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dvm360 Hospital Design Competition announces 2020 winners

March 25, 2020

[Erica Tricarico, Managing Editor](#)



Prescott Animal Hospital (Arizona) and Tustin Legacy Animal Hospital (California) win top honors as co-Hospitals of the Year.

Half of the 22 practices that entered the 2020 dvm360 Hospital Design Competition were honored for their beautiful and functional designs, including two Hospital of the Year award winners, two runners-up and eight merit award winners.

Check out the major design details for all of the winners below, and look for feature articles and photographs about these award-winning designs in the coming months right here on dvm360.com and in print in *dvm360* magazine and *Vetted*. Also watch for our Hospital Design supplement coming with *dvm360*'s June issue for more tips, tricks and ideas from all of this year's winners that you can borrow to implement in your future projects.

Hospital of the Year (over 8,000 square feet)



WINNER: Prescott Animal Hospital, Prescott, AZ

- **Owners:** Drs. Kenneth Skinner, Bryan Nolte and Cameron Dow
- **Exam rooms:** 13
- **Total cost:** \$5,478,206
- **Cost per square foot:** \$305
- **Square footage:** 14,885 (building only)
- **Structure type:** Freestanding (owned by operator), new

- **Architect:** Heather Lewis, Animal Arts
- **Photographer:** Timothy Murphy Foto Imagery



RUNNER-UP: Eastern Animal Hospital, Baltimore, MD

- **Owner:** Dr. Jonathan Kaufman
- **Exam rooms:** 14
- **Total cost:** \$9,010,000
- **Cost per square foot:** \$259.36
- **Square footage:** 16,433 (building only)
- **Structure type:** Freestanding (owned by operator), new
- **Architect:** BDA Architecture
- **Photographers:** Matt Oberer, Janet Kahoe, Ross Spivak



RUNNER-UP: The PARC, Fort Worth, TX

- **Owner:** Dr. Steve Hotchkiss
- **Exam rooms:** 14
- **Total cost:** \$10,848,000
- **Cost per square foot:** \$276
- **Square footage:** 25,037 (building only)
- **Structure type:** Freestanding (owned by operator), new
- **Primary architect:** Animal Arts Design Studio
- **Secondary architect:** PGAL
- **Photographer:** Timothy Murphy/Murphy Foto Imagery

Hospital of the Year (under 8,000 square feet)



WINNER: [Tustin Legacy Animal Hospital, Tustin, CA](#)

- **Owners:** Drs. Celine Hayek and Kristen Negvesky
- **Exam rooms:** 4
- **Total cost:** \$693,521.88
- **Cost per square foot:** \$3.58
- **Square footage:** 2,685 (building only)
- **Structure type:** New construction, leasehold (rented property, including shopping centers)
- **Architect:** Saunders + Wiant Architects, Inc.
- **Photographer:** Ian Wiant

Merit Award winners



Bulger Veterinary Hospital, Lawrence, MA

- **Owner:** Ethos Veterinary Health
- **Exam rooms:** 21
- **Total cost:** \$1,927,000
- **Cost per square foot:** \$382
- **Square footage:** 17,500
- **Structure type:** New construction, leasehold (rented property, including shopping centers)
- **Architect:** Capone Architecture LLC
- **Photographer:** Patrick Rogers Photography



Burlington Emergency & Veterinary Specialists, Williston, VT

- **Owner:** Dr. Bryan Harnett
- **Exam rooms:** 12
- **Total cost:** \$7,685,496
- **Cost per square foot:** \$335 (building only)
- **Square footage:** 17,701
- **Structure type:** New construction, freestanding (owned by operator)
- **Architect:** Brad Rabinowitz
- **Photographer:** Susan Teare



Deer Park Animal Hospital, Deer Park, TX

- **Owners:** Drs. Dale S. Lonsford and Charmel Rodick
- **Exam rooms:** 7
- **Total cost:** \$3,316,211
- **Cost per square foot:** \$218.01 (building only)
- **Square footage:** 8,745
- **Structure type:** New, freestanding (owned by operator)
- **Architect:** BDA Architecture
- **Photographer:** Jonathan Means, Go Polaris Studio



