

A photograph of a modern hospital corridor. The floor is covered in a series of horizontal, multi-colored stripes that recede into the distance. On the left, a series of tall, cylindrical columns are illuminated with vibrant green and blue light, creating a colorful glow. A man in a white shirt and dark trousers is walking away from the camera down the center of the corridor. The ceiling is a standard white grid with recessed lighting. The overall atmosphere is clean, bright, and futuristic.

LEO A DALY

Health Design

Creating places that inspire
wonder, connect communities and
enable great things.

LEO A DALY

Our vision

To transform the human experience through the power of design

Our mission

To create innovative, thoughtful and sustainable solutions with our clients

Our guiding principles

Our customer, first

We work every day knowing that we exist for our clients.

Innovative by design

We make design excellence the constant.

Ethical always

We insist on the highest moral standards from ourselves and others.

Fair and inclusive

We respect everyone and appreciate the value in diversity.

Responsible

We own the impact of our work.

Never stop learning

We bravely explore our curiosities.

Make it fun

We love what we do and celebrate the hard work.

Table of Contents

06	About Us
08	Design Philosophy
10	Sustainability
12	Planning
14	Services
18	Health Team
24	Experience



Designing for the enrichment of the human experience.

LEO A DALY's diverse and creative teams combine planning, architecture, engineering and interiors expertise to offer a holistic response to our clients' challenges. For more than 100 years, we've created places that inspire wonder, connect communities and enable great things. Our design approach is energized by inquiry, focused on innovation and rooted in social and ecological responsibility.

Excellence beyond expectations

For more than 100 years, our dedication to design excellence has produced exceptional spaces that enhance and enrich the human experience. We are a team-focused organization, committed to empowering innovation, creativity and talent.

Industry-leading, inspired design

Strong client relationships have helped LEO A DALY become a leader in the design of the built environment, and one of the largest planning, architecture, engineering, interior design and program management firms in the world. Since 1915, we have had an unyielding focus on design excellence to create exceptional spaces that enhance and enrich the human experience.

Our privately held practice has more than 800 design and engineering professionals in 29 offices worldwide. Lockwood, Andrews & Newnam, Inc. (LAN), a division of LEO A DALY, extends our capabilities in engineering, infrastructure consulting and program management.

Global experience

Our award-winning, diverse portfolio includes projects in a wide range of markets in more than 91 countries, all 50 U.S. States and the District of Columbia.

Whole project approach

Founded in 1915 by Leo A. Daly, Sr., our firm rose to national prominence for pioneering the use of interdisciplinary project teams: a “whole project” approach that ensures maximum efficiency, coordination and client satisfaction. Today, under the leadership of Leo A. Daly III, FAIA, RIBA, FRAIA, we continue a legacy of innovation and commitment to client satisfaction.



Client-centered approach

Working side-by-side with every level of stakeholder, we collaborate to serve your operational and strategic goals. Your vision, paired with our creativity and expertise, produces exceptional results.

Clients served

Aviation
Commercial Development
Corporate Office
Entertainment and Retail
Federal, State and Local Agencies
Healthcare
Higher Education
Hospitality and Gaming
Food, Distribution and Manufacturing
Mixed-Use
Public Assembly and Convention Centers
Senior Living
Sports and Recreation
Transportation

Sustaining a legacy

A century of design excellence is a milestone few firms have achieved. It is a testament to the loyalty of our clients; the dedication of our talented professionals and associates; our firm's resilience; and our commitment to design excellence, creativity, innovation and client service. As we enter our second century, we continue the regular, iterative process of revisiting, refining and reasserting those core values with a view toward the future. Our mission is to change the world through design, to advance the skills of our professionals and associates, to deliver outstanding service to our clients and to sustain our legacy of professional leadership.



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We do not impose our designs. Rather, through rigorous inquiry, our ideas transform into client-driven solutions.

Great design analyzes, evolves and transcends, bringing positive experiences, contextually relevant communities, and re-imagined environments. Through your vision comes a purposeful, meaningful, and complex combination of the character, image, and symbolism of what the space represents now and for the foreseeable future.

The domains of our design practice



Design for people

As designers, we are focused on the impact our projects have on people. Our work is rooted in a fearless spirit of inquiry, seeking to understand and respond to the physical, emotional and social needs of human beings. We create places that inspire wonder, connect communities and enable great things.



Deliver excellence

Built on a foundation of 100+ years of design excellence, we specialize in delivering an extraordinary level of quality in every project we design. By emphasizing performance, we help our clients reduce risk, optimize goals and realize dreams beyond expectations.



Lead through insight

As specialists in our chosen practice areas, we seek out projects that address challenging questions and solve important problems. We are dedicated experts—informed, insightful and invested in making impactful change for the benefit of our clients and the world at large.

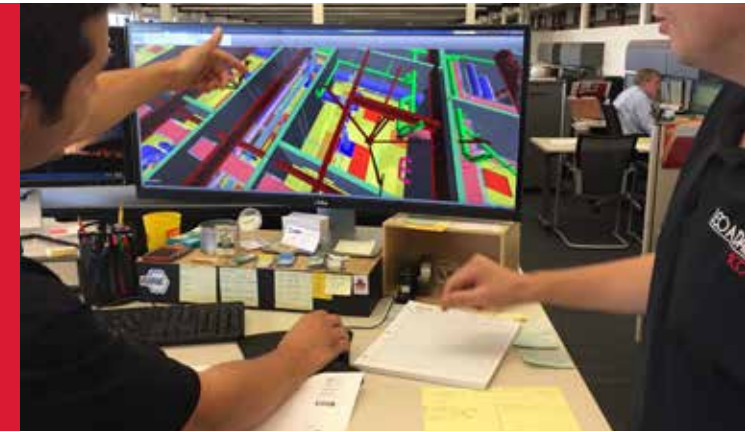
Infrastructure and architecture work in harmony.

