

Warren Clinic
Tulsa, Oklahoma

SQ FT
29,962 BGSF

OWNER/AFFILIATION
Warren Professional
Building Corporation

ARCHITECT(S)
CallisonRTKL

COMPLETION DATE
2015



Building Entry



Exterior View



Branded Wall and Fountain

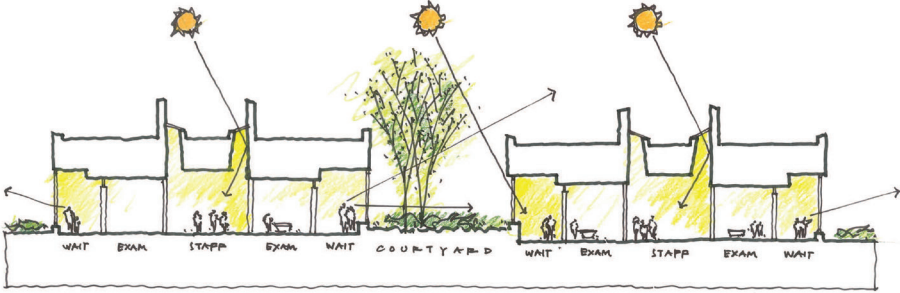


Site Map

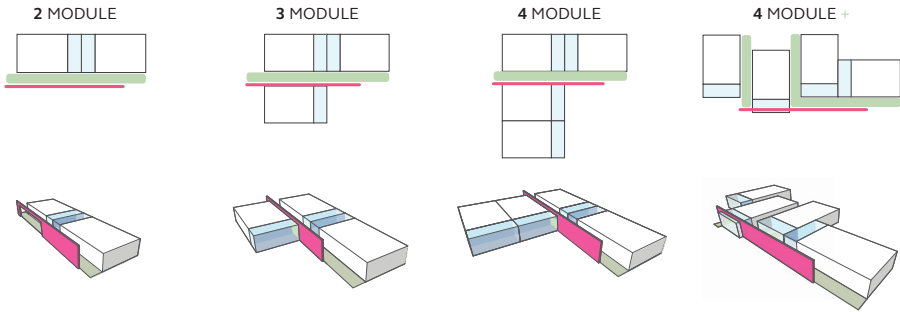
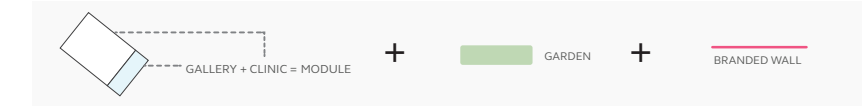


ABOUT | DESIGN INTENTIONS

Saint Francis Health System partnered with CallisonRTKL to design and brand their outpatient clinic model and experience. Three new clinics, Warren Clinic at South Memorial, Tulsa Hills and North Broken Arrow, were designed as **patient friendly, operationally efficient** clinics. Functionally, the clinics provide primary and urgent care with lab and imaging services to the Tulsa, Oklahoma area. A “**plug-n-play**” clinic prototype is integrated in the clinics allowing for **growth and flexibility** for various sites in the area.



Access to Daylight



Modular Clinic Approach

Warren Clinic

Tulsa, Oklahoma

DESIGN FEATURES

Natural Light

Using **natural light** as a primary driver, the modular approach **maximizes visual access** to exterior courtyards and light for both visitors and staff. “**Light from Above**” was the theme, which resonates throughout the design.

Daylight for visitors occurs from the moment they enter the clinic, through a light filled gallery area. Once visitors arrive to their exam room, they either sit down outside the room or are escorted inside. While sitting outside, they have **direct views to the exterior** with floor-to-ceiling glass walls. Inside each exam room, natural light enters through clerestory window glass above. In the discreet home team area for staff, natural light floods the space through two skylights above that run the entire length of the space.