Hearthwood Veterinary Hospital, Vancouver, WA

- **Owner:** Dr. Samuel J. Kopman
- **Exam rooms:** 5
- **Total cost:** \$26,596,600
- **Cost per square foot:** \$355 (building only)
- **Square footage:** 4,050
- **Structure type:** New, freestanding (owned by operator)
- **Primary architect:** Architectural Werks, Inc.
- **Secondary architect/contractor:** Rotschy Inc.
- **Photographer:** Spencer Redlinger, project engineer



Irvine Veterinary Services-University Park, Irvine, CA

- **Owners:** Dr. Edward Cole and practice manager Pamela Cole
- **Exam rooms:** 6
- **Total cost:** \$2,410,000
- **Cost per square foot:** \$337 (building only)
- **Square footage:** 5,615
- **Structure type:** Renovation with new veterinary improvements
- **Architect:** Richard Rauh, AIA, Freeddenfeld & Associates
- **Photographer:** Falke Photography



Mount Laurel Animal Hospital, Mt. Laurel Township, NJ

- **Owners:** Drs. Christopher Torre and Robert Mankowski
- **Exam rooms:** 21
- **Total cost:** \$7,435,000
- **Cost per square foot:** \$248 (building only)
- **Square footage:** 26,475
- **Structure type:** Freestanding, new, renovation
- **Primary Architect:** Jeffrey L. Grogan Architects
- **Secondary Architect:** Fenwick Architects
- **Photographer:** Hugh Loomis



Ruston Animal Clinic, Ruston, LA

- **Owner:** Dr. Marion Sewell
- **Exam rooms:** 6
- **Total cost:** \$1,245,500.00
- **Cost per square foot:** \$112.80 (building only)
- **Square footage:** 5,328
- **Structure type:** Freestanding, new
- **Architect:** Niall Whatley
- **Photographer:** Sherry Owens



Southview Animal Hospital, P.A., West Saint Paul, MN

- **Owner:** Dr. Michael Foster
- **Exam rooms:** 13
- **Total cost:** \$892,802.00
- **Cost per square foot:** \$137.32
- **Square footage:** 13,294
- **Structure type:** Newly owned property renovation in shopping center
- **Architect:** Robert Vanney, Vanney & Associates
- **Photographer:** Kelly Olson

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Avets unveils new emergency and specialty hospital

June 15, 2021

dvm360 Staff



The brand-new 19,000 sq. ft. veterinary facility is now open to the public and offers its patients the latest innovations and advancements including 4 advanced surgery suites, 2 separate isolation wards, and much more.



Photo courtesy of Avets Specialty and Emergency Trauma Center

Avets Specialty and Emergency Trauma Center—a nationally recognized emergency, critical care, and specialty center for over 25 years—officially opened its new, state-of-the-art 19,000 sq. ft. emergency and specialty veterinary hospital located in Monroeville, Pennsylvania. The new facility doubles its clinical space and provides more opportunities to expand specialty services.

“Our growing team is extremely proud and excited for the opportunities that our new hospital brings to our community,” says Corey Korinko, Avets’ Hospital Director, in an organizational release.

“After navigating the challenges of the COVID-19 pandemic, we look forward to not only greeting our clients inside our hospital once again—but now at our brand-new facility,” he adds.

The new hospital, which is open 24/7 year-round, is located less than 2 miles from Avets former location and offers the latest advancements in veterinary medicine. These innovations include 4 advanced surgery suites, a 16-slice computed tomography (CT), 1.5 Tesla MRI, a dedicated critical care unit, 2 separate isolation wards, augmented clinical space to extend specialty services, and more including a neurology addition come this October.

Additionally, the clinic’s expansion allows it to continue supporting the needs of pet owners and primary care veterinarians residing in the greater Pittsburgh area. All emergency visits and specialty appointments are now available at the hospital’s new location.

To learn more about Avets and its services, go [here](#).

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How to manage your construction project

while staying in business

June 1, 2021

[Wayne Usiak, AIA, NCARB](#)

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Planning, managing, and staying within your budget during construction can feel overwhelming. Consider these useful tips to help keep you on track for a successful project completion.