Efficient, dependable engineering systems are vital to the design of a building. Infrastructure and architecture should work in harmony. Our clients benefit from our multi-discipline and fully integrated engineering design services that work hand-in-hand with our architectural team to create innovative, thoughtful and sustainable solutions.



Mechanical Engineering
Electrical Engineering
Structural Engineering
Civil Engineering
Architectural Lighting Design
Building Technology Systems
Fire Protection/Life Safety
Energy Modeling and High Performance Design
Commissioning

75+ Years Engineering Expertise



Engineering Design Approach

- We curate teams of subject matter experts and resources tailored to provide the best solutions for each project's unique design and performance requirements.
- We believe in performance driven design that responds to our clients desired outcomes for energy performance, sustainability, resource conservation, resiliency, safety and technology needs.
- It is through integration of engineering with architecture throughout the design process that truly high-performance building results can be accomplished.
- We utilize every opportunity to achieve synergy with the aesthetic design.
- We provide engineering that is at the forefront of the latest materials and methods of construction while integrating flexibility for the future.
- We leverage the latest technology and design innovation available in the industry through our continual focus on education and training for our engineers.
- We create design solutions that respect the project budget, schedule and long-term building operational needs.
- We serve as a trusted advisor and resource for the building owner, operator and occupants during the course of the planning process, design process, construction and post occupancy for all engineering systems.



Delivering beauty with a purpose

Interior design delivers beauty with a purpose—functional, comfortable, lively interior spaces create environments for welcoming visitors, supporting productive employees and students and making residents feel at home.



Distinctive solutions

Our interior designers provide tailored design solutions for projects across multiple markets, including aviation, education, healthcare, hospitality, workplace and residential project types. In each of these markets, we create elegant designs that satisfy client goals and connect exterior architecture, interior aesthetics and users' needs with sustainable design solutions.

Collaborative approach

LEO A DALY's interior design team is comprised of multidisciplinary, creative and talented professionals supported by a national practice with diverse experience and expertise. We partner with clients to understand owner challenges and develop unique solutions, working collaboratively with all members of the project team.

Design as storytelling

Our goal is to create exceptional projects that enhance and enrich the human experience. We execute projects with a vision that clarifies and transmits a story through a cohesively designed environment. Our integrated design and management process provides maximum functionality and cost effectiveness while providing an exceptional experience for the end user.



Consistently recognized among the top interior design firms in the nation as an Interior Design Magazine "Giant"

Specialized services

- Artwork program
- Building evaluations
- Cost estimating
- Environmental graphics and branding design
- Equipment planning
- Feasibility studies and test fits
- Finish selection
- Furniture plans and specifications
- Graphic design/visual communications/communication design
- Interior architecture
- Furniture, fixtures and equipment (FF&E)
- Move management
- Programming/blocking and stacking
- Space planning
- Wayfinding and signage
- Furniture/workstation standards
- LEED® certification and sustainable design



Sustainability and resiliency is in our nature.

As designers of the built environment, LEO A DALY is helping shape sustainable solutions in a way that are good for your business, your community, and our planet.



Commitment to Green Design

Using materials responsibly has always been integral to our practice. We continually work with our clients to achieve their goals by selecting sustainable materials and energy efficient systems, and designing healthy indoor environments.

AIA 2030 Accord

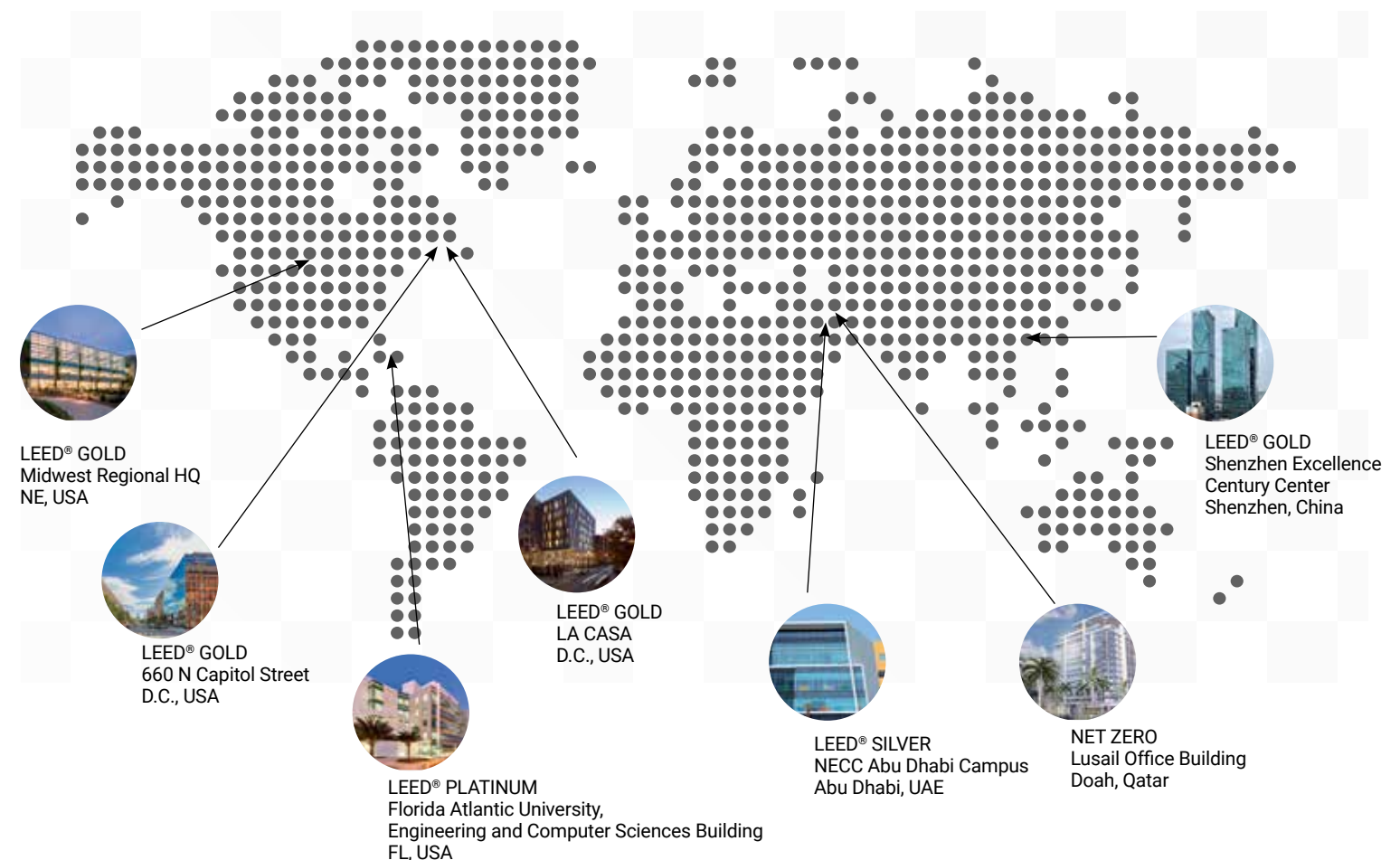
LEO A DALY is a part of the AIA 2030 Accord reporting on sustainable progress and committed to working towards a Carbon Neutral built environment.