Gallery Space with Courtyard View

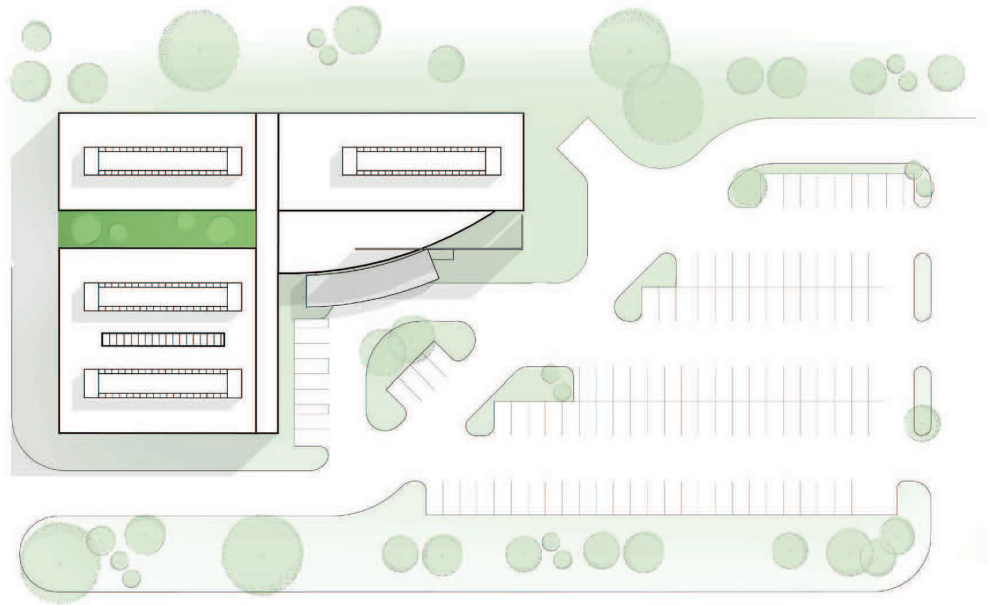


Off-Stage Space



Exterior Courtyard

SITE PLAN



ECOLOGICAL IMPACT

Courtyard Integration

While oftentimes healthcare design aims to bring the outside in by reflecting the exterior environment, the Warren Clinic design takes a different approach. Because the region it serves does not offer much variety in terms of geography, with its generally flat topography and muted landscape, the Warren Clinics **infuse lush greenery** into the design through the **integration of courtyards**. Not only do these courtyards create a **sense of calm and comfort** for the **patients** and **staff** the clinics serve, but they provide an added benefit of aiding the environmental impact by **reducing CO2 emissions**, and reducing energy demand.

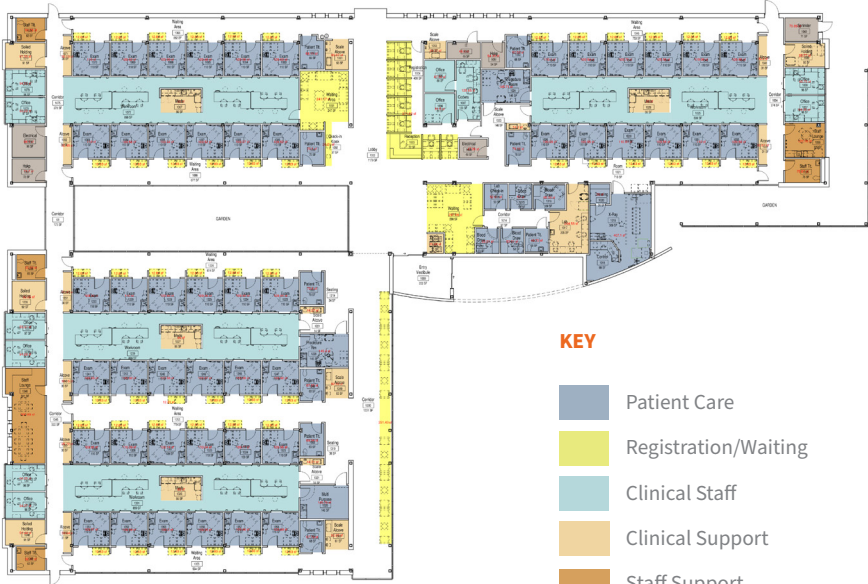
Additionally, these courtyards act as **natural cooling mechanisms** during the warm Oklahoma summers by **encouraging natural ventilation**. With the flooding of natural light, reduction in energy usage and peaceful aesthetic, the implementation of these small hand-crafted ecosystems **improves quality of life** for the communities they serve.