Planning on the front-end results in everything being accounted for (Courtesy of Wayne Usiak)

You may think managing your construction project begins when you break the ground. However, this is a serious mistake, leaving you vulnerable to an out-of-control project. The decision to build or renovate must be based on a practice analysis of projected revenues generated based on services offered at a certain level. A percentage of these projected revenues will then be allotted to a mortgage payment, which will establish your initial project budget. This budget determines how much building, site, and equipment you can purchase for your project. Then comes the overall management of your project, which consists of numerous elements occurring in a logical sequence I call the “project schedule.” To help, I’ve organized each step into a series of phases.

Predesign phase

In this phase, you will select your project team, establish your project goals and objectives, analyze your needs, finalize your site selection, itemize a budget, and develop a schedule with critical milestones. One of your first decisions is selecting an architect. Based on their level of experience with veterinary facilities, the architect will assist you in gaining your municipal site plan approval, your first “permit.” They will develop your preliminary construction budget in more detail, analyze your space needs, and help select your engineering team. You must also investigate and select your financing option and develop your budget for practice-centered expenses like IT systems, signage, furnishings, equipment, and interest carry costs during construction.

A potential deal-breaking decision is site selection. Once you confirm demographics and size, the next hurdle is zoning. Sites not zoned for veterinary use will result in a time- and resource-consuming effort to gain a variance or change. Success is never guaranteed. You must retain a surveyor and civil engineer to develop preliminary site layout drawings, including grading and drainage, building location, setbacks, parking layout, utility connections, trash receptacle location, and any required landscaping, fences, or walls. Concurrent to these efforts, there must be a geotechnical analysis consisting of soil borings and tests to determine the soil's bearing capacity for foundation design. Poor soils result in expensive foundations that can exceed the cost of the site itself. Contingencies placed in your purchase offer can allow you to negate the purchase if any of these conditions are discovered, allowing you to locate an alternative site with minimal losses.

Design phase

During this phase, your job is to review design solutions from your architect/engineer team and provide direction for them to complete the design to your satisfaction. As you go through the process, remember that your practice's success has been largely a result of your unique practice culture. You must guard your culture as you make each design decision.

You will also begin a more detailed itemization of every piece of equipment to be integrated into the design. It is critical to make equipment selections early and not change them. Each specific manufacturer has differing dimensions, clearances, and infrastructure requirements. New modifications or waiting too long can increase the chance of installation issues leading to costly change orders.

It's important to decide now which construction delivery system to use. Each system has different drawings, finance distribution, and contractor involvement requirements from this phase forward. They also have different advantages and disadvantages to consider:

- **Negotiated contract:** Often best used in renovations, the architect prepares preliminary design drawings from which selected contractors prepare construction budgets. The owner and architect review them with each contractor, and the contractor deemed best fit is retained. The contractor's job is to remain part of the team as the drawings evolve to completion, offering input to keep the job within their original budget projection.
- **Design-bid:** The architect and engineers prepare detailed construction/permit drawings and invite contractors to provide competitive bids based on the drawings. Typically, the lowest bidder is selected for construction. You will receive the final construction cost once the design is complete and bids are submitted. Bids over budget may result in project reductions or additional borrowing.
- **Design-build:** The architect and contractor are a single team, offering both design and construction for a fixed price set by your budget. For predictable quality results, prior veterinary experience is crucial. A considerable advantage is knowing the construction cost at the project outset.

Construction/permit document phase

The architect and engineers will now prepare and submit all required documents and drawings for the building permit to gain final contractor pricing for construction. Your job is to familiarize yourself with all the drawings: architectural, structural, heating/cooling, plumbing, electrical power and lighting, and interior design. Your team should walk you through them. Remember, if it's not on the drawings, you aren't getting it. Contractors are only obligated to provide what is in the drawings.

You should also finalize your construction loan. This is an interest-only loan used to pay the contractor as they work on the building. The principal will be rolled into your permanent mortgage at project completion, but interest will be due each month at the current balance of funds distributed. It is critical you budget for this interest expense.