2030 China Accord

In 2016, We joined the 2030 China Accord to support China's drive to develop non-fossil energy by 2030 and help plan new communities as carbon neutral.

Experience with sustainable project rating systems

- Over 25 percent of our technical staff is Leadership in Energy and Environmental Design (LEED®) Accredited
- Involved in over 50 projects that use the US Green Building Council (LEED®) certification system or the US Army Corps of Engineers' SPiRiT™ rating system.



166 Sustainable projects worldwide

125 LEED Professionals firmwide



5

29

30

7

8 Registered and pending
87 Designed to LEED standards



Accelerating urbanization for cities in transition.

As planners, our role is to re-imagine our cities, and rethink how we design for people who work, live and play in them. We aim to create memorable places that inspire meaningful stories.



Master planning

Effective master planning is essential in defining your vision well into the future. LEO A DALY's methodology and experience ensure the planning process focuses on a comprehensive analysis of the existing context and project needs to align with your business goals and objectives.

An integrated process

We start from the beginning with an integrated approach, including all disciplines and stakeholders to create a shared vision for the master plan.

Aligning expectations

We understand the importance of consensus building and the delicate balance of contributing and sometimes competitive factors.

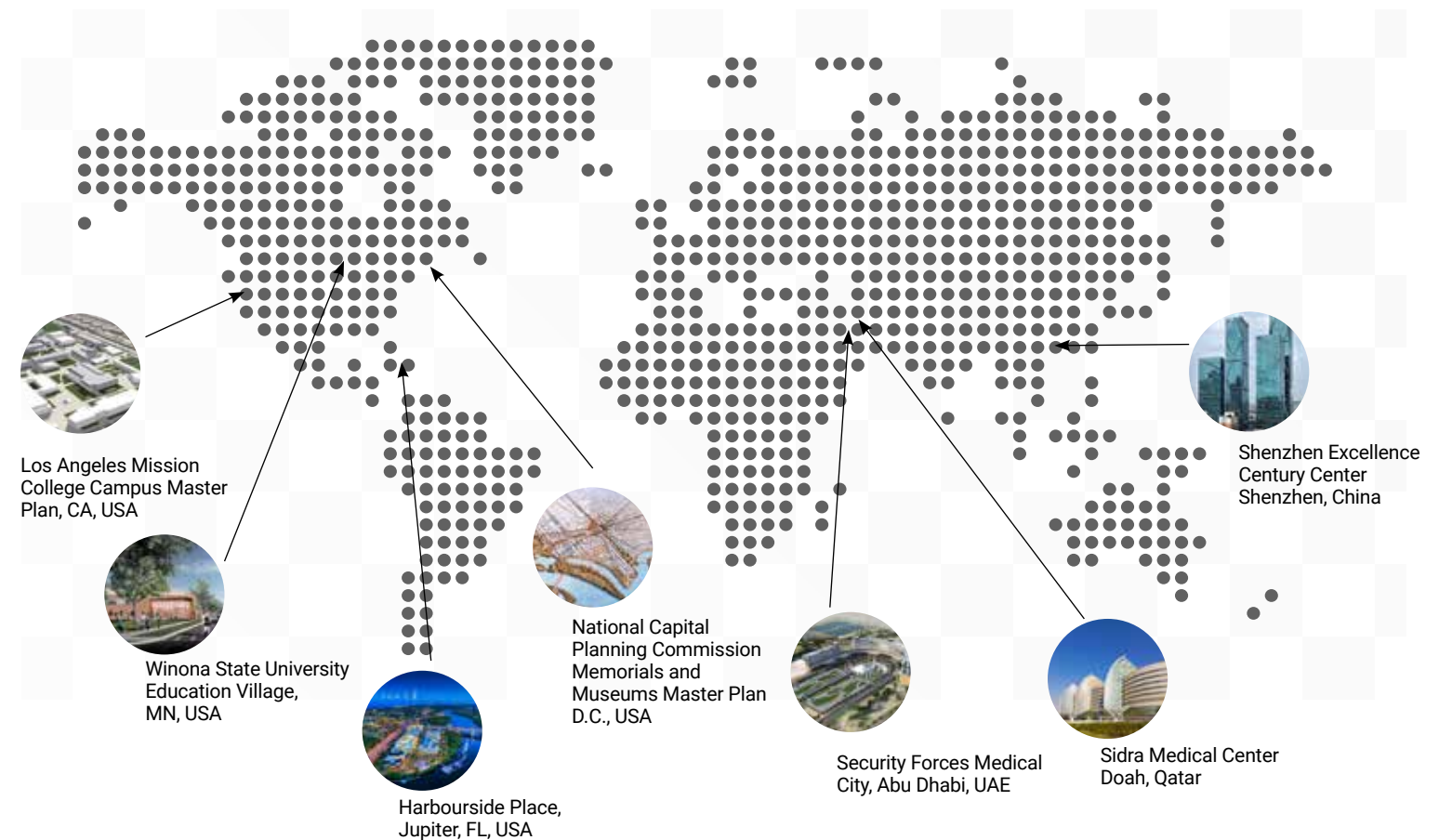
Our collaborative approach to master planning focuses on aligning expectations with long- and short-term strategies among all stakeholders throughout the entire process.

