

Perkins&Will

**ACADEMIC
BUILDING SPACE
PROGRAM &
CONCEPT PLANNING**

GRADY HEALTH SYSTEM

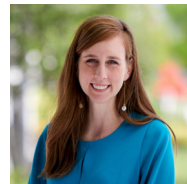
DECEMBER 4, 2024

ACKNOWLEDGMENTS

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EXECUTIVE SUMMARY



IMPROVING HEALTH OUTCOMES BY BUILDING THE HEALTHCARE WORKFORCE IN THE GREATER ATLANTA AREA AND THROUGHOUT THE STATE OF GEORGIA.

PROJECT INTRODUCTION

Grady, with input from Emory and Morehouse, set out to establish a facility and space program for a new shared administrative, academic and innovation building on the campus of downtown Atlanta.

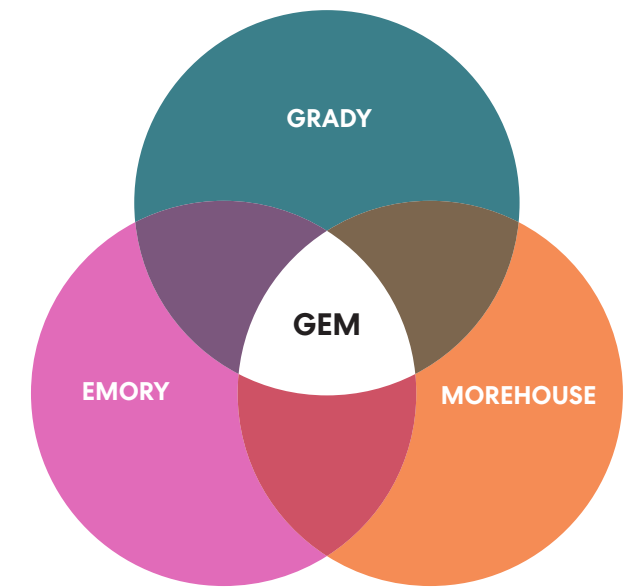
Perkins&Will was selected to collaborate with Grady to determine the space needs to co-locate these groups into a state-of-the-art academic building. The function of this building was centered around building environments to encourage gathering, support wellbeing, facilitate collaboration, and enrich learning. The project team is committed to providing the GEM community with spaces and tools to successfully serve the state of Georgia.

This document is a culmination of the highly involved programming effort and has been prepared to describe the vision and program requirements for the new 204,707 GSF Academic Building.

NEEDS ASSESSMENT

GEM HUB

Grady is one of the largest public hospital systems and the region's premiere Level 1 trauma center and nationally renowned emergency medicine and burn centers. Emory School of Medicine and Morehouse School of Medicine provide attending coverage for direct clinical care and oversight of trainees through an affiliation agreement with Grady. With growth across both schools and Grady, a new academic building is envisioned for the campus to bring these entities together.



LOCATION

In the heart of the Grady campus, the new site is the current site of Armstrong and Piedmont Hall. The design team toured each of the relevant facilities to better understand their operations and space needs of each.

- ❶ Future Site
*currently Armstrong Hall & Piedmont Hall
- ❷ Woodruff Annex
- ❸ Emory Faculty Offices
- ❹ Steiner Hall
- ❺ Glenn Building
- ❻ Correll Pavilion
- ❼ Grady Memorial Hospital



PROCESS & OUTCOMES

INCLUSIVE PROCESS

The program was developed over three months and included a variety of designed engagement activities to collect data and input from stakeholders in all three organizations. These included workshops, questionnaires, space tours, town hall meetings, open-door input sessions, and user-focused sessions. In addition to feedback from the steering committee and project management team, the process emphasized inclusivity and transparency. It allowed all interested individuals from Grady, Emory, and Morehouse to contribute ideas on what spaces they would like to see incorporated into the new building. This collaborative approach ensured that the final design reflected the needs and preferences of the broader community of GEM.

USER REPRESENTATION

In support of the development of the program, the following groups were established:

STEERING COMMITTEE

Comprised of leadership representatives from Grady, Emory, and Morehouse

PROJECT MANAGEMENT TEAM

Comprised of management from Grady.

USER GROUPS

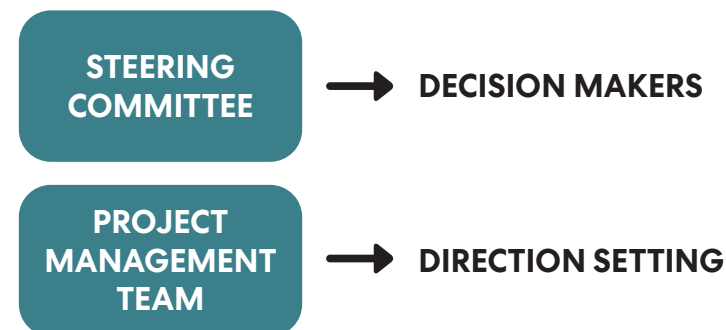
Comprised of representatives around specific space types, are intended to provide finer detail regarding specific program spaces. The following groups were defined to develop the program details:

1. Simulation
2. Research
3. Workplace
4. Amenities & Wellness

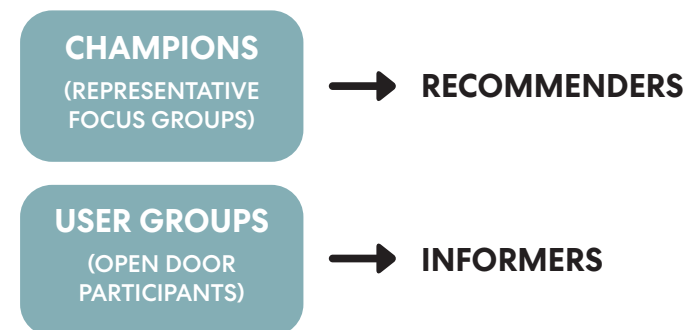
HOW WE MAKE DECISIONS

Creating an interprofessional building requires an interprofessional team for an inclusive, engaged, and innovative solution. This is our process to engage users at all levels to have a well rounded understanding of needs and to ensure a decisive decision making process.

GLOBAL DECISIONS



LOCAL DECISIONS



PROJECT GOALS

GOAL	Increase need for Georgia health professionals	Co-locating programs under one roof, encouraging collaboration	Transition non-clinical support functions out of the clinical spaces	Maintain/enhance campus flows within the tight site	Create the most innovative academic center in the country	Create spaces for staff wellbeing
OUR APPROACH	Identify a clear vision for the project as a guide for decision-making and clarity in the project process	Understand current space discrepancies and needs to identify solutions now and into the future	Integrate an inclusive process encourages individuals to think differently about space and collaboration	Collaborate during this process to optimize massing and stacking for future site and building needs	Uncover cutting-edge and innovative solutions that support the advancement of medical education	Connect with staff to find how they can be best supported to perform at their best

TRUSTED ENGAGEMENT

A variety of different engagement methods were utilized to ensure wide spread engagement from GEM as a whole, as well as focused feedback to inform specific requirements for the new building.

ENGAGEMENT INCLUDED:

- Town hall to kick-off the project
- 15 Open Door Sessions
- Individual needs assessment meetings from Grady, Emory, and Morehouse
- 5 steering committee meetings
- 1-2 rounds of focus groups for simulation, research, workplace, wellness & amenities
- Walking 9 buildings on-campus

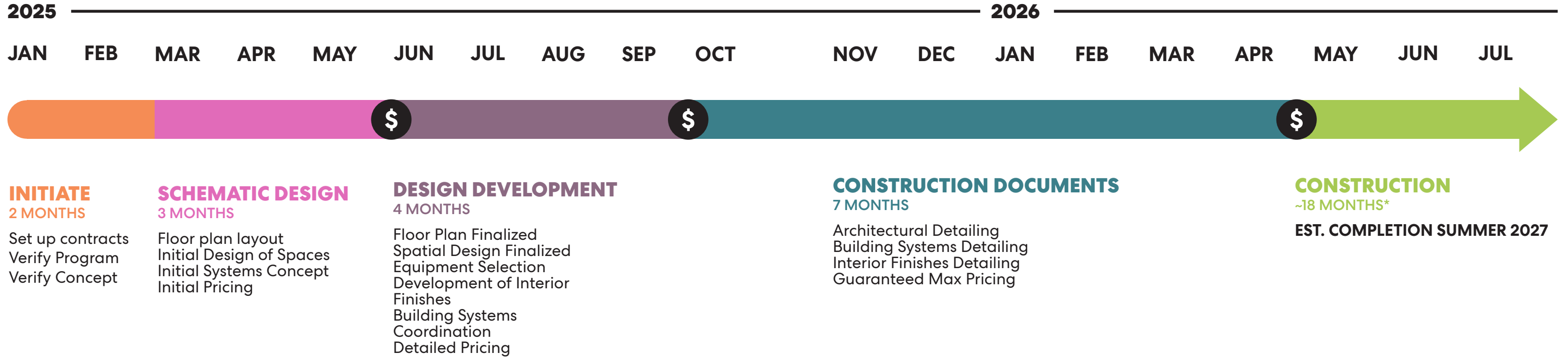
OUTCOMES

Based on our engagement milestones and full program analysis, this programming report concluded that GEM desires approximately 204,000 total assignable square feet (ASF) to meet their growing needs. Other outcomes include:

- Inclusive input on innovative space solutions
- Alignment on collective project vision
- Comprehensive project space program
- Site analysis opportunities for pedestrians and vehicles
- Parking integration
- Space adjacency concept diagrams
- Building stacking studies

PROPOSED PROJECT TIMELINE

Our focus for this project was on the programming plan, concept diagrams, and site analysis. Looking ahead at the next steps of the project, we established a draft project timeline for consideration to complete the construction of the project outlined in this program plan.