The construction phase



Mistakes will be cast in concrete, literally. Forgotten items are expensive to recapture. (Courtesy of Wayne Usiak)

Once you have a contractor retained, your primary responsibilities are to understand and comply with the specific payment terms, review and approve materials/color submittals or substitutions, oversee the timely delivery of owner-furnished equipment, and review monthly contractor pay requests. Here is some key terminology to familiarize yourself with:

- **Schedule of values:** This is an itemized listing of each item of work, its total contract value, and the amount that has been paid to date.
- **Project schedule:** This is a bar chart illustrating the entire project duration, including each subcontractor's time to complete their trade, from start to completion.
- **Application for payment:** Usually submitted on AIA form G702, an application for payment shows total contract value, payments made to date, and the payment due that month. The contractor, owner, and architect must each sign this document for the bank to issue a payment
- **Retainage:** This is an amount of funds (typically 5%) withheld from each pay request until the final payment, for your financial protection.
- **Lien releases:** Each subcontractor should supply a lien release form with monthly pay requests indicating they have been paid and waive any lien rights for payment disputes.

- **Change orders:** Change orders authorize a modification in the contract amount for work to be added or deleted. Change order requests should be preceded by a proposal request from the owner, or the contractor, asking for this change. Once approved, the change order form can be processed and signed by the owner, contractor, and architect.
- **Punch list:** When the contractor is substantially complete, the architect prepares a deficiency list of items, or a punch list, to be corrected before final payment.
- **Certificate of occupancy:** Following the passing of all municipal inspections, the municipality will issue a certificate of occupancy allowing use of the building.

Managing your time

Can your practice afford to lose 40% to 60% of your personal productivity in the time it takes to construct your building? To help avoid this revenue loss, delegation is a necessity. If not you, then who should manage the time-consuming day-to-day tasks of managing the project? You could retain an outside construction manager who may bring construction knowledge but will not understand the nuances of you or your practice. This can, and has, resulted in onsite decisions that are not always best for the practice, or the project.

A more favorable option is to delegate project management to someone who understands the practice (eg, practice manager, practice administrator, or head technician). The architect can supplement this project manager's practice knowledge with their construction knowledge to ensure everything is running smoothly while the practice still operates. This keeps you in production and informed on the project, and you will still be the final decider on all issues. Using your design team and a project manager allows you to maintain the practice and the project at the highest level.

Wayne Usiak founded BDA Architecture in 1986 to specialize exclusively in animal facility design. In 1998, he formed their sister company CMP Construction to offer construction services to their design clients. Over 900 facilities have been completed to date.



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How to plan for the "pee line"

June 1, 2021

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Running a clean clinic is the dream, but it can be hard to maintain in a pet-friendly space. Here are a few design strategies to help keep the workplace glistening.

As an industry professional, you do your best to keep your clinic sparkling clean. However, there is 1 particular situation that poses a unique challenge—the notorious leg lifters! Everybody knows that accidents happen, but whether the patient is large or small, urine of any kind is still extremely damaging to certain materials. Over the course of this article, we will share knowledge about why urine interacts so negatively with your floors, walls, and other areas. We will also provide tips, tricks, and methods for protecting your clinic from the damages of pet urine. Because let's face it, when they've got to go, they've got to go!

Urine hazards

Dog urine poses a significant threat because of its chemical makeup. Although all urine is primarily water (with inorganic salts and nitrogen-rich by-products such as uric acid and creatine), dog urine is much more concentrated. Did you know urine can even etch stone? The chemicals present in your pet's urine are much more destructive.



Trying to hide a urine problem in vinyl tile by installing porcelain tile over it. (Courtesy of MD Architects)

To make things worse, urine can soak through wall and floor materials and get trapped out of reach of your cleaning efforts. Through absorption, it will penetrate the core of porous surfaces, and that is where the real problem begins.

As urine breaks down and dries, it becomes more challenging to see, let alone clean. As the remaining water evaporates, a high concentration of ammonia is left behind, and a sulfur-containing chemical is formed, producing unpleasant smells. This high concentration of ammonia is a key reason to never use cleaning products also containing ammonia on affected areas. The scent will be familiar and lead your pet to believe that it is a "safe" place for them to leave their mark. Additionally, the uric acid in

dog urine has a crystal-like structure that does not dissolve well in water. The crystals that remain after the liquid dries are why cleaning with soap and water alone will not resolve the issue. Traces of urine will be left behind.



