

Ideas & Information You Can Build On

Breaking Ground



New Primary Care Facility For Wheatfield's Porter Physician Group

The Hamstra Group team has completed extensive renovations for Porter Physician Group's new primary care office at School Crossing Marketplace at 3988 West SR 10 in Wheatfield, Indiana. With more than 65 dedicated providers specializing in family medicine, internal medicine, urology, general surgery, pulmonary-critical care medicine, hematology-oncology, otolaryngology and cardiovascular medicine, Porter Physician Group's goal is to meet the needs of patients throughout its six-county service area.

The design-build project included completely gutting the interior of the building and demolishing a large portion of the exterior. The building had previously been utilized as a restaurant and a funeral home and was, at one point, divided into a multi-tenant shopping center.

Converting an aging segmented building into a modern medical facility was especially challenging. The Hamstra team began by completing new framing and finishes both inside and outside of the structure. New electrical, plumbing and HVAC were also installed. The facility includes a spacious lobby and reception area, 11 exam rooms, a large medical lab, two offices for staff members, two nursing stations, and a break room. The medical office also includes a large x-ray room, which required the installation of lead-lined drywall and a leaded glass viewing window.

Hamstra's Architectural Designer Betty Lamp notes, "I was given the task of making this building beautiful and I think we pulled it off. I know I have heard many positive comments from the local community and it's great to hear."



The building prior to extensive interior and exterior renovations.

Project Manager Curt Albertson and Project Superintendent Josh Vichery deftly managed this project from start-to-finish. Their organization and dedication ensured the facility was completed in just six months.

Three experienced primary care providers are now treating patients in the Wheatfield Office. Dr. David Vander Lugt, a board-certified family medicine physician along with nurse practitioners Helen Anderson, RN,

FNP-C and Keri Smith, MSN, FNP-C are well-known in the Wheatfield area, having practiced in nearby Demotte for many years. The Hamstra team enjoyed working with Porter Physician Group and are immensely proud of the completed project.



Value Engineering: Meeting in the Middle

There is a lot of talk about value engineering. But what exactly is it? And how does it work in your best interests as a buyer of construction services? By definition, value engineering was born at General Electric during World War II. Shortages of skilled labor, raw materials and parts forced G.E.'s Lawrence Miles—the father of what he termed “value analysis”—to look for acceptable substitutes. Miles and his team noticed that these substitutions often reduced costs, improved the product, or both.

This systematic methodology was quickly recognized as a powerful approach to problem solving, and value engineering was adopted in many business sectors, including the construction industry. It's a methodology championed by the team at The Hamstra Group.

Value engineering is not a euphemism for “cheap.” Properly applied, it's a process for analyzing every material and system used in a building to determine where savings can be gained, without sacrificing quality or performance. Viewing a project through the lens of value engineering requires technical knowledge and skillful analysis by the designer and the builder. Benefits of short-term savings (materials and installations costs) are weighed against lifecycle costs (maintenance and replacement of materials over a building's life).

According to industry experts, upfront construction costs account for a mere 11% of the total lifecycle costs of a building. That's why early decisions have such a critical impact on the cost of ownership. Working together, designers and builders can share their experience and expertise to develop solutions that often

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Value Engineering... *continued from above*

result in a significant reduction of costs over the lifecycle—even if it means spending a little more at the time of construction.

We've found the greatest value can be achieved when every phase—from preliminary design and specifications to final detailing—is carefully planned, managed and monitored to optimize time, cost and labor efficiencies. When the designer, contractor and owner work together from the beginning of a project, the right materials can be specified from the start, thereby avoiding unnecessary change orders and schedule delays.

Drawing on more than a half century of experience, The Hamstra Group has learned to recognize smart and effective ways to manage building costs. To put this experience to work for you, please contact Curt Albertson at 219-956-3111.