INITIATE
2 MONTHS
Set up contracts
Verify Program
Verify Concept

SCHEMATIC DESIGN
3 MONTHS
Floor plan layout
Initial Design of Spaces
Initial Systems Concept
Initial Pricing

DESIGN DEVELOPMENT
4 MONTHS
Floor Plan Finalized
Spatial Design Finalized
Equipment Selection
Development of Interior Finishes
Building Systems Coordination
Detailed Pricing

CONSTRUCTION DOCUMENTS
7 MONTHS
Architectural Detailing
Building Systems Detailing
Interior Finishes Detailing
Guaranteed Max Pricing

CONSTRUCTION
~18 MONTHS*
EST. COMPLETION SUMMER 2027

Ⓢ Cost Estimate

*Official construction duration and schedule will be provided by the Contractor.

**Schedule reflects Construction Manager at Risk delivery method.

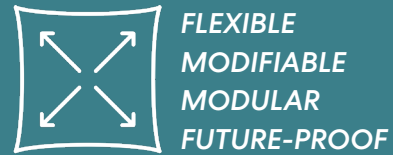
***Pricing to be reconciled and GHS approval received before proceeding into next phase.

PROCESS & ENGAGEMENT

PROJECT ASPIRATIONS

The potential benefits of the new building were identified through individual meetings with Grady, Emory, and Morehouse. The design team facilitated sessions with the Steering Committee to present information and options, incorporating input from the user meetings. The following key concepts emerged from these collaborative workshop discussions.

EVOLUTIONARY



COLLABORATIVE

Catalyst for connection across medical education continuum



PROMOTE COLLABORATION ACROSS

3 INSTITUTIONS AND DEPARTMENTS

HOLLISTIC HEALTH



WARM, HEALTHY FOOD OPTIONS

Integration of
mental health, wellbeing, & belonging in clinical practice



DESTINATION



GOLD STANDARD FACILITY
to support the delivery of premiere healthcare



INNOVATION

Elevate **simulation & clinical research** spaces



Accelerate the **cutting-edge research & education** at Grady

Innovation through centering
COMMUNITY, FOOD, & MOVEMENT



PROPOSED PROJECT CHARTER STATEMENT

From these key concepts, a comprehensive vision statement and mission for the proposed building took shape.

The **Grady Emory Morehouse partnership** is crafting a unique space dedicated to the mission of Grady and its faculty and staff, envisioned as a **vital support hub for physicians, medical educators, and scientists** who form the essential safety net for the Atlanta community and beyond. This space is imagined as a **focal point** for re imagining how we train and retain talent within the clinical care pipeline by supporting them holistically. It will also serve as an **innovative hub for cross-school collaboration to enhance patient care and teaching models at Grady.**

PROCESS DIAGRAM

Programming was facilitated during a four-step process with a variety of workshops. The intent of these workshops was to create a line of communications with all involved parties to ensure that every voice was heard and no detail was overlooked. The facilitation focus was centered on gathering input and providing this information to the steering committee to guide the development of the program and site plan.



INITIATE

WORKSHOP 1

Kickoff

PURPOSE

Set the project up for success

PROCESS

- Vision & Guiding Principles
- Existing Space Tours
- Benchmarking

OUTCOMES

Silos are broken down and unity defines visioning for ideal state

DISCOVERY

WORKSHOP 2

Data Gathering

PURPOSE

Information Gathering / Program Development

PROCESS

- Surveys
- Trends
- Individual user group input of current state and future aspirations
- Open door workshops

OUTCOMES

Merge current state into future state

WORKSHOP 3

Innovation Opportunities

PURPOSE

Push innovation and space types alongside pedagogies, curriculum, flexibility

PROCESS

- Interactive Dashboard
- Space Mapping

OUTCOMES

Shape program to each departments needs tied with overarching project vision

BIG IDEAS

WORKSHOP 4

Space Planning

PURPOSE

Test space needs diagrammatically

PROCESS

- Experiential journey map
- Room concepts
- Kit-of-parts diagramming

OUTCOMES

Confirm program is on-target to meet space needs

REFINEMENT

WORKSHOP 5

Refinement

PURPOSE

Refinement of program based on:

Desirability: how does it align with goals

Feasibility: how does it align with future Collaborative policies and pedagogies

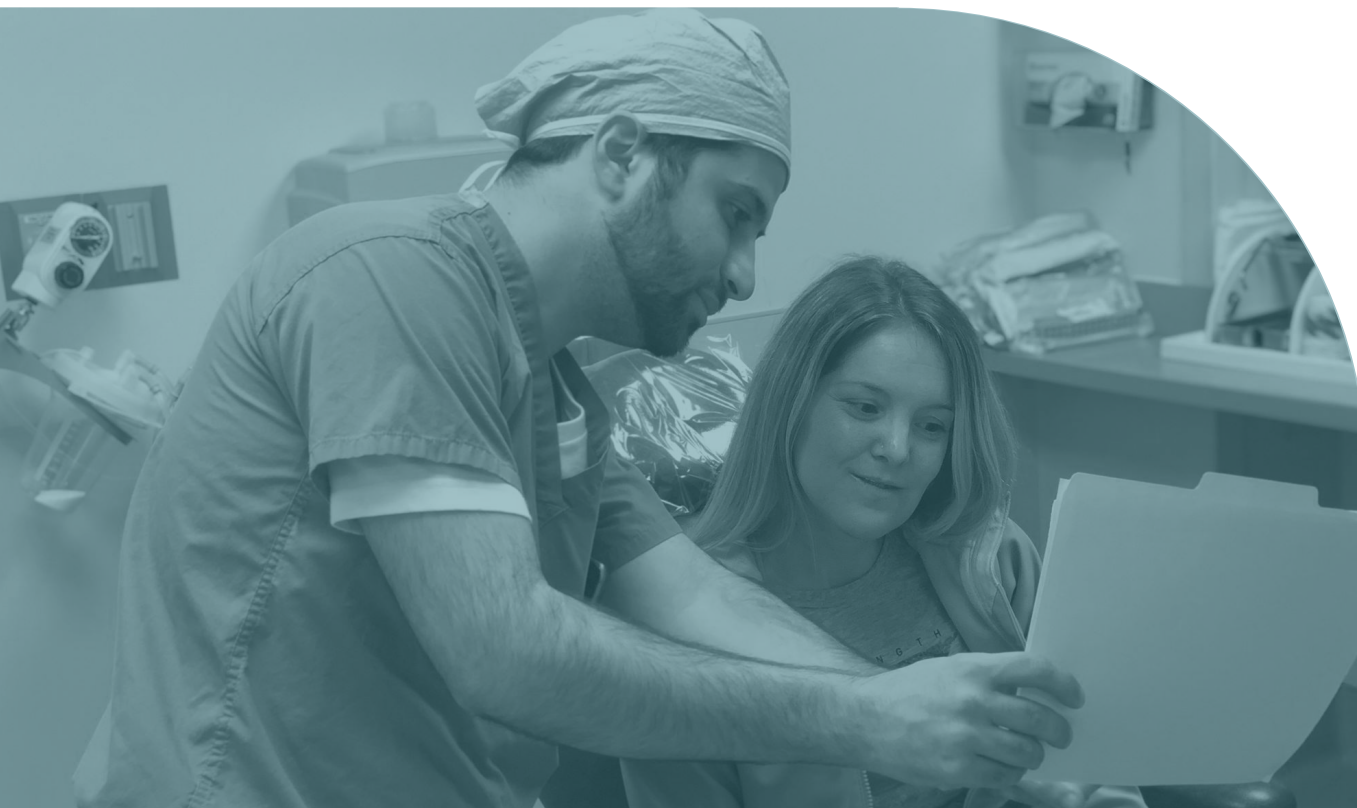
Viability: is the program on budget and within scope

PROCESS

- Final presentation of program deliverable

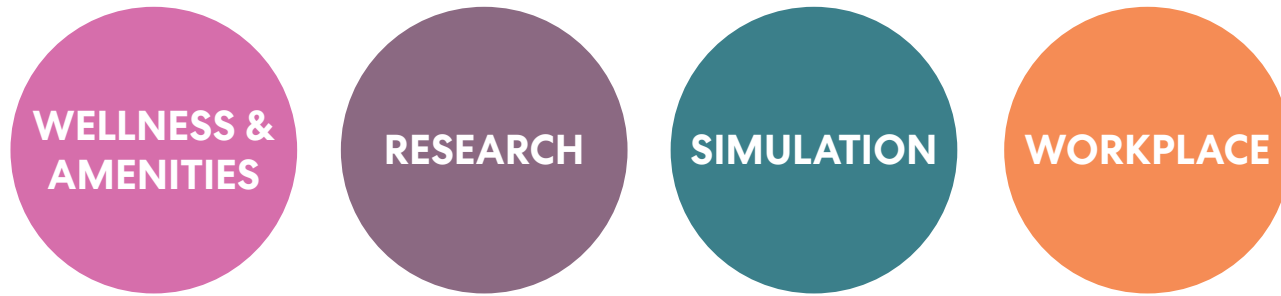
OUTCOMES

Provide final program for board presentation



WORKSHOP KEY FINDINGS

Over the course of 15 open-door sessions, individuals had the chance to drop by at their convenience to provide input on how the project could best meet their needs. These sessions, enhanced with inspirational images, guided discussions around four key themes: wellness and amenities, research, simulation, and workplace. Following these sessions, working groups were formed for each theme. Two rounds of focused conversations were then held to delve deeper into each topic, allowing for more detailed feedback and collaborative exploration of ideas. This process ensured that the design addressed the specific needs of each area while fostering a sense of community involvement.