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Tulsa, Oklahoma

DEPARTMENTAL GROSS SQUARE FOOT
TAKE-OFFS

FUNCTIONAL PROGRAM		SF
DEPT	Patient Care	7029.3
	Clinical Staff	4646.7
	Clinical Support	1319.6
	Staff Support	688.7
	Registration/Waiting	1652.9
BUILDING	Total NSF	15337.2
	Net-to-Gross Multiplier	1.46
	Total DGSF	22452
BUILDING	Building Support	391.0
	Vertical Circulation	0.0
	DGSF-to-BGSF Multiplier	1.33
	Total Building BGSF	29962.0

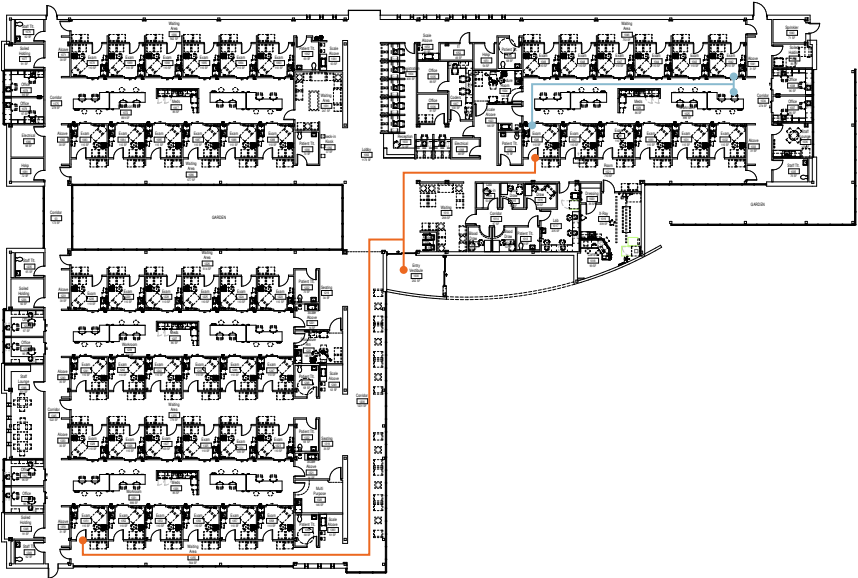
GROUND LEVEL:



- KEY
- Patient Care
 - Registration/Waiting
 - Clinical Staff
 - Clinical Support
 - Staff Support
 - Building Support

Note: "Departmental Square footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014

TRAVEL DISTANCE ANALYSIS



KEY SPACES:

- Exam Room (110sf)
- Procedure Room (146sf)
- Staff Work Core (899sf)
- Staff Lounge (125-301 sf)
- Blood Draw (53-69sf)

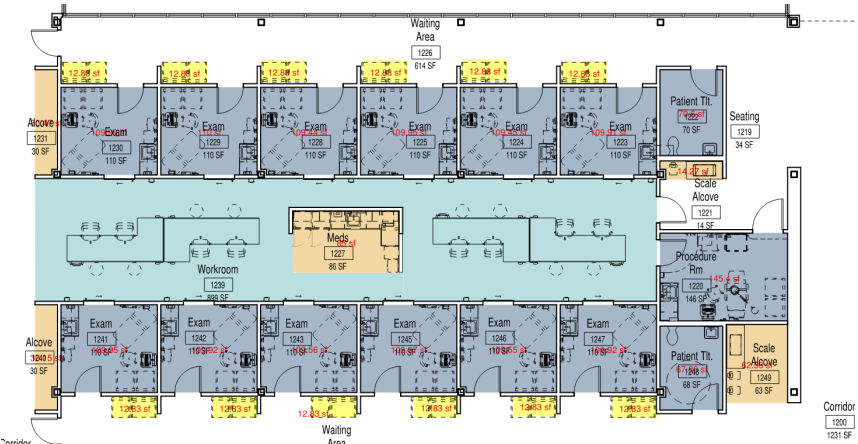
TRAVEL DISTANCE ANALYSIS

- Patient 51ft - 230ft
- Staff 7ft - 80ft

POD GROSS SQUARE FOOT TAKE-OFFS

Pod			
Name	#	Net Sqft	Net Sqft Total
Pateint Care			
Exam Room	12	109.8	1317.61
Patient Toilet	2	69.23	138.46
Procedure Room	1	145.4	145.40
Registration/Waiting			
Sub Waiting	12	12.83	153.96
Clinical Staff			
Workroom	1	899.14	899.14
Clinical Support			
Meds	1	85	85
Scale Alcove	2	38.43	76.85
Alcove	2	31.31	62.62
Pod Net			2879.04
Pod Gross			3877.02
Net/Gross Multiplier			1.35

