

The Everett Clinic Smokey Point Medical Center
Smokey Point, Washington



SQ FT
60,000 BGSF



OWNER/AFFILIATION
The Everett Clinic



ARCHITECT(S)
ZGF Architects



COMPLETION DATE
September, 2012



SITE MAP

ABOUT | DESIGN INTENTIONS

The Everett Clinic (TEC) is a nationally recognized, physician owned clinic group providing care to more than 250,000 patients throughout Washington each year. With the Smokey Point Medical Center, TEC had, for the first time in their nearly 90 year history, the opportunity to build a flagship building and create a new prototype multi-specialty clinic from the ground up.

The new medical center houses over twenty different medical specialties in a two-story 60,000 SF clinic designed to reflect TEC's values and streamline and enhance the patient experience by ducing wait times and providing comprehensive care in a single easy-to-access location located adjacent to a major interstate.

The building was designed using Lean methodologies and delivered within an aggressive schedule and construction budget.



The Everett Clinic Smokey Point Medical Center

Smokey Point, Washington

DESIGN CONCEPT

Transforming The Patient Experience

When The Everett Clinic embarked on the planning and design process to build a new medical facility from scratch, they had the chance to dramatically **reimagine their workplace, minimize waste, and provide an even more enhanced and supportive environment** for patients and their families.

With a focus on minimizing waste and any non-value added steps, the medical center was designed with a focus on patient flow so providers can serve patients quickly and efficiently as they move through stages of care and with the flexibility to reconfigure space to meet changing patient needs.



WAITING AREA



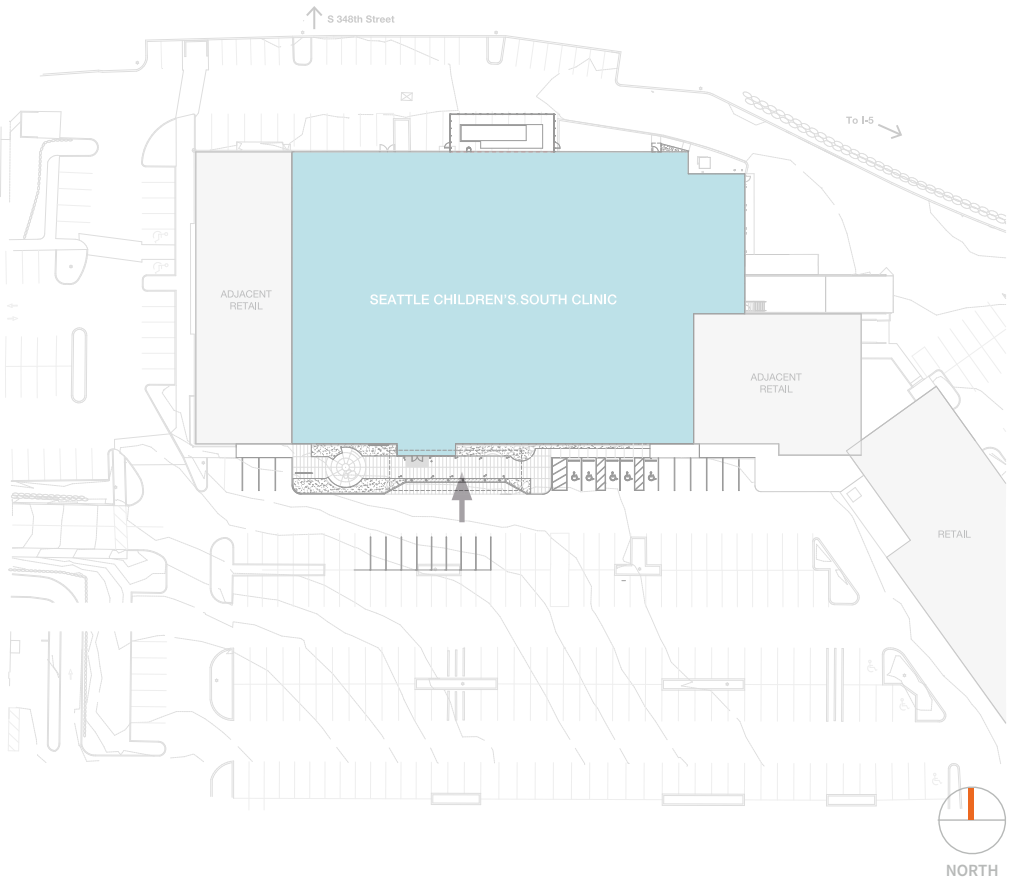
MAIN WAITING AT REGISTRY



CORRIDOR ON THE SECOND FLOOR

citation from design concept

SITE PLAN



DESIGN CONCEPT

Affordable Elegance

An aggressive 24-month design and construction schedule and very modest construction budget of \$13.6 million (\$225 per square foot) drove the design.