OPEN DOOR SESSIONS

The team conducted five days of open door sessions with three open hours each day for all faculty and staff to have an opportunity to visit and share their thoughts on the new building. Feedback was incorporated into the key workshop findings. The following shows a breakdown of participation:

TOTAL IN PERSON PARTICIPANTS

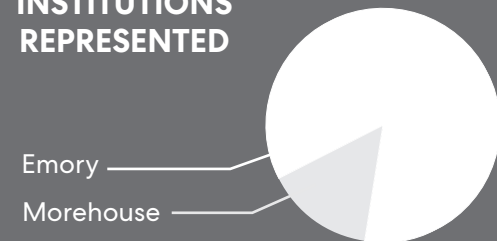
20

TOTAL SURVEY PARTICIPANTS*

22

* qty. 7 also attended open door sessions

INSTITUTIONS REPRESENTED



PARTICIPANTS BY DAY



REPRESENTED ROLES

11 Anesthesiology	1 Neurology
1 Psychology	3 Ophthalmology
1 Rheumatology	4 Psychiatry
1 Residency Leadership	1 Program Manager
3 Emory Directors	1 Gastroenterology
3 Emergency Medicine	1 CHSS

WELLNESS & AMENITIES

1 Access to a variety of health food options and coffee is critical

- The current lack of healthy food options is difficult for many
- More healthy options are needed
- Would like nicer shared places to eat
- This has an impact on recruitment

2 Having an outdoor space to get fresh air is needed

- Spaces to take a break/go outside for lunch
- It's difficult to get outside downtown
- Rooftop space would not take away from other spaces
- Could benefit whole community

3 Space for physical fitness would be more utilized in this building.

- More likely to walk to this building for a gym
- Good shower facilities are a must
- Pickle ball court, walking track, tennis half wall, and half-court basketball also mentioned

4 Access to childcare is an important issue to many

- This is a comment heard often from all employees
- It would make call outs from work lower
- It should be offered at all hours for those who work overnight
- Drop off at any time

5 Wellness should be supported 24/7

- A primary care clinic could be available to support physicians and staff
- Rooms for meditation, lactation, and prayer should be available
- Massage services were offered at CHOA
- Immediate mental health resources are needed for residents

6 Services are needed to support a busy lifestyle – Concierge service

- A concierge service could support a variety of functions including call rooms, dry cleaning, mail/shipping services, massages, grocery, convenient store, and resources

SUCCESS OF GRADY CULTURE

A recurring theme emerged when we asked participants why they were at Grady: a profound pride in sharing their passion for being a member of the Grady team. Many expressed a strong dedication to their work, be it in healthcare, research, or education. Their responses highlighted a commitment to making a meaningful impact, emphasizing the importance of their roles within the institution. This pride and passion became a driving force behind the project's development, shaping the design of spaces to support their mission and enhance their work.

“People come here to work at Grady”

“There is nowhere else around to do this work.”

“We are all in it together”

“There are unique things Grady does well ... things that are not offered anywhere else in the state”

“With Grady’s culture, when things need to happen for a patient – everyone comes together”

There is pride in “We are Grady”



RESEARCH

1 Current spaces are affecting the ability to complete research effectively

- Current lab spaces have functional issues and run-down conditions
- Having to transport patients for testing is a huge barrier
- There is not enough space for their research needs

2 Wet bench, lab-based, and clinical procedure rooms are most needed

- These spaces are in short supply
- All three spaces are needed, or research will come to a halt
- Other places at Grady can be used for CRC's and dry labs

3 It may be difficult to share research space

- Unable to share equipment due to funding
- Shared space may create competition
- Procedure rooms, wet bench, translational spaces are hard to share
- Could share touchdown space

4 Clinical trials are an important area of work and need more space

- Current space is not big enough
- This will need significant infrastructure
- More clinical space is needed to see patients effectively
- Will need pharmacy and phlebotomy to support

5 The research environment should elevate the patient experience

- The space should be welcoming for participants
- Space is needed for events to give recognition
- Currently facility negatively impact the participant experience

6 More collaboration is desired between researchers

- Office space that encourages collaboration is highly requested.
- Space that encourages interaction.
- More conference space is needed as well as informal space.

SIMULATION

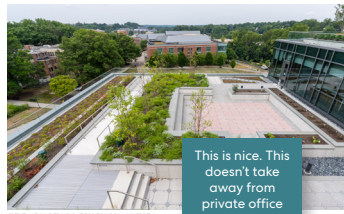
- 1 Simulation needs to be close by and easily accessible.**
 - Current sim spaces are very scattered
 - It is a challenge for people to travel off campus
 - Nearby simulation would be more utilized
 - Other spaces are often booked or costly to use
- 2 Teams want to engage in interdisciplinary simulation.**
 - Teams want to promote collaborative practice
 - In patient rooms and critical care spaces are a big interdisciplinary opportunity
 - This is one of the biggest needs
- 3 Simulation space is needed for procedure skills.**
 - Most simulation is currently happening on the job
 - There are not great spaces to learn outside of that
 - Some residents are not as proficient at procedures as they would like
- 4 Space should be flexible and easy to use. May require staff.**
 - Spaces should be easy to reserve and use and open all hours
 - Would likely need staff to run instruction and help use equipment
 - Modular/flexible space is important in long run
- 5 There is a wide range of different simulation needs.**
 - Simulation requests include communication, telehealth, clinical skills, AR/VR, 3D printer, self defense training, high fidelity, and OSCE rooms.
- 6 There is a need for more quality teaching spaces.**
 - Teams are often vying for the same space
 - More teaching space is needed
 - Requests include mid sized rooms, private meeting rooms, study/touchdown space, and large auditorium

WORKPLACE

- 1 There should be a balance between flexible space and dedicated space**
 - There is disparity in dedicated private offices and utilization
 - Not all space should be assigned
 - Reservable/shared space is a good option for people not always in office
- 2 There is currently a lack of common areas and relaxation space**
 - There should be space for physicians and staff to go and relax
 - A lounge space for people to hang out and casually bump into each other
 - A space to get away from desk is desired
- 3 Workspace is needed for residents to work, study, and gather**
 - Students need space where they can sit at a computer and work
 - Space is needed that creates a more comfortable environment for them to meet with each other and mentors
- 4 Grouping by department would increase collaboration**
 - Having similar specialties and functions grouped together would improve collaboration
 - There is a desire to have more interaction as they are very isolated currently
- 5 There is a need for more meeting spaces of various sizes**
 - There is often a lot of competition for meeting rooms
 - There should be a wide range of different size conference space
 - Technology should be easy to use
 - Privacy is important
- 6 People are open to a new work model, with workplace amenities**
 - This could provide additional benefits to those without a dedicated office
 - Other institutions are shifting to this model
 - This would instill more resiliency in the space

WORKSHOP KEY FINDINGS

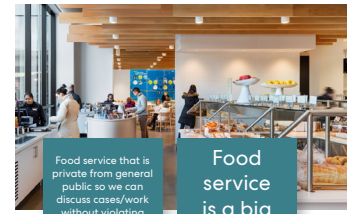
In addition to the verbal conversations, inspirational images were shared to spark ideas around how images can support activities, provoke feelings in a space, or depict new space ideas to support the project vision. The following feedback was provided during the open door sessions.



This is nice. This doesn't take away from private office space but adds to wellness.

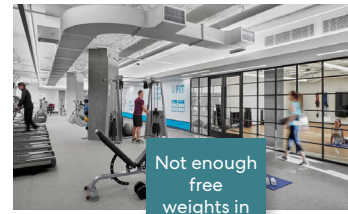


Zen rooms fine

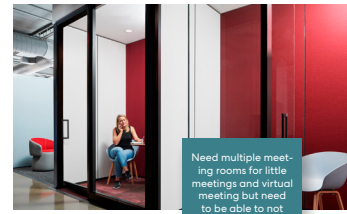


Food service that is private from general public so we can discuss cases/work without violating patient privacy.

Food service is a big positive.



Not enough free weights in this image.



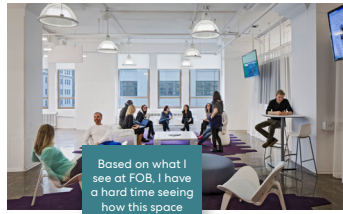
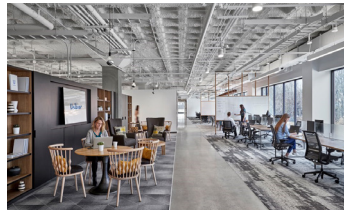
Need multiple meeting rooms for little meetings and virtual meeting but need to be able to not always have doors see-through



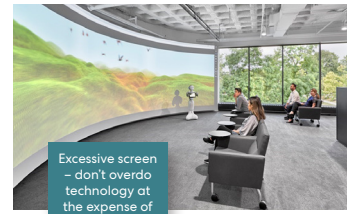
No holograms needed



Need good simulation space.



Based on what I see at FOB, I have a hard time seeing how this space will be used as this picture depicts

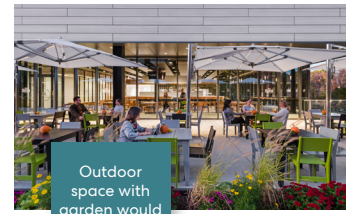
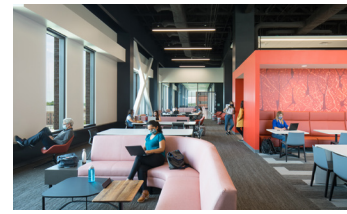


Excessive screen - don't overdo technology at the expense of practical office space.

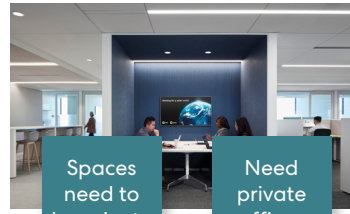


Permanent chairs for a large lecture hall generally better

Divided conf/ auditorium!

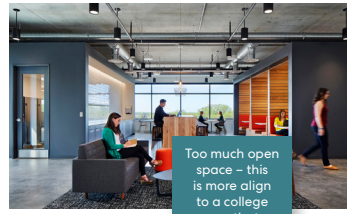


Outdoor space with garden would be nice.

