



McGowan Bldrs. completes tenant fill outs at medical ctr.: \$3m project; Optimus Architecture designed interiors

March 06, 2009 - Upstate New York

Mc Gowan Builders, Inc. (MGB), a general contracting and construction management firm based in East Rutherford, N.J., served as general contractor for three tenant fit-outs at the St. Francis Medical Arts Pavilion. Rendina Companies is the owner/developer of the building, located on the St. Francis Hospital Campus.

MGB president, Patrick Mc Gowan said, "The three projects, valued at \$3 million, and totaling 11,000 s/f, included medical, office, and retail facilities for Valley Obstetrics & Gynecology, P.C., Molloy Pharmacy, and Dr. Sims Podiatry." Optimus Architecture designed the interiors of all three tenants.

The 5,600 s/f Valley Obstetrics & Gynecology office houses a waiting room, reception desk and office, sonogram room, private offices, medical examination rooms, and storage areas.

The 4,000 s/f Dr. Sims Podiatry suite features a waiting room, reception desk, private offices, medical examination rooms, X-Ray room, X-Ray control room, administrative office, personnel cafeteria, bathrooms, and storage and utility areas. The suite's finishes include VCT flooring in common areas, carpet in private offices, painted sheetrock walls, suspended acoustical ceilings, custom millwork and cabinetry, and luminescent lighting fixtures. Medical equipment includes an X-Ray machine and footbaths.

* The 1,400 s/f Molloy Pharmacy serves both the adjacent St. Francis Hospital and patients and medical providers at the pavilion building. The pharmacy's sales floor features retail shelving, a sales counter, prescription fulfillment area, enclosed examination room, and back office and storage facilities.

The finishes in all three tenant spaces include VCT flooring in common areas, carpet in private offices, painted sheetrock walls, suspended acoustical ceilings, custom millwork and cabinetry, and luminescent lighting fixtures. The MGB team installed new HVAC ductwork that feeds into the building's air distribution system. MGB also installed new electrical systems, electrical distribution panels, and plumbing.

The elevators were not functional in the initial phase of the three projects, as the base building was still under construction. The construction team addressed this situation by removing glass panels from one of the windows and hoisting all materials with a boom.

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