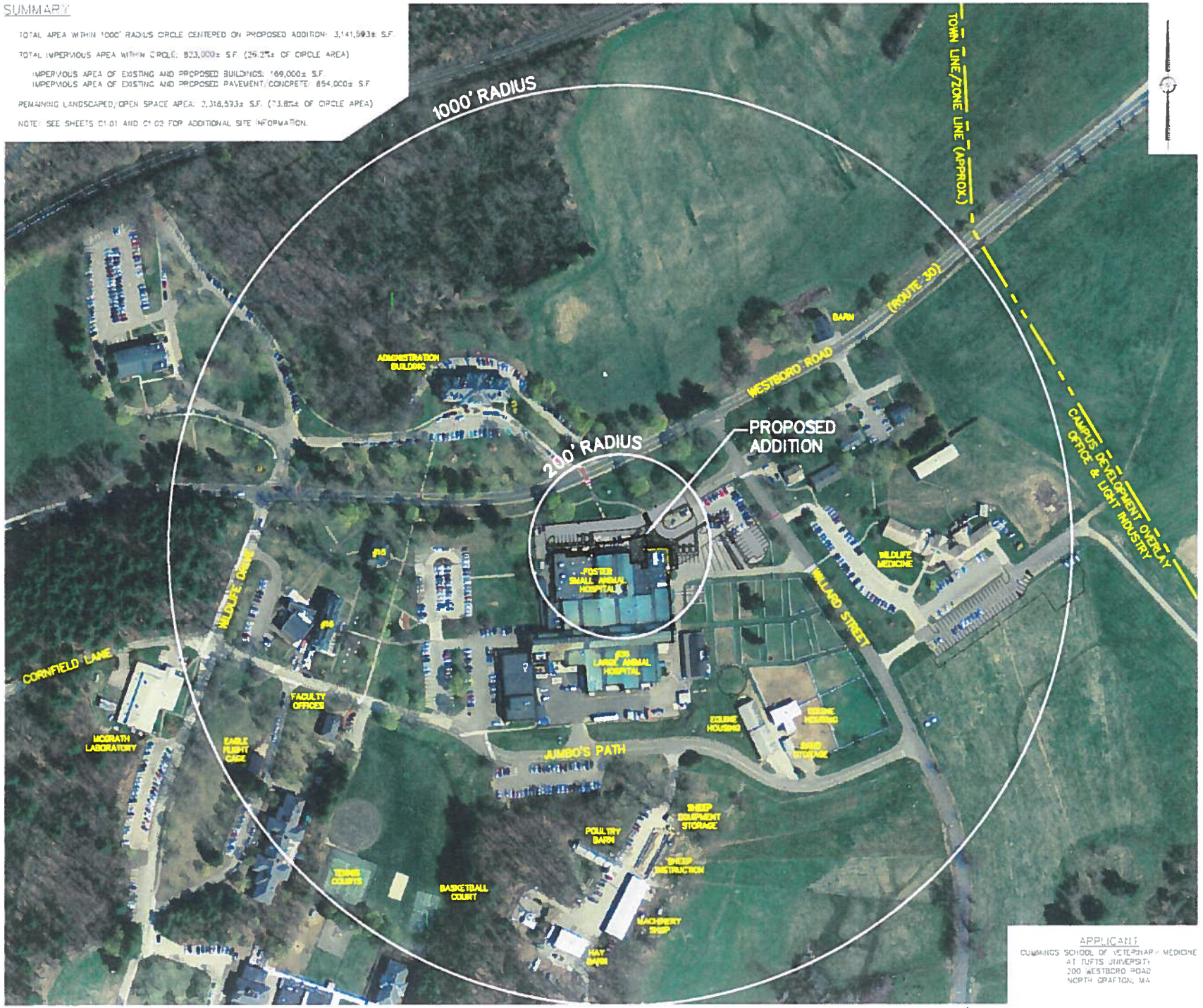
TOTAL AREA WITHIN 1000' RADIUS CIRCLE CENTERED ON PROPOSED ADDITION: 3,141,593± S.F.

TOTAL IMPERVIOUS AREA WITHIN CIRCLE: 823,000± S.F. (26.2%± OF CIRCLE AREA)

IMPERVIOUS AREA OF EXISTING AND PROPOSED BUILDINGS: 169,000± S.F.
IMPERVIOUS AREA OF EXISTING AND PROPOSED PAVEMENT/CONCRETE: 654,000± S.F.

REMAINING LANDSCAPED/OPEN SPACE AREA: 2,318,593± S.F. (73.8%± OF CIRCLE AREA)

NOTE: SEE SHEETS C1.01 AND C1.02 FOR ADDITIONAL SITE INFORMATION.



