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Care for the Community
\$5.5 Million Providence Medical Office Building, Camas, Wash.

In Line Commercial Construction Inc., Aloha, Ore.

In June, In Line Commercial Construction finished a 15,000-square-foot medical office building that will serve the growing Camas community. The building is owned by Providence Health & Services, and its tenants include Providence Medical Group, Providence Rehabilitation Services, Rebound Orthopedic Physical Therapy, and a blood-draw lab inside Providence's Patient Services Center.

"The design-build nature of this project was unique, and we're seeing more of this construction model with our clients," said Todd Duwe, LEED GA, In Line's vice president and senior project manager. "We've done a couple of these with Providence now, and we really feel we bring a lot of value by being involved earlier in the process.

"It allows us to help the owner and the design team save on costs because

we're able to identify cost-saving ideas early on," Duwe added. "Especially in this economy, our customers are really trying to establish a firm budget to make sure they have enough resources set aside for their projects, so our involvement earlier in the process helps clarify the budget."

Providence wanted the building's support spaces to include exam rooms, physical therapy areas, X-ray rooms, cast storage, and procedure rooms. Mechanical, electrical, and plumbing work was completed on a design-assist basis, and those team members succeeded in boosting the building's efficiency. Green features include low-VOC materials, daylighting, and energy-efficient lighting controls.

The building exterior is a combination of split face CMU block, windows, and a curtain wall on two sides. Exterior site construction also included expanding the



parking lot, landscaping, and site work.

Some interior design changes along the way posed a potential challenge for the schedule, but In Line worked closely with the architect, Jon R. Jurgens & Associates, and the Providence team to meet the needs of the different physician groups and the regulatory demands associated with each.

"Along with strong scheduling and management of the sub-consultants, I think this project was very successful because of the leadership that was involved," Duwe said. "Rick Sanders, Providence's project manager, was great at making decisions and provided the leadership that allowed the team to consistently move in the right direction."