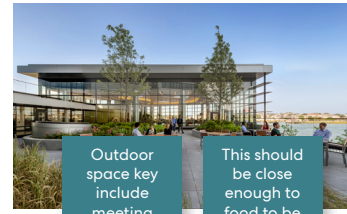


Spaces need to be private

Need private offices

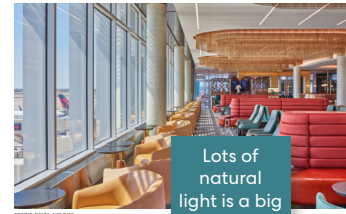


Too much open space - this is more align to a college space that a workspace

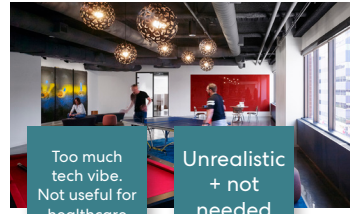


Outdoor space key include meeting spaces

This should be close enough to food to be accessible.

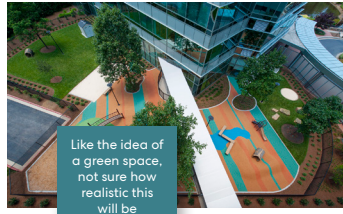


Lots of natural light is a big positive.



Too much tech vibe. Not useful for healthcare

Unrealistic + not needed



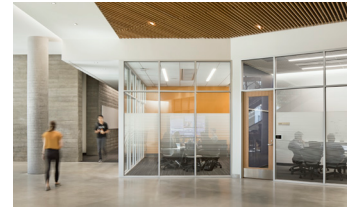
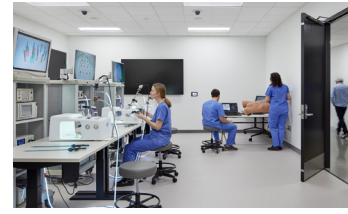
Like the idea of a green space, not sure how realistic this will be



This is a lot of space dedicated to VR, maybe too much.



Need blinds or non-transparent walls.



need more rooms the size of FOB 101 for education - ideally with small group tables that are movable and walls we can write on

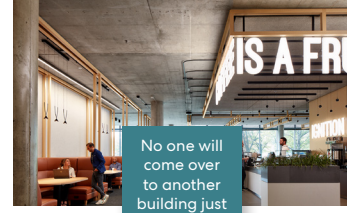


Lockers not assigned

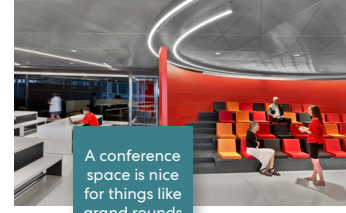


Lots of open space may work well in the tech world, but ultimately, physicians need to have private/semi-private work areas for research, sensitive conversations, etc.

Agree need more private space



No one will come over to another building just to eat



A conference space is nice for things like grand rounds

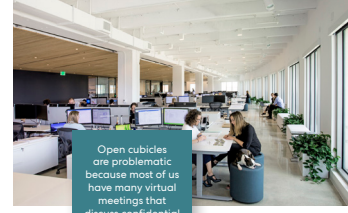


Not realistic.

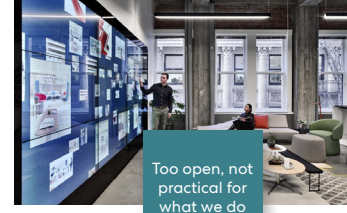
People come to work then go home, no one will use this!



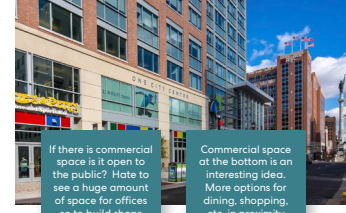
Simulation particularly for procedures and code teams is needed



Open cubicles are problematic because most of us have many virtual meetings that discuss confidential information



Too open, not practical for what we do



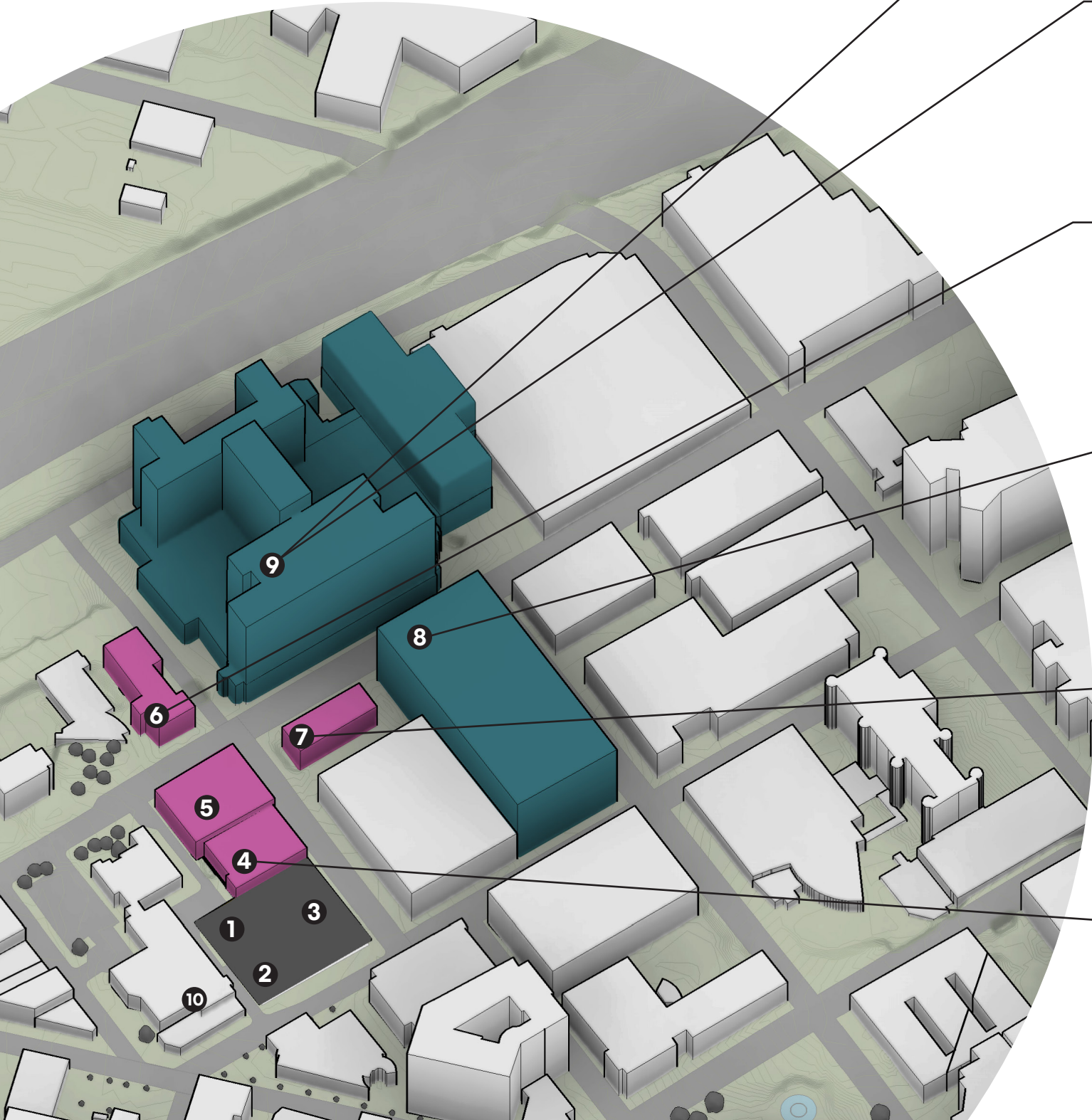
If there is commercial space is it open to the public? Hate to see a huge amount of space for offices so to build shops that may sit empty

Commercial space at the bottom is an interesting idea. More options for dining, shopping, etc. in proximity to work.

PROJECT TOURS

The project team conducted tours of nine existing buildings to gain a deeper understanding of the current spaces and their functionality to gain insight into their layout, design, and operations to inform future planning.

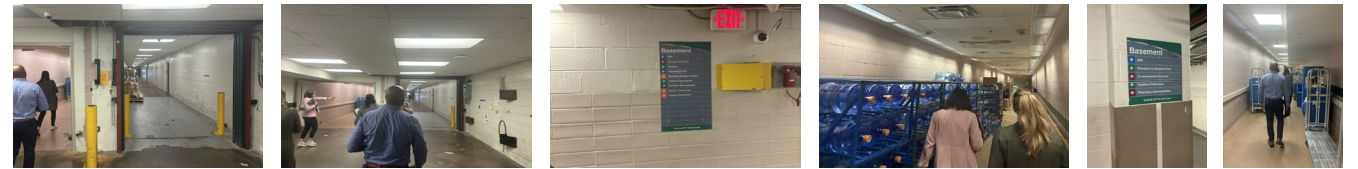
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- ❼ Glenn Building
- ❽ Correll Pavilion
- ❾ Grady Memorial Hospital
- ❿ Hughes Spalding Children's Hospital



GRADY MEMORIAL HOSPITAL



GRADY MEMORIAL HOSPITAL TUNNEL



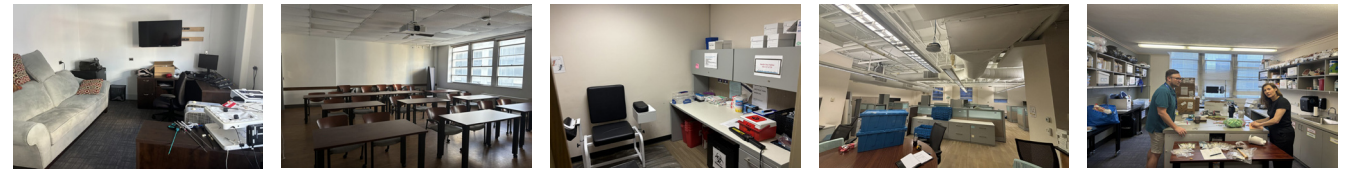
STEINER HALL



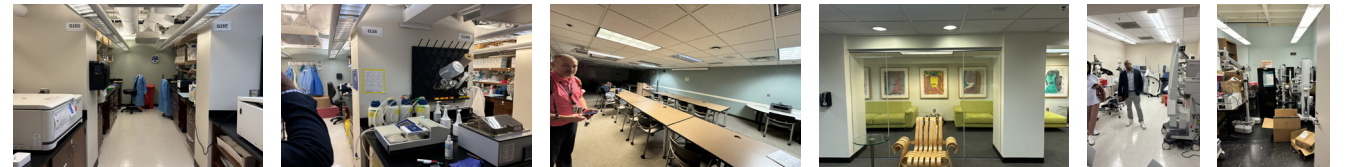
CORRELL PAVILION



GLENN BUILDING



WOODRUFF ANNEX



PROGRAM

Perkins&Will

PROGRAM NARRATIVE

GEM: Improving community health outcomes by building the healthcare workforce within the greater Atlanta area, throughout the state of Georgia and across the globe.