We utilize benchmarks based on broad experience and trends in various market sectors, combined with innovative ideas resulting in value-added, resilient solutions.

An integrated planning practice impacting communities around the world.

LEO A DALY's disciplined planning + urban design practice area focuses on:

- the study of cities, its urban fabrics and placemaking
- integration of technology, rapid urbanization and intangible economic growth
- value-added propositions focused on culture, wellness and lifestyle



Our team brings a passion for designing spaces **focused on community health.**

LEO A DALY serves health providers as a trusted partner in creating unparalleled healing environments. Drawing on a depth of experience, we apply the art of design to solve our clients' toughest challenges, and transform how patients, families and communities receive care.

CREATIVE COLLABORATION

Healthcare spaces are complex systems that must operate in harmony under challenging circumstances. Because they serve many users – staff, owner, patient and community – we engage all stakeholders in a creative, organized search for the best solution for each project.

Pairing this approach with proven scheduling, design management and delivery methods creates tailored yet flexible and adaptable, highquality results to enhance patient outcomes, operational efficiency and staff effectiveness.

Our teams are built by matching specific expertise to your needs, combining traditional healthcare backgrounds with an enormous wealth of non-clinical specialists, including research labs, academic, mission critical, workplace, and hospitality building types.

DESIGNING FOR TOMORROW

Creating Healing Environments

- Encompassing the entire facility— patient rooms, treatment spaces, staff areas, public spaces, entries, and outdoor gardens
- Creating a positive experience— simple way-finding, ample natural light, controlled acoustics, careful material and color selections, attention to operational functionality
- Understanding and incorporating rapidly evolving industry and market needs —infectious disease, customer experience, evidenced-based design, safety, sustainability, adaptability, etc.

Planning & Programming

- Baseline Assessments focus on key tasks that build the foundation for master planning – from a timeline and logistics perspective to an evaluation perspective amongst stakeholders that participate in the process
- GAP assessments includes assessments of capacity and space needs associated with future demand forecast forward 5 to 10 years and an

audit analysis to clarify the scale of any shortfall and priorities by clinical department.

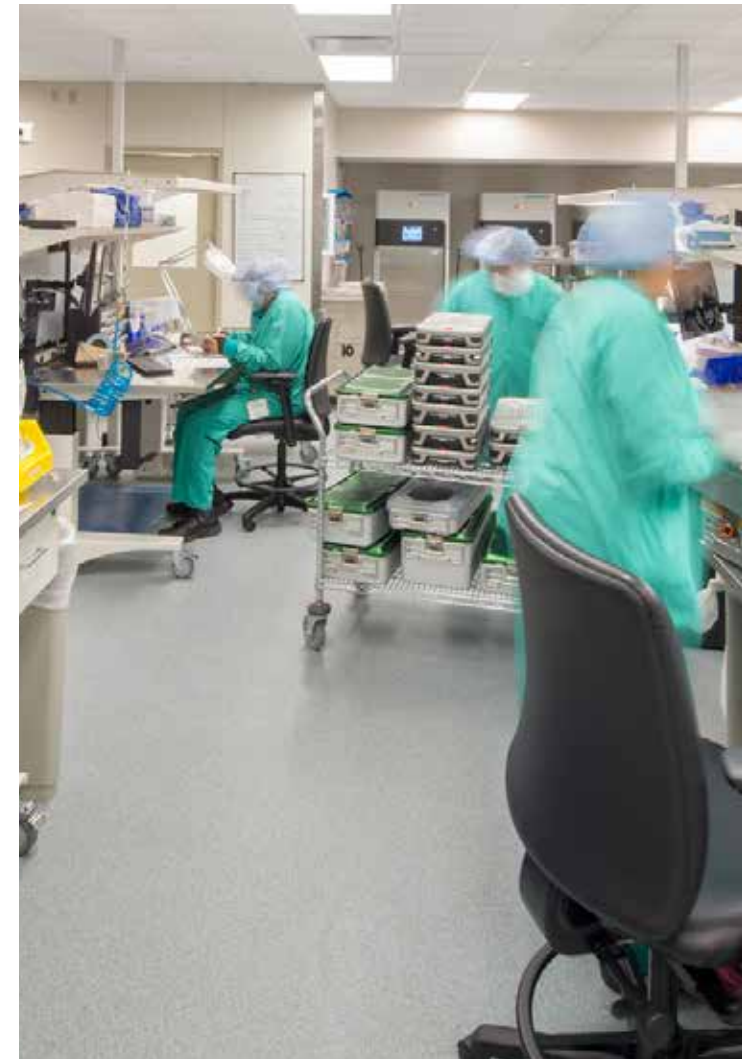
- Develop facility master plan options to accommodate future demand, determine a preferred option, and establish an implementation and phasing plan.