The tilt-up concrete shell provides a low maintenance, durable finish that was produced on site using local sand and gravel and accented by Northwest harvested cedar.

The entry on the south side is flanked by a steel and wood canopy surrounded by storefront windows, welcoming patients to the facility. The Northwest-harvested wood accents provide a **sense of inviting warmth** and contrast to the concrete. Vertical reveals irregularly spaced across the concrete façade create **visual impact, scale, and texture to mitigate the mass** of what is essentially a “big box.” In addition, the glass curtain wall and **storefront windows allow natural daylight to penetrate deep into the building.**

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LEAN PLANNING & DESIGN

To achieve the **most efficient, patient-centered solution**, ZGF used a cross-functional, Lean approach to programming and design. This involved working from day one with an integrated team of care providers, doctors, nurses, medical assistants, laboratory and radiology technicians, receptionists, janitors, and patients assembled to work collaboratively with the architect, contractor, project manager and Clinic leadership to create a facility fully-focused on TEC's number one core value: **Do what is right for the patient.**

KEY

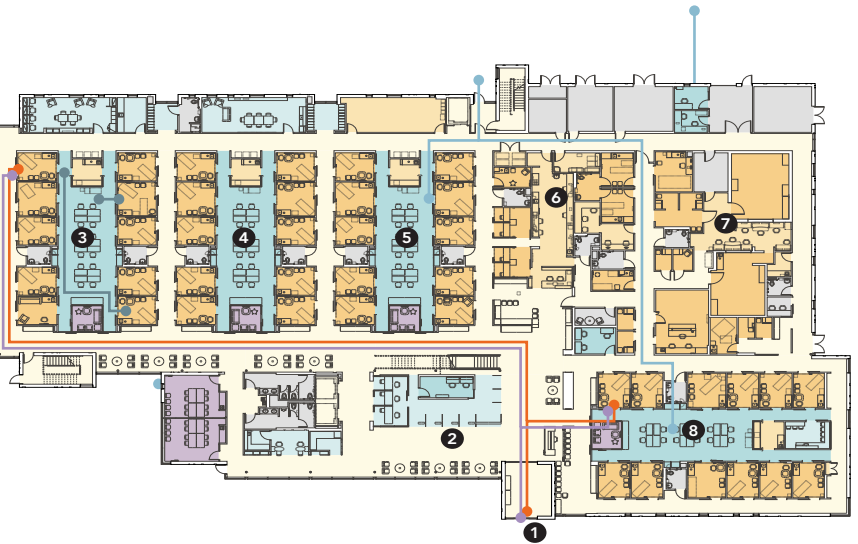
Clinical	7,762 NSF
Clinical Support	3,024 NSF
Office	3,324 NSF
Office Support	1,932 NSF
Conference	959 NSF
Support	2,399 NSF

GROUND LEVEL:



- 1 Main Entry
- 2 Lobby / Check-in
- 3 Allergy Shot Room / Audiology / EN
- 4 Family Practice / Gynecology / Intern
- 5 Behavioral Health / Family Practice /
- 6 Lab / Phlebotomy
- 7 Diagnostic Imaging
- 8 Walk-in Clinic

TRAVEL DISTANCE ANALYSIS



- 1 Main Entry
- 2 Lobby / Check-in
- 3 Allergy Shot Room / Audiology / EN
- 4 Family Practice / Gynecology / Intern
- 5 Behavioral Health / Family Practice /
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LEAN PLANNING & DESIGN