APPLICANT
CUMMINGS SCHOOL OF VETERINARY MEDICINE
AT TUFTS UNIVERSITY
200 WESTBORO ROAD
NORTH GRAFTON, MA

PAYET

ISSUED FOR CONSTRUCTION

Overview Pl

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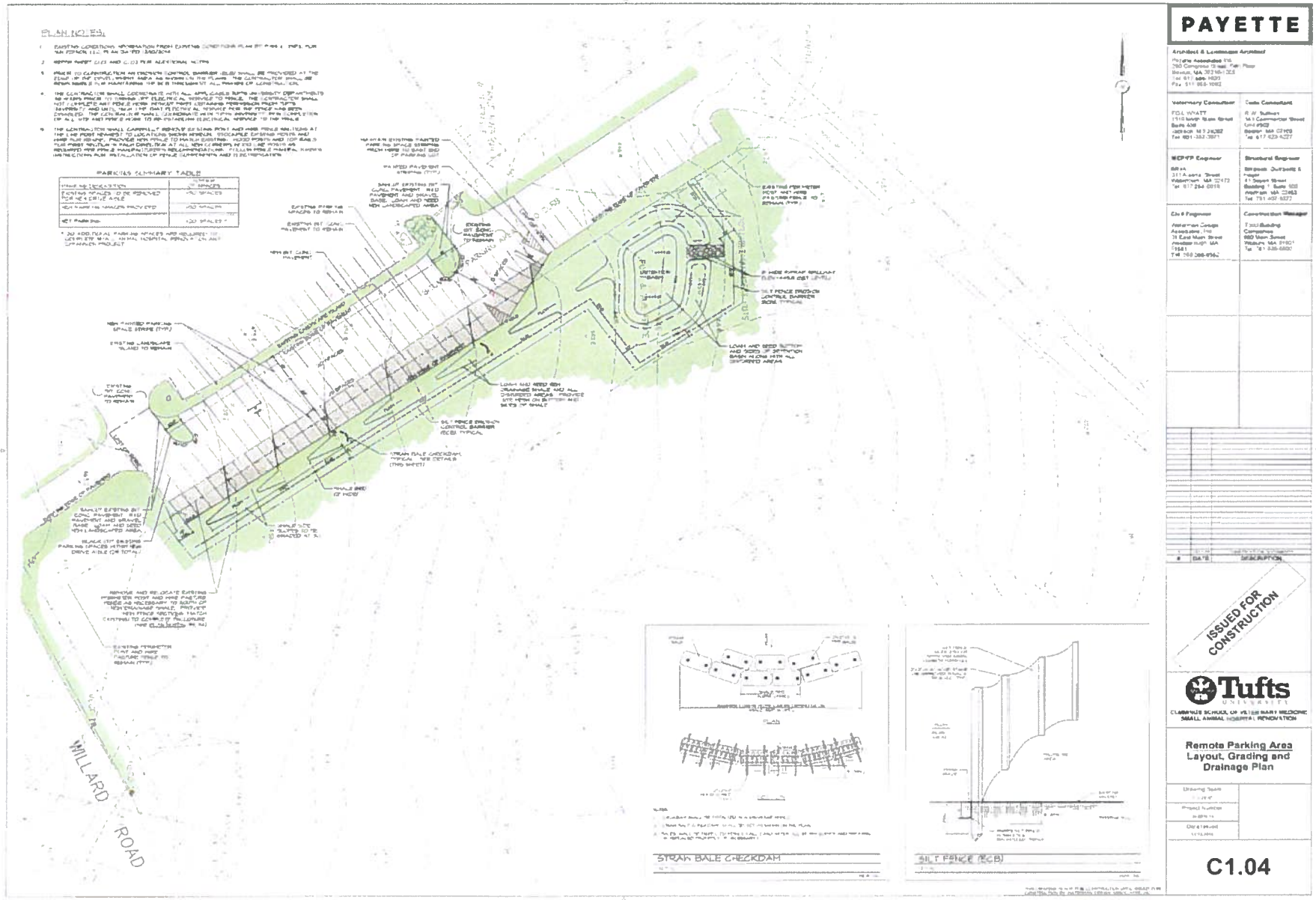
CDOD Compliance

	Within 1000' Circle	FHSA Addition and Renovation
Open Space (Minimum)	25%	73.8%
Ground Coverage (Maximum)	60%	26.2%
Landscaping (Minimum)	30%	73.8%
Added Impervious Surface	3,700 sf	.5% Increase over Existing Conditions

Site Plan

New Parking Area



Veterinary FHSA Near-term Renovation Plan

Next Steps

- March 2015: Anticipated Grafton Planning Board project plan approval
- April 2015: Start of phased construction
- April 2016: Construction complete