Our Design Approach

- Working closely with each client to discover the specific issues and program needs
- Creating integrated, evidence-based designs to resolve critical issues
- Integrating all disciplines, including nationally-recognized, accredited experts—medical planners, architects, engineers, interior designers

The Patient Experience

- Developing a hospitality-focused and environmentally-conscious design approach
- Designing attractive and comfortable healing spaces to reduce fear and anxiety and enhance patient outcomes
- Creating facilities that are therapeutic, increasing the perception of the quality of care being administered



Exceptional healthcare design optimizes clinical operations, healthcare delivery and capital resource management. As experienced healthcare designers, our professionals listen to the needs and goals of owners and stakeholders, leading the way to consensus-driven solutions. We apply evidence-based design and research to create patient-focused environments that meet strategic goals, maximize budget, streamline operations and adapt to tomorrow's needs. Our full-service approach stresses a final product that is affordable, sustainable and efficient.

Campus Planning

- Facility Evaluation
- Master Planning
- LEAN Process Planning
- Grant Applications
- Laboratory Planning
- Equipment Planning
- Programming
- Site Development
- Accessibility Analysis
- Environmental Analysis
- Feasibility Studies
- Phasing & Logistical Scheduling
- Medical Planning
- Traffic Planning
- Educational/Classroom Planning
- Fire and Safety Analysis
- Facility Commissioning
- Urban, Campus & Research Park Planning & Design
- Quality Control/Forensic Analysis Consulting
- Security Evaluation & Planning

Architecture

- Infectious Disease Design
- Construction Administration
- Building Renovation & Re-purposing
- Design-Build, ECI, Fast-Track, Multiple Package Delivery
- Energy Saving Design
- LEED® Certification & Sustainable Design
- Landscape Architecture
- Responsive Building Envelope Design

Interiors

- Interiors Master Planning
- Space Planning
- Interior Design
- Furniture, Finishes & Equipment
- Graphic Design
- Wayfinding & Signage
- Laboratory Design

Engineering

- Mechanical Engineering
- Electrical Engineering
- Structural Engineering
- Civil Engineering
- Communications Engineering
- Information Systems Engineering



“Great design endures, sustains, and transforms, bringing both solutions and new quality of life experiences.”

Leo A. Daly III

Maximizing staff efficiency requires a comprehensive planning process that understands staff needs and places the right departments adjacent to each other. Smart adjacency planning reduces the amount of walking clinicians have to do between patients, and increases the time they spend actually delivering care. It also improves outcomes by increasing nursing staff's ability to monitor patients.



Fire and Life Safety

Building, Fire & Life Safety Code Consulting
Commissioning & Testing
Computer-based Fire Modeling
Existing Conditions Assessments
Fire & Life Safety Design
Life Safety Master Plan Development
Quantitative Risk Assessment

Post Construction Services

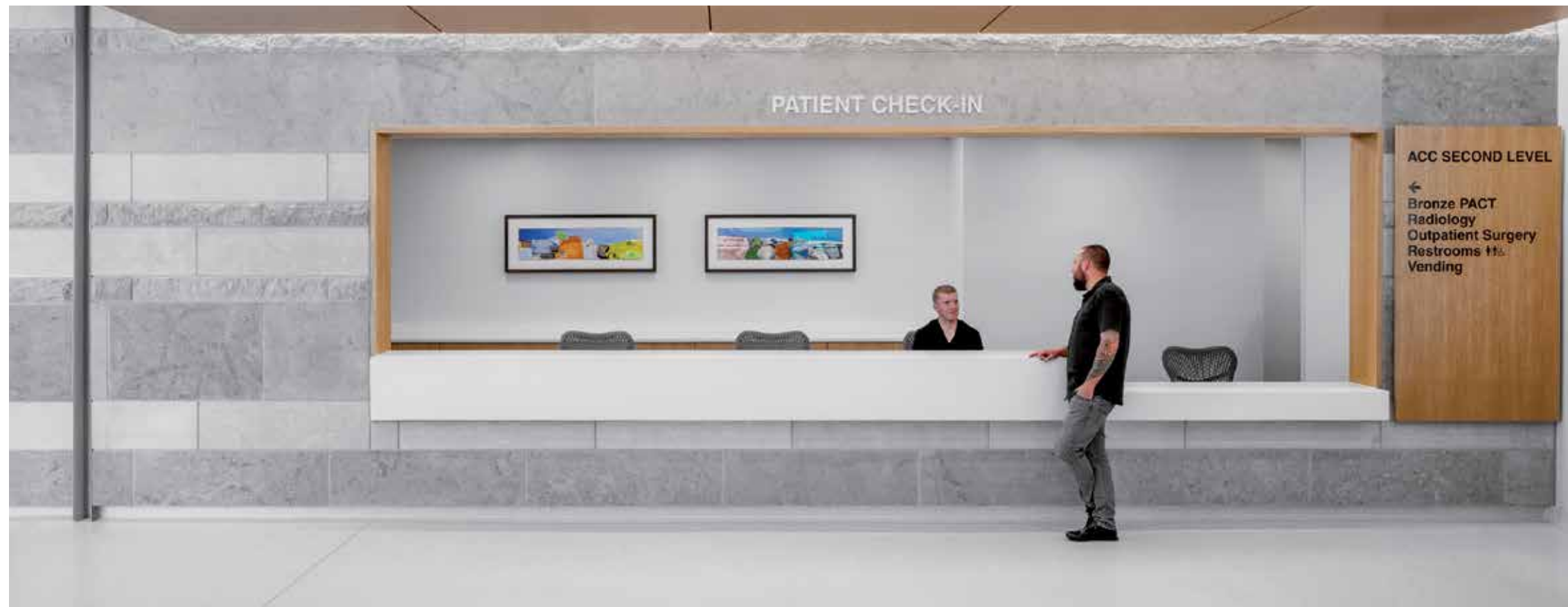
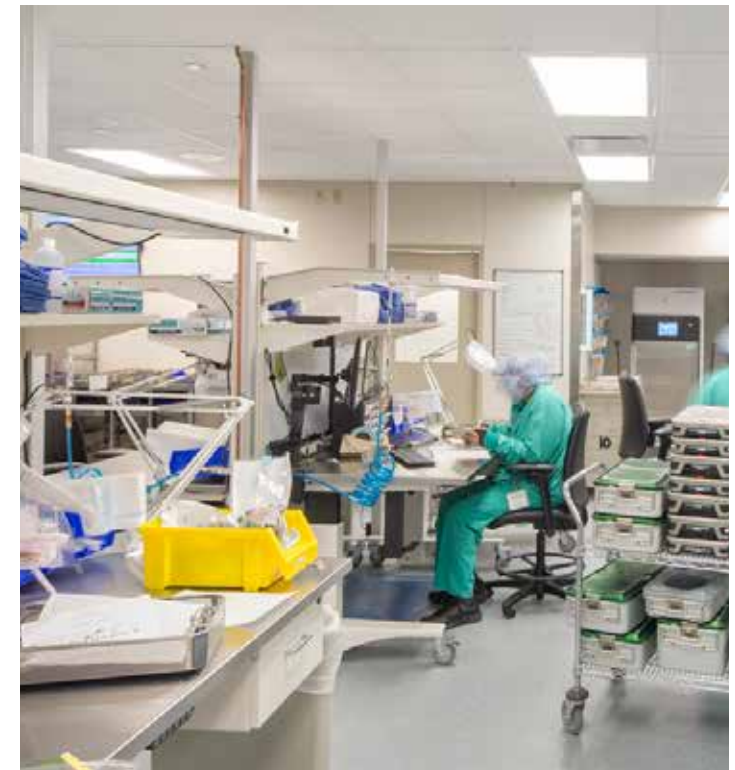
Start-Up Assistance
Building Commissioning
Control System Validation
Equipment Warranty Review
Post Occupancy Evaluation