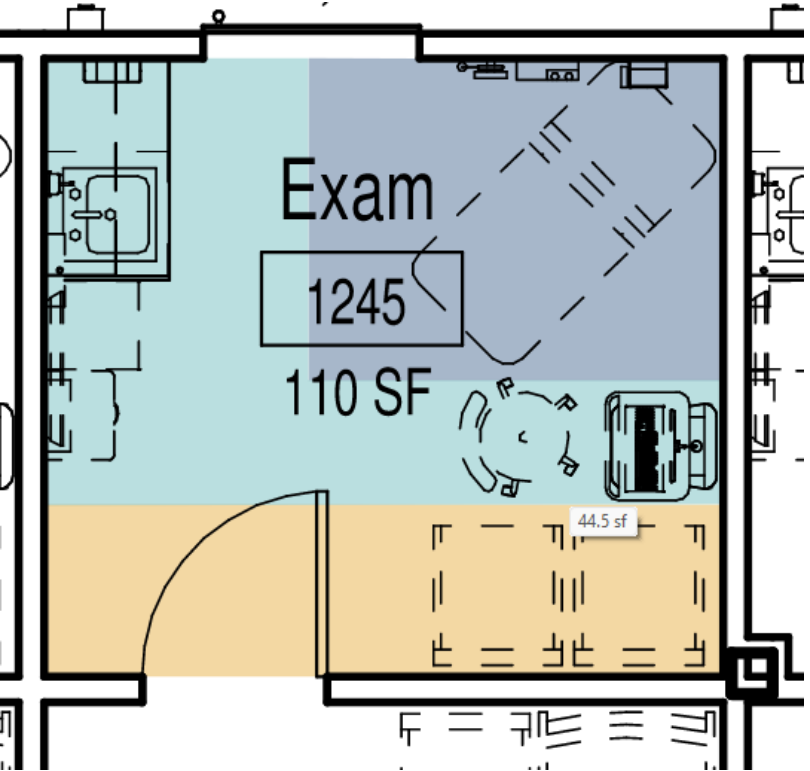
GROUND LEVEL:



- KEY
- Patient Care
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TRAVEL DISTANCE ANALYSIS



KEY REQUIREMENT:

- Exam Bed or Table
- Sink
- Storage
- Physician's Chair or Stool
- Staff Work Station
- Two Guest Chairs

KEY REQUIREMENT:

Total Area: 110 sqft

TRAVEL DISTANCE ANALYSIS

- Patient (35 sf)
- Staff (44 sf)
- Family (31 sf)

Warren Clinic

Tulsa, Oklahoma

Modular Concept

A modular clinic prototype concept is used, turning the traditional model **inside-out** and allowing it to adapt in various configurations to multiple sites. A modular pod concept around four physicians was determined to work best operationally. Each modular pod houses 12 exam rooms with **autonomous primary support and workspace**. When multiple pods are linked together, secondary support spaces can be shared, allowing each site to flex programmatically to fit the needs of each community. To reinforce the strength of the modular pod concept, a unique **on-stage/off-stage** approach was established, **enhancing the visitor experience** while creating a comprehensive staff **“home team”** area. On-stage, visitors enter the clinic into a gallery space and are escorted to **decentralized waiting areas** outside each exam room. Off-stage, staff home teaming areas are created for collaboration, which give staff **direct access into each exam room**, remaining separate from visitors, ensuring patient **confidentiality** and **efficiencies** are maximized.

PROJECT SUMMARY:

Project: Warren Clinic
Project location: Tulsa, Oklahoma
Owner/Client: Warren Professional Building Corporation
Architect: CallisonRTKL
Structural engineer: The Structural Alliance (TSA)
General contractor: Cowen Construction
MEP engineer: JJA, Inc.
Photographs/Illustrations: Jeff Scroggins Photography Inc.
Construction cost: \$7 Million
Building area GSF: 29,962
Cost per square foot: \$259.62
Construction start date: May - 2014
Substantial completion date: May - 2015



On-Stage Space



Off-Stage Space

AIA/AAH DESIGN AWARD WINNER

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

JURY COMMENTS

- ▶ This project is focused on the patient experience throughout the clinic, and they did interesting things with the behind-the-lobby spaces
- ▶ The way they dispersed the waiting room is similar to clinics in Asia and is unique for this setting.
- ▶ Access to daylight is emphasized for all users--the clerestory brings light into the exam rooms, and the staff areas have skylights
- ▶ The plug and play aspect of this project is commendable; a lot of thought and care was put into the modularity.
- ▶ Branding is integrated into the architecture in a cohesive way that isn't overdone.



Exterior Facade



Exam Room



Waiting Area



Central Lobby/Reception

Image Sources: <https://healthcaresnapshots.com/projects/8391/warren-clinic/>