Jettisoning the traditional programming through design development approach, the whole team—using eight Integrated Design Events held over eight months—collectively made operational and design decisions to achieve facility outcomes in support of TEC's goals for the project, including **reducing non-patient care space by 30%, reducing lead time to shorten patient visits, optimizing adjacencies to overlap support, providing space that promotes teamwork, and increasing room flexibility to decrease operational downtime.**

KEY SPACES:

- ▶ Exam Rooms (119 nsf, 143 nsf)
- ▶ Staff Work area (360 nsf)
- ▶ Staff Work core (730 nsf)
- ▶ Toilet (45 nsf)

TRAVEL DISTANCE ANALYSIS

- Patient 46ft - 263ft
- Family 41ft - 215ft
- Staff 47ft - 165ft
- Staff 10ft - 76ft (Work Core Only)

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LEAN PLANNING & DESIGN

Outcomes

With the “Voice of the Patient” front and center throughout the entire planning and design process, **key Lean outcomes include:**

- Simple and intuitive interior space plan and palette so **patients can self-guide**.
- **33% increase in efficiency** of overall square footage.
- **23% reduction in non-patient care space** yielding \$2.1 million savings.
- **30% reduction in the number of exam rooms** (from 82 to 62 rightsized rooms) with 92% increase in flexibility.

KEY

Clinical	4531 NSF
Clinical Support	830 NSF
Office	1889 NSF
Office Support	457 NSF
Conference	168 NSF
Support	1521 NSF
Shelled Space	7112 NSF

GROUND LEVEL:



- 9 Cardiology / Dermatology / Gastrointestinal Medicine
- 10 Family Practice / Neurology / Orthopedics / Podiatry
- 11 Physical Therapy
- 12 Future Services

TRAVEL DISTANCE ANALYSIS



- 9 Cardiology / Dermatology / Gastrointestinal Medicine
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- 12 Future Services

LEAN PLANNING & DESIGN

Outcomes

Just-in-time approach to stocking medical supplies on portable carts eliminates the need for storage.

Multi-disciplinary care teams (primary care and specialists) work in an **open plan office environment (no private offices)** to enhance team-based patient care.

Separate and dedicated patient and provider zones and paths of travel enhance the patient experience.

BUILDING GROSS FACTORS

TOTAL NET SQFT : 35,908 NSF

BUILDING GROSS: 58,349 GSF

NET-TO-GROSS: 1.62

TRAVEL DISTANCE ANALYSIS

- Patient 37ft - 181ft
- Family 37ft - 181ft
- Staff 13ft - 138ft
- Staff 10ft - 76 ft (Work Core Only)

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DESIGN CONCEPT

Interior Environment

The interior palette is intentionally straightforward to enhance wayfinding and promote self-guidance throughout the clinic. Soothing but distinct low VOC paint color, accented by fir wood and a natural frit pattern adhered to the surface of the exam pods, is cost effective and easy to navigate.

With floor to ceiling windows on each level of the clinic, the interior is bathed in daylight and connections to the outdoor environment assist in wayfinding. The natural palette is accented by a small but well-curated collection featuring the work of local artists.

Demountable glass partitions, modular furniture systems, and storage carts provide the flexibility required of a Lean, operationally efficient healthcare environment.

Materials were locally sourced, manufactured, and assembled and selected for maximum value, durability, and minimal environmental impact.

PROJECT SUMMARY:
Project: The Everett Clinic Smokey Point Medical Center
Project location: Smokey Point, Washington
Owner/Client: The Everett Clinic
Architect: ZGF Architects
Project manager: Alliance Project Manager
Structural engineer: Coughlin Porter Lundeen
General contractor: J.R. Abbott Construction Inc.
MEP engineer: Affiliated Engineers, Inc.
Acoustics:
Photographs/Illustrations:
Construction cost: 13.6 Million
Building area GSF:
Cost per square foot:
Construction start date:
Substantial completion date: September, 2012



AIA/AAH DESIGN AWARD WINNER

Category: Innovations in Planning and Design Research, Built and Unbuilt

JURY COMMENT

- ▶ The creative and elegant use of tilt up concrete for facade to speed construction and meet cost and time goals moves this facility from ordinary to something quite special.
- ▶ The uniform design concept is evident and well done.
- ▶ It is a good use of natural light and local materials.
- ▶ An exceptionally clear and well-organized plan creates good public circulation and legible entry to clinic zones.