Specialized Services

LEO A DALY's knowledge, leadership, and creative vision in healthcare facility design bring hands-on experience and application to your planning team and projects.

- Patient-Centered Care
- Ambulatory Care Design
- Family-Centered Care
- Cooperative Care
- Behavioral Health Facilities
- Residential Treatment Centers
- Cancer Treatment/Oncology
- Cardiology Design
- Emergency Center Design
- Surgery Suite Design
- Imaging Facilities Design
- Teaching Hospital Facilities Design

- Comprehensive New Acute Care
- Hospital Facilities
- New Community Hospitals
- Women's Healthcare Facilities Design
- Children's Hospitals and Pediatric Units
- Medical Research Facilities
- Medical Office Buildings
- Long-Term Care Facilities
- Senior Living Design
- Security/Surveillance Systems Design
- Hospital Communications, Data, and Information Systems
- Laboratory Programming and Design
- Medical Research Facilities
- Medical Office Buildings
- Long-Term Care Facilities



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Working with LEO A DALY was great. They met not only with our senior leadership team, but with every patient care director and some of our line staff to get their input. They took our needs into consideration every single time they asked us a question. It's really a dream facility. You couldn't ask for a more beautiful facility.

Julie Slagle
VP of Patient Care Services,
Sidney Regional Medical Center

Meet our healthcare team.

Experience, creativity and technical expertise come together in every service we offer. Planning, architecture, engineering, interior design and program management are delivered by multidisciplinary teams hand-picked to provide the precise combination of expertise required for project success.



Joshua A. Theodore

B. ARCH, ACHE, EDAC, NCARB
Vice President, Global Health
Practice Leader
jatheodore@leoadaly.com

Joshua Theodore guides strategy, business development and overall design excellence for our health practice worldwide. Approaching 30 years in the industry, he has gained a broad perspective from the planning and implementation of all types of health facilities in more than 15 states, the United Kingdom, Middle East and Caribbean.



Jeffrey S. Monzu

AIA, NCARB
Vice President, Senior Project Manager
- Omaha, Nebraska
jsmonzu@leoadaly.com

Jeff is an integral member of LEO A DALY's healthcare design team, providing excellence and consistency in leadership and technical expertise for nearly 25 years. Jeff drives projects to completion by listening to concerns and involving the team members who best serve project requirements. For his dedication to helping smaller communities and populations with unique needs improve their access to healthcare, Jeff was honored by Healthcare Design Magazine as a 2018 HCD 10 Winner.



Rebecca Davis,

AIA, ACHA, LEED AP NCARB
Market Sector Leader - Healthcare
Dallas, Texas
radavis@leoadaly.com

Rebecca has dedicated her career to the planning, design, and management of healthcare projects, with a particular passion and expertise in the planning and design of behavioral health spaces, and Support Services departments such as Pharmacy, Lab, and Central Sterile Processing. Her portfolio includes over six million square feet of facilities located domestically and internationally, with projects encompassing small renovations and community hospitals, to specialty medical centers and research facilities.