The new facility shall provide state-of-the-art space for teaching, research, collaboration, and respite where interdisciplinary collaboration is valued and prioritized across Grady, Emory, and Morehouse. The following pages, the program is described as both a matrix of space needs as well as a visual program. This section should be studied closely with the concept diagrams and stacking to understand the full scope of requirements of the comprehensive building program.



SIMULATION

Support the use of new technologies and provide spaces to practice clinical skills alone or in interprofessional teams.



RESEARCH

Support the use of consultation on clinical research.



WORKPLACE

Support a new model of working, collaborating, focusing, and recharging.



AMENITIES & WELLNESS

Support areas of respite, relaxation, physical fitness, concierge services, nutrition, collaboration, and gathering.

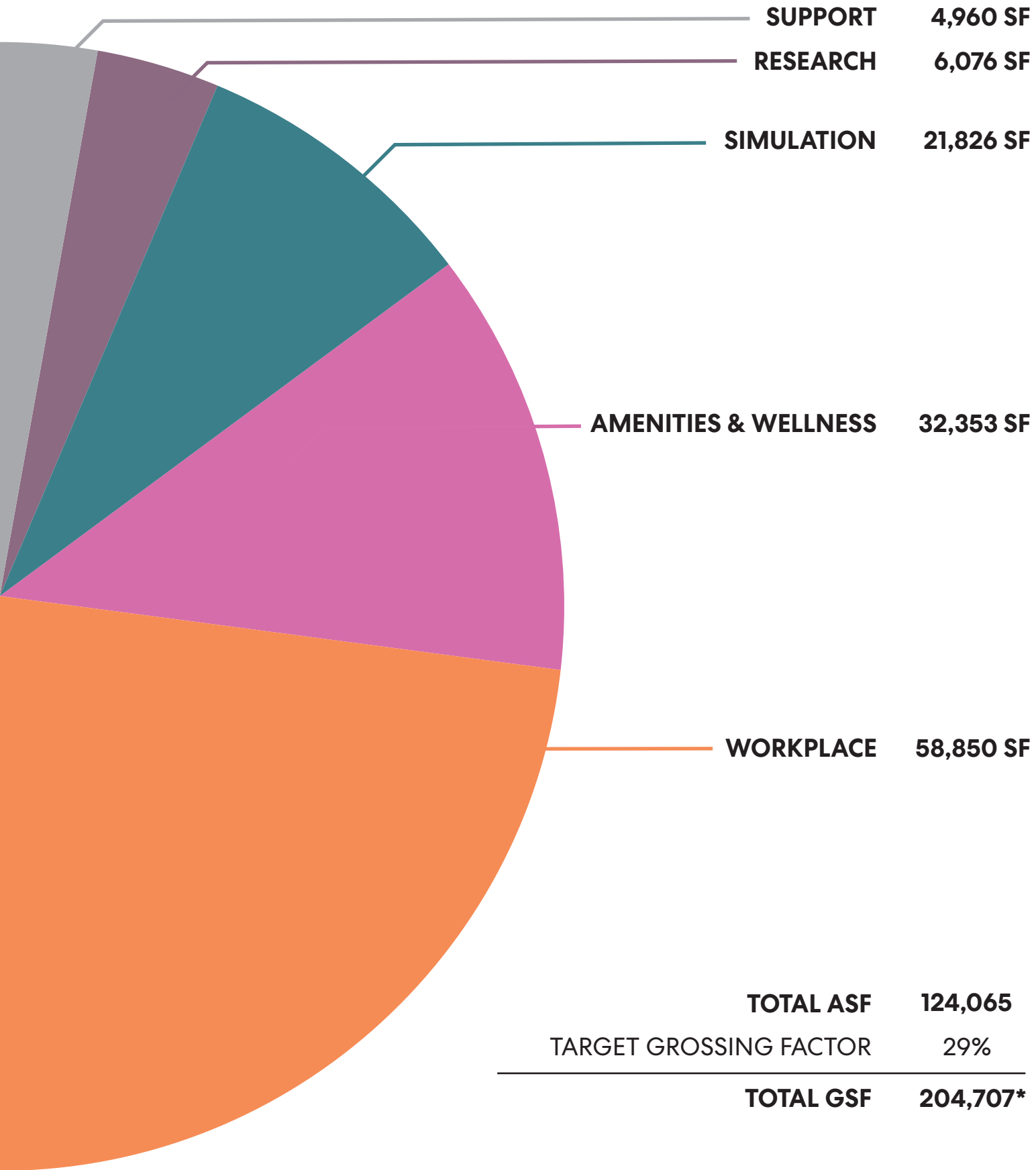


SUPPORT

Building support areas for loading, storage, and back-of-house needs



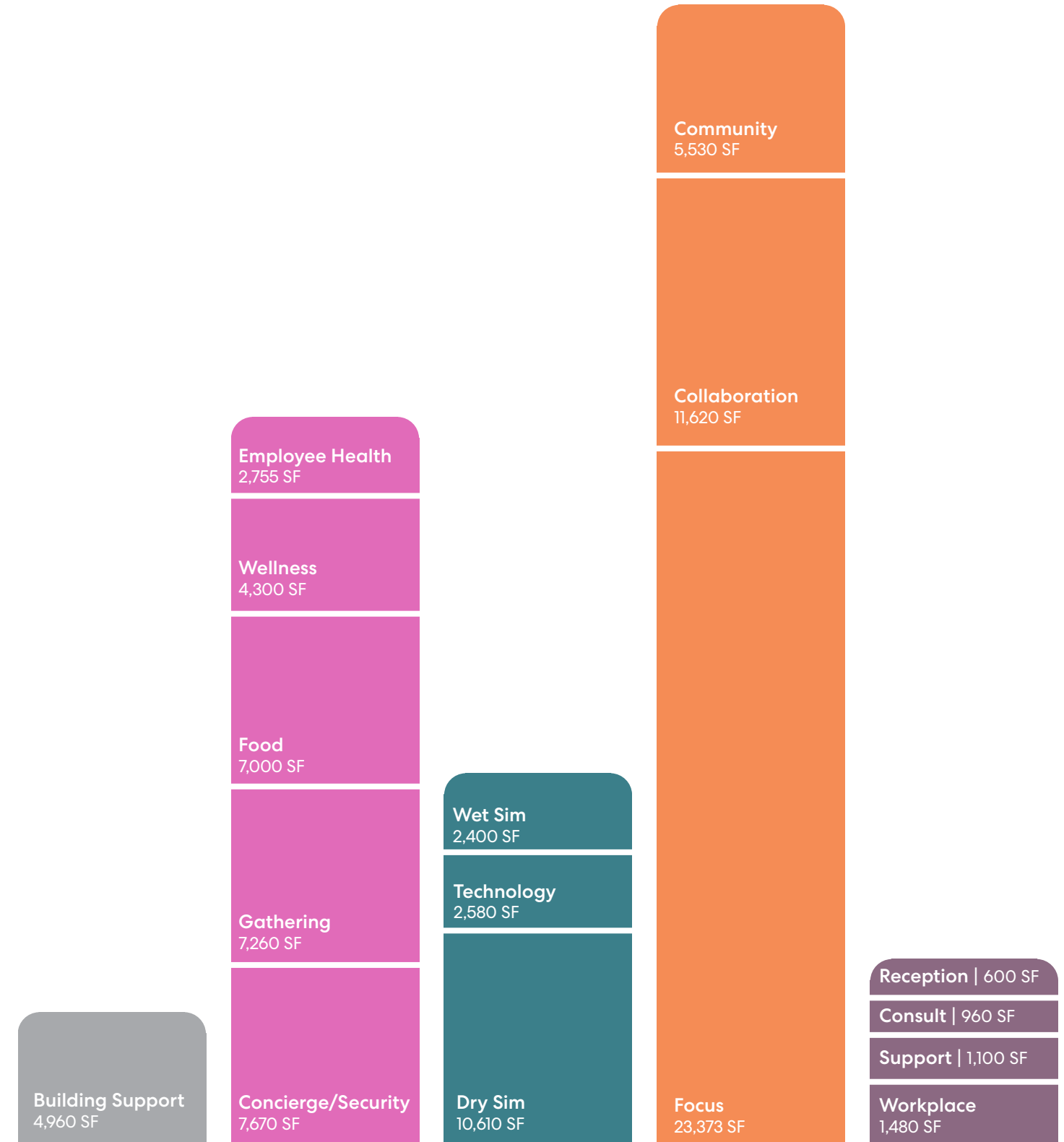
PROGRAM BUCKET SUMMARIES



*parking not included in total GSF

GRAPHIC PROGRAM

The chart below breaks down each program bucket by its primary space types to compare how much space is going toward a specific use. Please note circulation is not included.



WORKPLACE COUNTS & GROWTH PROJECTIONS

Data gathering for workplace counts today and into the future were critical as we look to combine workplace needs of GEM in the future-state.