Wood flooring damaged by leg lifters and the efforts to clean up after them. (Courtesy of MD Architects)

Issues like these have led our architect design team to develop a useful design guideline we call the “pee line,” which is an imaginary line we use to indicate the worst-case scenario height for these leg lifters. It takes into consideration where urine can reach for any size of dogs, from Chihuahua to Great Dane. In our experience, the pee line occurs over 1 m above the floor, and all finishes below it need to be selected, installed, and maintained to be durable and washable enough to withstand damage from urine.

Cleaning supplies

If a furry friend does decide to urinate at an inopportune time and place, there are some products we recommend using for cleanup. A water-based grout residue remover is ideal for keeping tile floors and natural stone looking stain-free and polished. It gets into those hard-to-reach crevices where urine is likely to get trapped and keeps them looking haze-free. These products are ideal for both epoxy and cement-based grouts and will keep the tile itself looking shiny and clean.

Another option is a heavy-duty alkaline floor cleaner that eliminates tough stains and protein-based build-ups, especially on textured surfaces such as epoxy floors. These products are safe to use and go above and beyond to prevent stains from ruining your finishes.

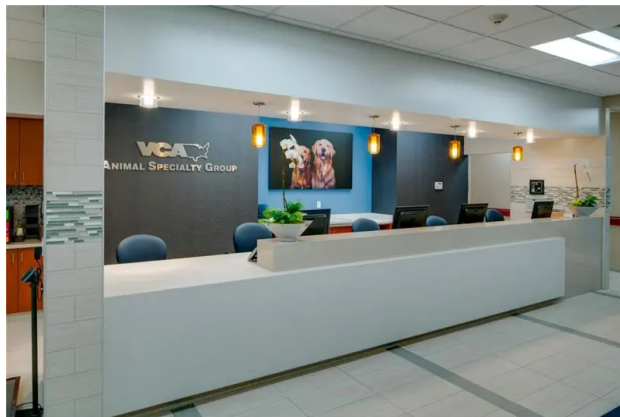
Design solution

Now that we have covered the cleanup process, we will discuss some material options proven to be reliable and able to withstand urine and liquid stains of all kinds.

As discussed above, one of the most common problem areas for pet stains is the floor. We recommend using a more durable material, such as epoxy, porcelain tile, or sheet vinyl, especially in high-traffic areas. In addition to choosing the correct materials, it is just as important to seal and install the products correctly. This will lower the absorption rate and make floors more resistant to urine and other fluids, including cleaning supplies.



Treatment room with welded sheet vinyl flooring at VCA Beech Grove Animal Hospital, Indiana. (Courtesy of Dale Pickett)



Reception desk with solid surface front and porcelain tile flooring at VCA Animal Specialty Group, San Diego, California. (Courtesy of Dale Pickett)

Keep in mind that the pee line concept extends above the floor, so it is also crucial to consider what is applied on cabinetry and other vertical surfaces. Plastic laminates are a good example of a cleanable material that most hospitals use for exam room cabinetry. When laminates are properly cleaned and protected, uric acid crystals will not be left behind to erode the material and peel away the edges and corners of surfaces. In high traffic or wet areas, metal or hard plastic corner guards can be placed on the edges to shield and better hold the material in place, keeping your area looking new over a longer time period.

There are some materials to avoid using altogether. Porous surfaces like carpet can absorb and trap fluids within the fibers and allow them to spread underneath, producing unwanted odors. Liquids move from wet to dry regions and, perhaps surprisingly, surfaces as seemingly hard as concrete and brick contain pores that confine excess liquids. When these porous materials get wet on one end, the pores begin filling with that liquid and spread throughout. Our recommendation is to stick with nonporous materials, like porcelain tile, solid surface products, or plastic laminate wherever possible.



Reception desk with plastic laminate front and porcelain tile flooring at VCA Beech Grove Animal Hospital, Indiana. (Courtesy of Emerick Construction)

The takeaway

The world of veterinary design is changing and progressing every day. We hope we can offer insights to help empower you to make the most informed decision for your practice. With an understanding of available materials and how they will perform, it will be easier to keep your clinic looking, lasting, and smelling brand-new for years to come!

Started in 2000 by Rick Renschen, MD Architects has presence from coast to coast with a national portfolio of animal care, human care, and commercial projects. The company is actively registered in 35 states and has a running list of upwards of 180 animal care projects across the country.



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