Kimberly R. Cowman

PE, LEED AP
Senior Associate, National Director of
Engineering - Omaha, Nebraska
krcowman@leoadaly.com

Kim Cowman, PE, LEED AP, HFDP, leads engineering across LEO A DALY. She is an expert in mechanical design for buildings. Her insights have been featured in Engineering-News Record, and she has authored articles in Medical Construction & Design and Healthcare Design magazines. As national director of engineering, Kim is responsible for establishing and leading a common engineering design platform for LEO A DALY and growing our engineering practice across existing and new engineering centers.



Peter A. Yakowicz

PE, MHA
National Director of Veterans Affairs
Minneapolis, Minnesota
payakowicz@leoadaly.com

Pete is solely dedicated to the VA client, and is guided by a personal dedication to the health and well-being of veterans in every aspect of his work. Pete's unparalleled insight into the VA's mission and its challenges comes from having spent 33 years working with the VA, including the management of an \$8 billion dollar capital asset portfolio for 12 VA campuses and 68 community-based outpatient clinics. In 2005, Pete earned a federal award from the Department of Energy in recognition of VISN 23's energy saving and water conservation efforts.



Marsha M. Whitt

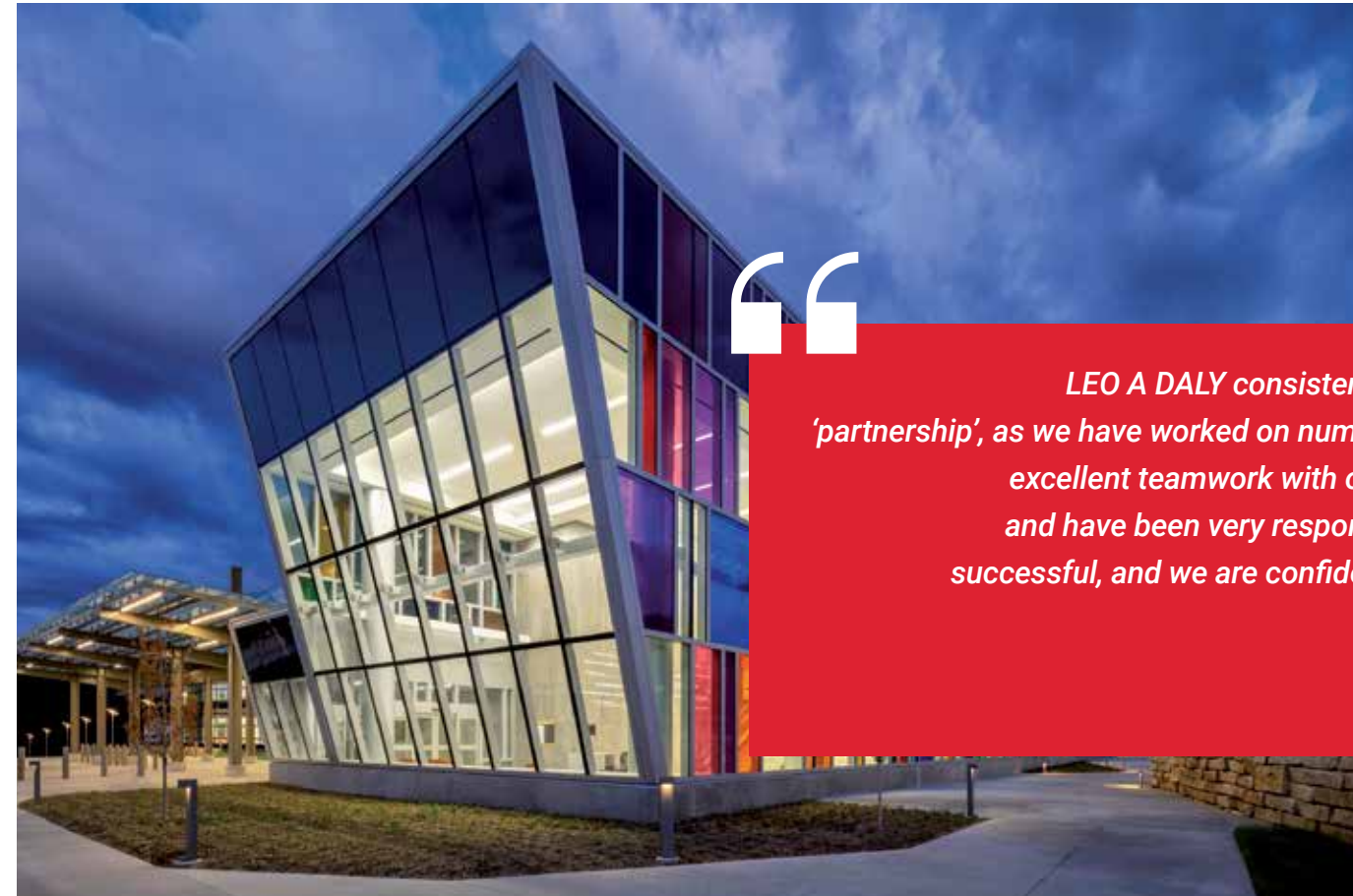
CHID, EDAC, NCIDQ, Lean Six Sigma-Healthcare
Vice President, Direct of Operations
Dallas, Texas
mmwhitt@leoadaly.com

Marsha's deep understanding of all aspects of project design and delivery, combined with a "roll up her sleeves attitude" allows her to excel in managing teams through the dynamic process of planning, design and construction.

Her responsibilities include management of the design team and project consultants, monitoring projects for compliance with budget and project staff and resource allocation, as well as oversight of project team efforts, coordination of work across disciplines and review of the design documentation process.

Recent clients.