	INSTITUTION	DEPARTMENT	CURRENT LOCATION	PRIVATE OFFICES	SEMI-PRIVATE OFFICES	WORK-STATIONS	TOTAL STATIONS
WORKPLACE SUMMARY	Emory	Hospital Medicine	14B/E	0	43	5	48
	Emory	Neurology	8D	11	0	0	11
	Emory	Rehab Medicine	4C, 8D, 12E	4	0	0	4
	Emory	Pulmonary	2C/D, 3J,	11	17	0	28
	Emory	Cardiology	2A, 2C	11	21	0	32
	Morehouse	Internal Medicine	1C, 1K, 2C,	4	60	6	70
	Morehouse	Pulmonary	1C, 3J	2	0	8	10
	Morehouse	Cardiovascular	2F	0	21	0	21
	Morehouse	GME	1C, 2C, 14A	7	7	0	17
	Morehouse	OB	2C	2	15	4	21
	Morehouse	GI	1C, PH4	0	8	2	10
	Morehouse	Public Health	-	0	0	0	0
	Morehouse	Surgery	2C, 12B	6	39	9	54
	QUENTIN'S NUMBERS	Emory		Glenn	74	0	52
Emory			Steiner	44	0	61	105
Emory			Hospital				
Emory			FOB	88	0	21	109
Emory			WEB	20	0	21	41

TOTAL HEADCOUNT (INCLUDING GROWTH): 704

WORKPLACE

DEPARTMENT	ROOM	NSF	QTY	TOTAL NSF
Focus	Office	90	140	12,600
Focus	Reservable Private Office	90	60	5,400
Focus	Workstations	36	151	5,436
Collaboration	Phone Room	80	18	1,440
Collaboration	Huddle	140	16	2,240
Collaboration	Small Conference	250	14	3,500
Collaboration	Medium Conference	360	7	2,250
Collaboration	Large Conference	640	3	1,920
Community	Kitchenette	2,450	1	2,450
Community	Lounge	2,450	1	2,450
Support	Copy/Print	70	5	350
Support	Storage	70	4	280
			TOTAL NSF	40,586
			CIRCULATION FACTOR	31%
			TOTAL ASF	58,850

WORKPLACE SPACE ASSIGNMENT CONSIDERATIONS

The total workplace counts are based off of 704 total headcount and accommodating 50% of the headcount in planned seats. The diagram below provides a framework for assigning spaces to individuals based on their specific work types

WORK TYPES	THE ANCHOR	THE DWELLER	THE SHIFTER	THE TRANSIENT
Hours in office/day:	6-8 hours	4-6 hours	2-4 hours	02-hours
Hours on campus/week:	32-40 hours	18-36 hours	10-15 hours	4-9 hours
% time in focus space:	70-90%	50-70%	30-50%	0-30%
Privacy/Confidentiality:	Needed >50% of time	Needed 30-50% of time	Needed occasionally	Typically not needed
Potential Work Setting:	Assigned office	Assigned/unassigned office & assigned/unassigned workstation	Unassigned office & unassigned workstation	Unassigned office & unassigned workstation

RESEARCH

DEPARTMENT	ROOM	NSF	QTY	TOTAL NSF
Research	Consult Rooms	120	8	960
Research	Reception	300	1	300
Research	Storage	500	1	500
Research	Admin Office	100	10	1,000
Research	Admin Workstation	36	5	180
Research	Touchdown	30	10	300
Research	Admin Storage	300	1	300
Research	Break	300	1	300
Research	Prep Room	200	1	200
Research	Waiting Room	300	1	300
TOTAL NSF				4,340
CIRCULATION FACTOR				31%
TOTAL ASF				6,076

AMENITIES & WELLNESS

DEPARTMENT	ROOM	NSF	QTY	TOTAL NSF
Concierge	Gym	2,700	1	2,700
Concierge	Group Room	720	1	720
Concierge	Locker Room	950	1	950
Concierge	Showers	600	1	600
Concierge	Walking Track	1,000	1	1,000
Concierge	Massage Studio	600	1	600
Concierge	Package Drop-Off	300	1	300
Concierge	Reception (Drop-Off)	200	1	200
Concierge	Laundry Storage	200	1	200
Concierge	Workspace	400	1	400
Health & Wellbeing Center	Exam	120	4	480
Health & Wellbeing Center	Consult	120	2	240
Health & Wellbeing Center	Charting	20	6	120
Health & Wellbeing Center	Care Team	320	1	320
Health & Wellbeing Center	Waiting	300	1	300
Health & Wellbeing Center	Blood Draw	45	1	45
Health & Wellbeing Center	Lab	200	1	200
Health & Wellbeing Center	Restroom	60	1	60
Health & Wellbeing Center	Clean Storage	90	1	90
Health & Wellbeing Center	Soiled Storage	90	1	90
Health & Wellbeing Center	Registration Work Room	60	1	60
Health & Wellbeing Center	Office Manager	90	1	90
Health & Wellbeing Center	Medication Room	60	1	60
Health & Wellbeing Center	Staff Break / Locker	200	1	200
Health & Wellbeing Center	Reception	200	2	400
Wellness	Bike Storage	500	1	500
Wellness	Sleep Rooms	100	10	1,000
Wellness	Sleep Room Support	300	1	300
Wellness	Lactation Room	150	10	1,500
Wellness	Wellness/Prayer Room	100	10	1,000
Food	Food Market	5,000	1	5,000
Food	Coffee Shop	1,500	1	1,500
Food	Grab & Go	500	1	500
Gathering	Auditorium	3,200	1	3,200
Gathering	Lounge	1,280	2	2,560
Gathering	Lobby/Prefunction	1,000	1	1,000
Gathering	Table/Chair Storage	500	1	500
TOTAL NSF				29,285
CONCIERGE CIRCULATION FACTOR				29%
TOTAL ASF				32,353

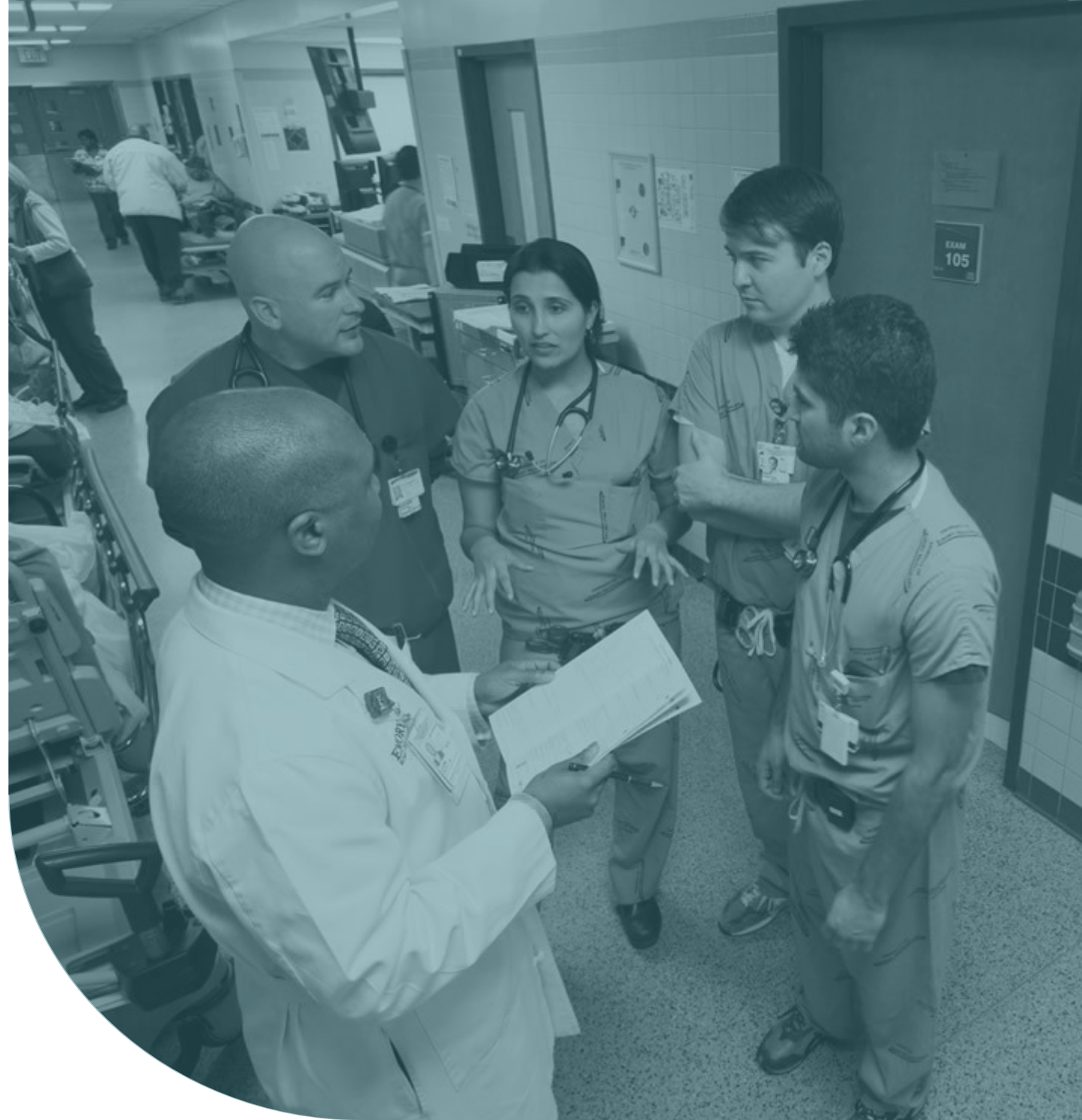


SIMULATION

DEPARTMENT	ROOM	NSF	QTY	TOTAL NSF
Dry Sim	White Box	500	2	1,000
Dry Sim	Control Room	150	1	150
Dry Sim	Ante Chamber	200	2	400
Dry Sim	Debrief	384	10	3,840
Dry Sim	Flex Classroom	1280	2	3,840
Dry Sim	Storage	600	1	600
Dry Sim	Av Closet	80	1	80
Dry Sim	Prep/Clean Room	100	1	100
Dry Sim	Office	200	1	200
Dry Sim	Lounge/Break Room	400	1	400
Wet Sim	Cadaveric Training	200	4	800
Wet Sim	Cold Storage	300	1	300
Wet Sim	Prep Space	300	1	300
Wet Sim	Locker/Shower Room	500	1	500
Wet Sim	Office	200	1	200
Wet Sim	Storage	300	1	300
Technology	Technology Training Lab	1,000	1	1,000
Technology	AR/VR	500	1	500
Technology	FLS/FES Training	400	1	400
Technology	FLS Testing Rooms	120	4	480
Technology	Storage	200	1	200
TOTAL NSF				15,590
CIRCULATION FACTOR				29%
TOTAL ASF				21,826

