

Decision Not to Re-use Hospital Buildings

May 1, 2018

The following information is provided to address questions that have been raised by community members regarding Premier Health's decision to preclude the re-use of Good Samaritan Hospital buildings as part of the planning process. The information is based engineering analysis undertaken by Premier Health.

Reasons why re-use of the buildings for scaled-down or alternative *medical use* is not practical or feasible:

- **Complete interior demolition required.** Only a few patient rooms meet current Facility Guideline Institute standards and modernization would have practically required complete demolition of the interior of the buildings.
- **Inefficiencies due to interstitial space.** The hospital includes interstitial space (space located between floors to account for mechanicals) in the South Tower which makes the building systems inefficient for re-use due to the cost of heating and cooling this extra space.
- **Inability to scale back.** The cost to reduce the size of the buildings to "right size" them for other uses was extremely high; there is no easy/cost effective way to remove the top three floors of a seven-story building and the cost to eliminate some buildings while also leaving others was also extremely high.
- **Hazardous materials.** Many of the building products used in the original construction of the South Tower contain hazardous materials. While these products are safe if left undisturbed, modifying or attaching to these panels would result in an unsafe condition that would require special attention and increase renovations costs due to remediation.

Reasons why re-use of the buildings for *some other type of use* is not practical or feasible:

- **Scale of the facility.** The buildings were most likely going to be too large to support the amount of building that the market could ever support (and partial demolition is very costly as explained above).
- **Building footprint and quality.** The footprint of the buildings and the quality of the space that would remain after gutting the buildings would not be conducive to an office, residential, retail or other potential use.
- **Adaptive re-use limitations.** For the most part, these buildings were specifically built for health care, one of the more challenging building-types to consider for adaptive reuse. Historically few if any building such as those at GSH have been successfully renovated.
- **Interstitial space and hazardous materials.** Adaptive re-use would be cost prohibitive for the same issues of hazardous materials in some of the buildings and the high operating costs of a building with thousands of square feet of interstitial space.

For these reasons, it was determined that the best way to assist the community in moving forward was to undertake demolition and position the site for redevelopment that is not constrained by the major challenges listed above.