BUILDING SUPPORT

DEPARTMENT	ROOM	NSF	QTY	TOTAL NSF
Building Support	Custodial Closet	120	6	720
Building Support	Building Storage	500	1	500
Building Support	Waste Handling / Storage	250	1	250
Building Support	Cadaver Receiving	250	1	250
Building Support	Bio-hazard Waste	100	1	100
Building Support	Telecommunications Room	100	6	600
Building Support	Building Loading Dock	1,000	1	1,000
Building Support	Building Vestibule	180	3	540
Building Support	Link to Hospital	1,000	1	1,000
TOTAL NSF				4,960

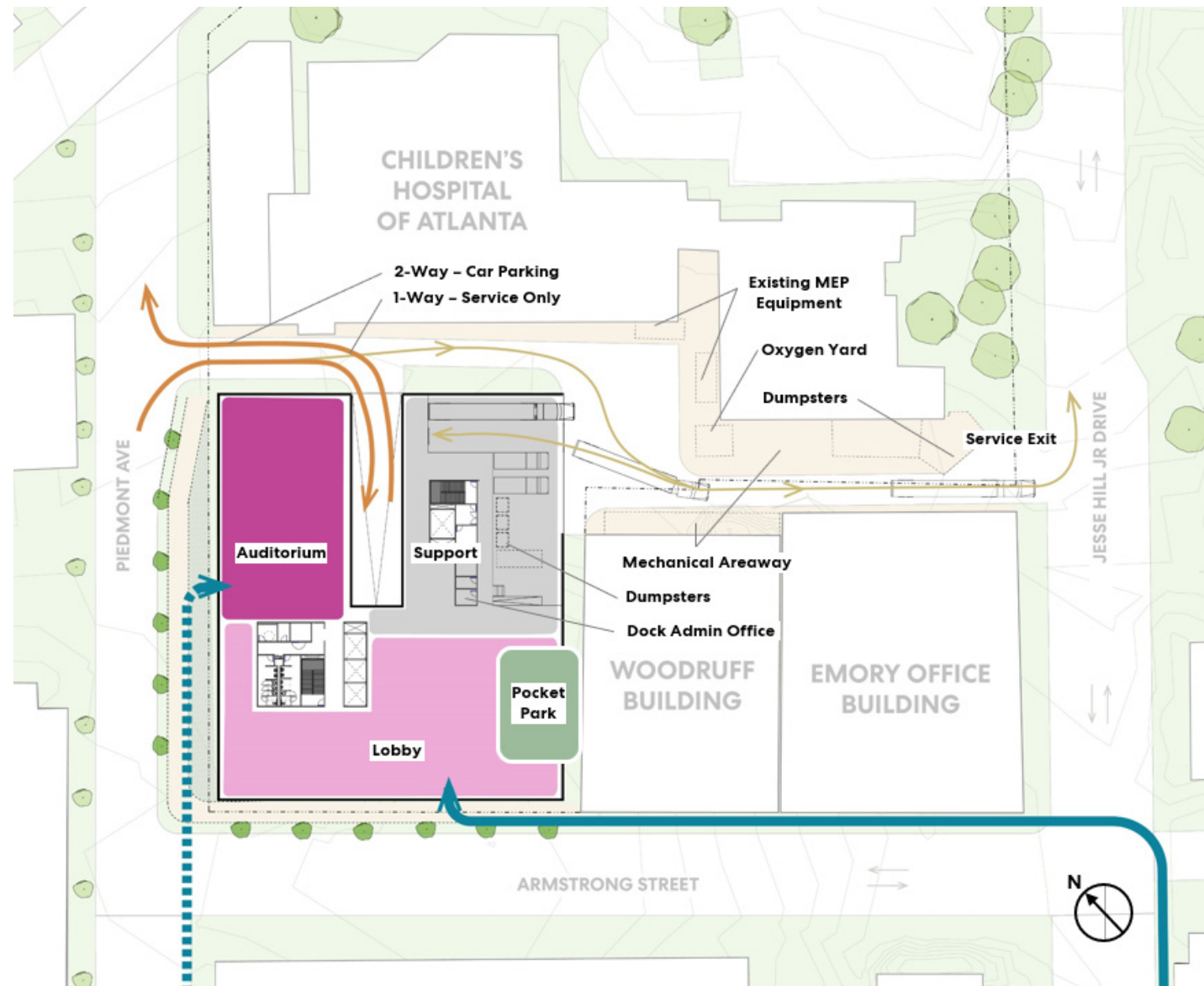


SITE PLAN

SITE PLAN

The design of the site's circulation and access plan ensures smooth traffic flow and convenient parking for visitors. Featuring thoughtful integration of dining and social spaces, as well as green areas, the layout not only enhances functionality but also creates an inviting, pedestrian-friendly environment that seamlessly connects to the surrounding cityscape.

- Car Circulation
- Pedestrian Circulation
- Service Vehicle Circulation



Example Precedent Project: University of British Columbia: Health Science Building

PARCEL INFORMATION

Use	Medical / Health / Education / Office
Height Restrictions	None
Sidewalks	15' with Street Trees + Optional 15'
Curb Cuts	One per frontage allowed
Building Coverage	None
Yard Coverage	None
Open Space Requirements	None
Parking	No minimum requirement
FAA Flight Path	Impact at 200'
Parking	Screening Required

BLOCKING & STACKING

BUILDING STACKING

The design team developed a preliminary option for building stacking. The relationships of the different program spaces floor-to-floor have flexibility to shift to align key adjacencies in the future design phases. These diagrams will evolve.

WELLNESS OPPORTUNITIES

Creating a healthy building means finding opportunities to promote wellness. The building should be infused with connections to nature and opportunities for healthy food, respite, and well-being. This starts with the building's structural system. Heavy timber construction showcases sustainability practices, has low embodied carbon, and fewer materials to maintain. Green spaces at each level of the building act as destinations for users. Exterior terraces foster connections to nature and to the beautiful city of Atlanta. Interior terraces arranged along a light filled atrium space, bring programs and people together, showcasing Grady's powerful mission.

Example Precedent Project: University of British Columbia: Health Science Building



BUILDING HEIGHT ANALYSIS

The building height shown includes the addition of green space throughout each floor. The height of the building will vary as the design evolves in the future.

BUILDING IS APPROXIMATELY 11 FLOORS WITH PARKING AND PENTHOUSE

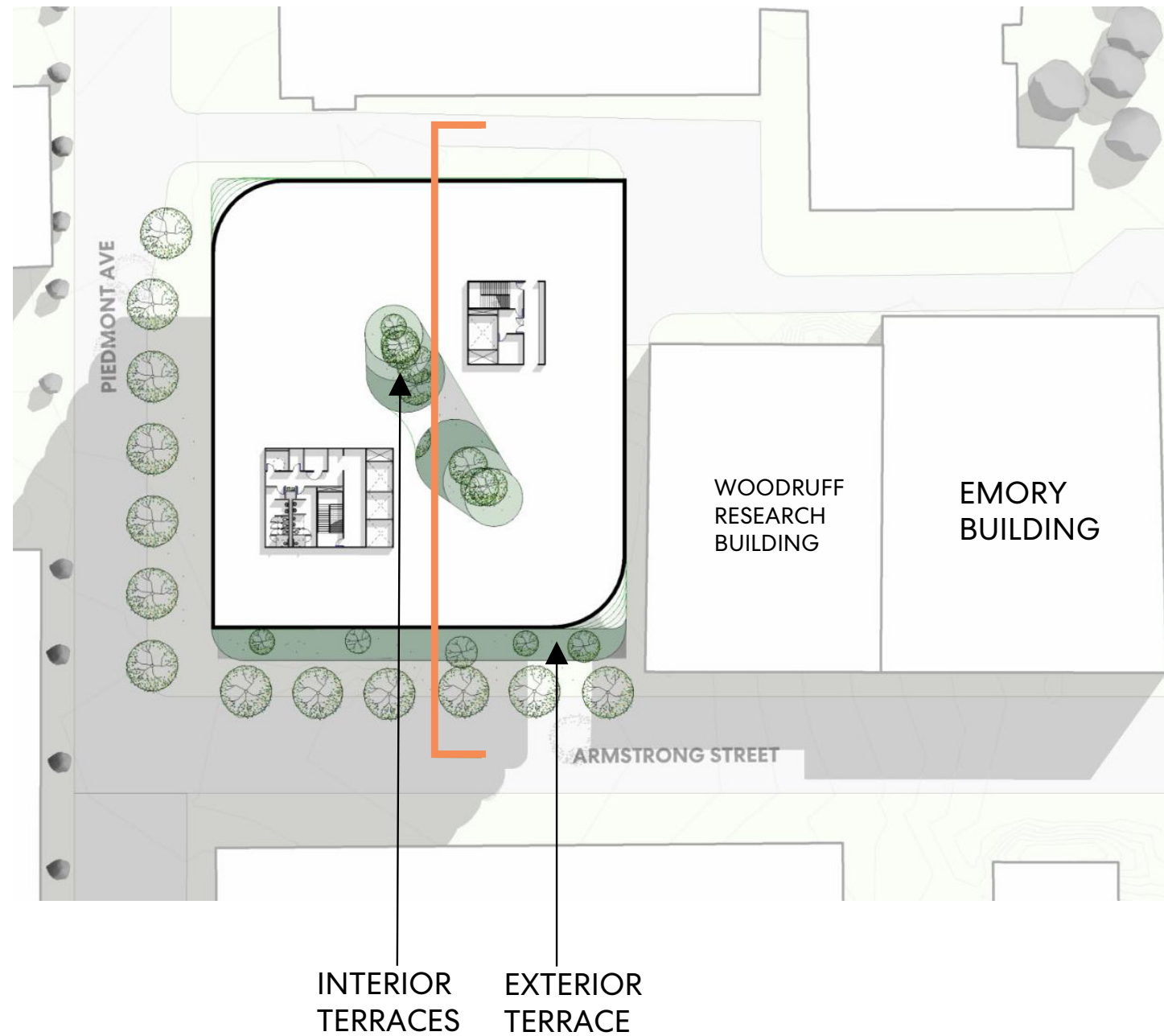


MIXER BUILDING

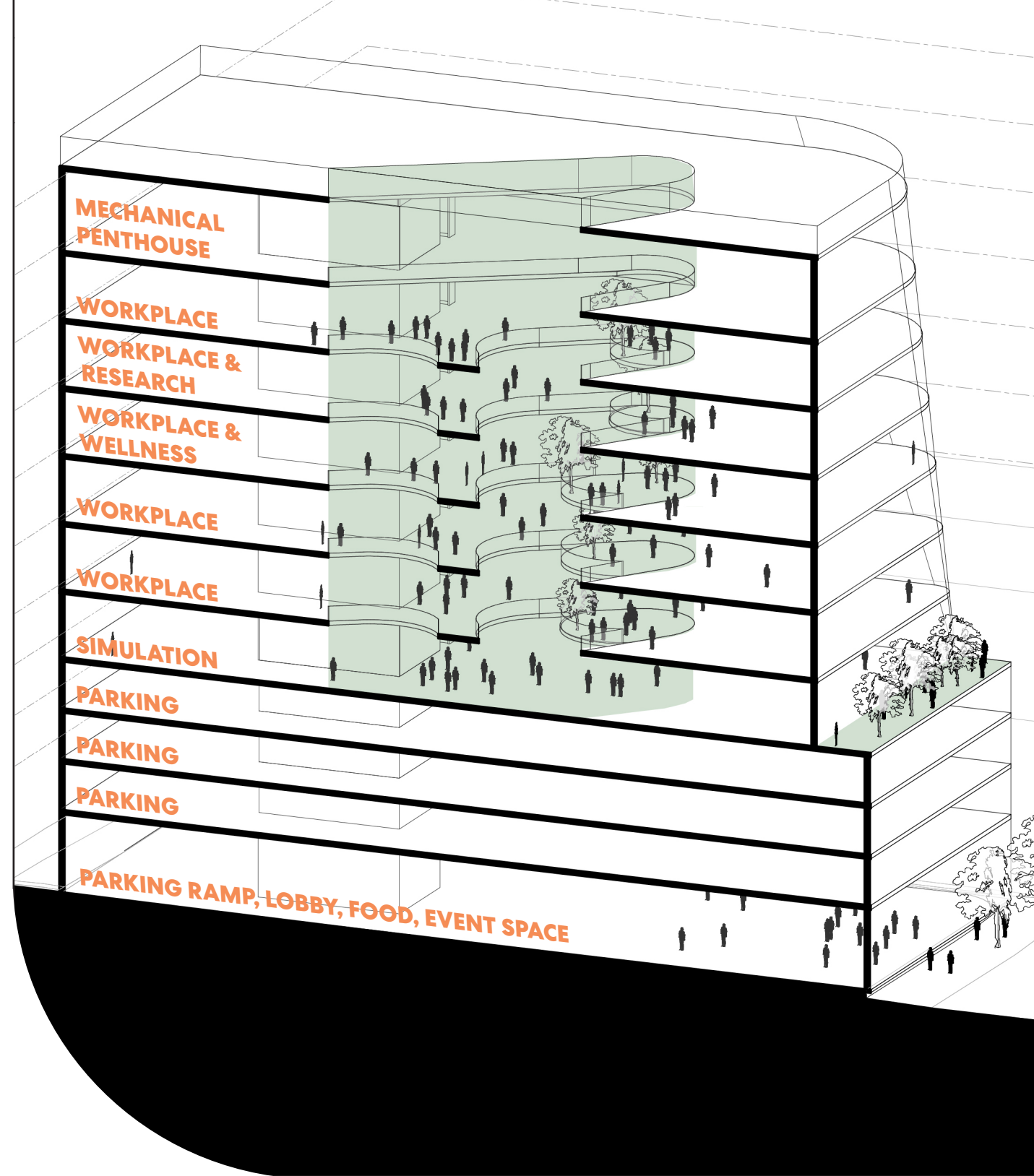
Mixer buildings utilize shared amenity spaces to encourage chance encounters and collaboration between users. Amenity spaces in the form of green space, lobbies, pocket parks, lounges and meeting rooms, are sprinkled throughout the building. As students and staff move between floors to seek out these unique spaces they mix and mingle, with opportunities to share ideas or just observe views through the building. These shared spaces serve as anchors of respite and well-being throughout the building.

VISUAL CATALOGUE

The building is designed to become a visual catalogue of its programs. Circulating through the central atrium allows views into surrounding program spaces, putting learning on display.



- LVL 8
- LVL 7
- LVL 6
- LVL 5
- LVL 4
- LVL 3
- LVL 2
- P 3
- P 2
- P 1
- LVL 1



SPACE LAYOUTS

The following concept diagrams illustrate the potential adjacencies and distribution of spaces across each floor. These high-level diagrams serve as a starting point for understanding how various areas could be organized to optimize functionality, flow, and interaction. Each diagram provides a visual representation of how different spaces, such as wellness areas, research facilities, simulation rooms, and workplaces, could be arranged in relation to one another, ensuring both operational efficiency and a collaborative environment. These diagrams are not final floor plans but are intended to guide further planning and refinement as the project progresses.



SIMULATION

The plan diagram of simulation highlights key components for advancing medical training through technology-forward simulation, hands-on collaboration in the dry simulation, anatomy space for 4-cadaver stations, a combination of large and small debrief/classroom spaces, and touch-down spaces supporting workplace and lounge.



GROUND FLOOR AMENITIES

The ground floor is a key opportunity to create a welcoming space for staff and visitors. The plan focuses on creating a variety of opportunities to gather. The auditorium opens up for a large even space and the food hall address a key issue to users of access to healthy foods.



RESEARCH & AMENITIES

The plan below shows how research and amenity space can be planned to allow for future growth. Clinical Research and Employee Health connect through a back hallway to allow for expansion in the future. The fitness areas show flow and impact of perimeter walking track.



WORKPLACE

The workplace layout below shows a full workplace floor to validate the quantities of focus space to collaboration/community space. This layout shows the density of the plan based on private and reservable office count and shows an approach to privacy for open workspace.

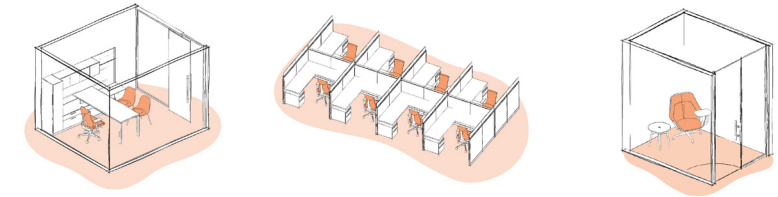


WORKPLACE KIT OF PARTS

The following components are used as building blocks for a workplace program. Each space type features key configurations that support various types of work and interaction. These space types can be combined in multiple formats to meet the community's needs. The unique culture and needs of an institution drive the quantity of each space type.

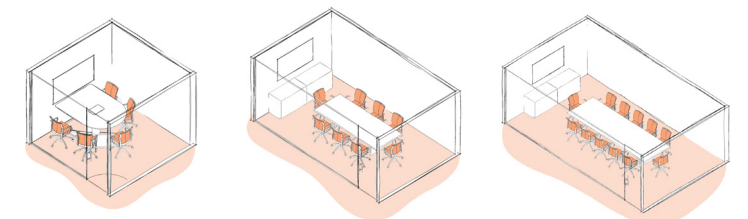
FOCUS / INDIVIDUAL WORK

- Carrel / Touchdown
- Workstations
- Enclosed Offices
- Focus Room



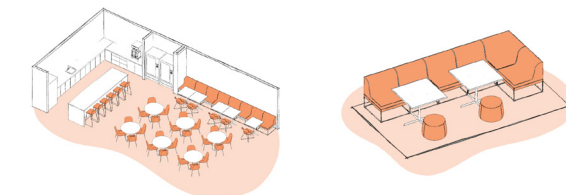
ENCLOSED MEETING

- Huddle Rooms (2-4 Seats)
- Small Meeting Room (4-8 Seats)
- Medium Meeting Room (8-12 Seats)
- Large Meeting Room (12+ Seats)



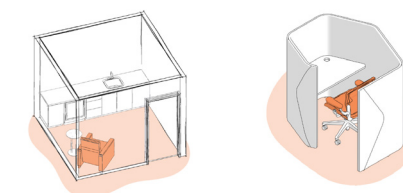
OPEN COLLABORATION & COMMUNITY

- Open Collaboration
- Break Area
- Reception / Welcome



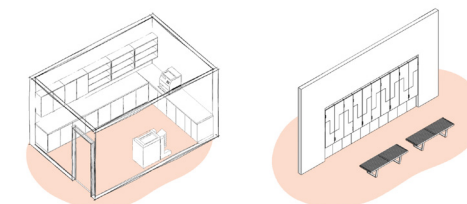
RESPITE

- Wellness Room
- Personal Seats
- Lactation
- Sleep / Shower Rooms



SUPPORT

- Copy / Print
- Personal Storage
- Day Lockers
- File Storage
- Departmental Storage



WHAT COULD A DAY LOOK LIKE?

To fully grasp the transformative impact this new building could have, we have outlined what a typical day might look like, taking full advantage of the remarkable opportunities it offers. This space has the potential to shape a culture of collaboration across institutions and significantly enhance the wellbeing and productivity of the clinical team.