Allina Health
 American Red Cross
 Baptist Health South Florida
 Boys Town National Research Hospital
 Boldt Company
 Carolinas Healthcare System (now Atrium Health)
 Catholic Health Initiatives (CHI/ Dignity Health, Common Spirit)
 Cedars Sinai Medical Center
 Children's Hospital, Washington DC
 City of Hope Cancer Center
 Cleveland Clinic- Indian River Medical Center
 Creighton University Medical Center
 Emory University Hospital
 Grady Memorial Hospital
 Johnson Development
 HTC- Healthcare Trust of America
 Kaiser Permanente
 Loma Linda University Medical Center
 Mayo Clinic
 MD Anderson Cancer Center
 M Health Fairview -University of Minnesota
 Mount Sinai
 NexCore
 Parkland Health
 Robert Wood Johnson
 Saint Joseph-London (CHI Kentucky One)
 The Nebraska Medical Center
 Trinity Hospital, Iowa Health System
 UCLA Health
 University of Colorado Hospital
 University of Texas Southwestern Medical Center
 USC Medicine
 US Army Corps of Engineers Defense Health Agency (DHA)
 US Department of Veterans Affairs



LEO A DALY consistently demonstrates their understanding of the term 'partnership', as we have worked on numerous projects, large and small. They have shown excellent teamwork with our internal staff as well as the general contractor, and have been very responsive to our needs. Our relationship has been very successful, and we are confident that it will continue to be as we move forward.

Bill Dinsmoor, CFO
 The Nebraska Medical Center





US Department of Veterans Affairs, Omaha VA Ambulatory Care Center

Omaha, Nebraska, United States

Owner
Veteran Ambulatory Center Development Corporation

Size
157,000 SF

Scope
Full Design Services - Architecture; Interior Design; Mechanical, Electrical, and Structural Engineering; LEED Design

Completion Date
Spring 2020

LEO A DALY designed a landmark, first of its kind, public-private partnership to build a new Ambulatory Care Center located on the campus of the Omaha VA Medical Center (VAMC). The 114th Congress passed the "CHIP IN for Vets Act" in 2016 that authorizes the Department of Veterans Affairs (VA) to carry out a pilot program under which it may accept donations from non-federal entities to construct a project on VA property.

This design uses the VA's Patient Aligned Care Team (PACT) Prototype Model and includes eight primary care PACT units, one of which is specifically dedicated to women's healthcare. There is also a specialty care unit and an ambulatory surgery suite, in addition to services such as radiology, pharmacy, lab, etc.

The building has 157,000 departmental gross square feet allocated on a three level structure. A connector link to the existing hospital building will separate public/patient traffic patterns from the required service traffic for the new building.

The new building design promotes patient-centered environments throughout the facility to focus on the relationship between the physical environment and the patients overall experience. The design creates a healing environment that integrates spaces of escape and refuge, positive distractions, access to views and nature, and abundance of natural daylight.





CHI Health Creighton University Medical Center, Bergan Campus

Omaha, Nebraska, United States

Owner
CHI Health

Size
401,700 SF

Cost
\$99,500,000

Scope
Master planning; Architectural Design;
Interior Design; Structural Engineering;
Civil Engineering

LEO A DALY provided medical planning, architectural design, and structural and civil engineering services for this project that integrates the specialties of Creighton University Medical Center into the CHI Health Bergan Mercy Medical Center campus. It involved the design of a new 138,500-SF ambulatory clinic, as well as 263,200 SF of complex renovation.

The comprehensive planning and development process involved bringing together multiple user groups to design spaces that satisfied both academic and private healthcare interests. The design strikes an ideal balance between the operational efficiency concerns of Bergan Mercy Medical Center, and the education and collaboration needs of the University.

The new ambulatory clinic features 136 exam and procedure rooms, two general x-ray rooms, 10 specialty procedure rooms, and seven ultrasound rooms.

Renovations included updated spaces for surgery, post-anesthesia care unit, and cardiovascular services, as well as a new 52-bed ICU and hospital laboratory. A new sterile processing department and renovations to the med-surge floors accommodate new spaces for academic collaboration that help support the increased patient volumes and the new educational focus of the campus.





Irwin Army Community Hospital, Replacement Facility

Fort Riley, Kansas, United States

Owner
UA Army Corps of Engineers

Size
577,988 SF Community Hospital, Outpatient Clinic, Energy Plant, Parking Structure

Cost
\$410,000,000

Scope
Master Planning; Architectural Design; Interior Design; Structural, Electrical & Civil Engineering

LEO A DALY, in a joint venture, was selected by the US Army Corps of Engineers to provide a sustainable, evidence-based, and force-protection compliant hospital design. The new facility includes a 44-bed inpatient hospital, an outpatient clinic, central energy plant, ambulance garage, and a 653-car parking structure.

The evidence-based design features include acuity adaptable patient beds to eliminate patient transfers, patient lifts to increase patient safety and reduce staff injuries and fatigue, a fast-track emergency department, on-stage/off-stage facility design principles, patient-centered design, and semi-decentralized nursing stations. The use of a healing garden that is visible and accessible to patients is the cornerstone of the facility design, giving the multistory facility a personal touch. The Fort Riley Hospital represents a cohesive balance of staff and patient principles in evidence-based design selected for maximum return on investment.

The project team diligently worked to attain LEED Silver Certification through enhanced commissioning, recycled materials, energy-reduction strategies, daylighting, and use of regional materials. The project was fully designed in BIM and is possibly the first hospital project to fully incorporate the requirements of UFC 4-023-03, Design of Buildings to Resist Progressive Collapse, released on July 14, 2009.



“The Fort Riley hospital is truly a world-class facility. This is an example of where DoD health facilities are heading.”

John Becker, Director
TRICARE Management Activity (TMA)
Portfolio Planning and Management Division
Office of the Assistant Secretary of Defense





Sidney Regional Medical Center

Sidney, Nebraska, United States

Owner
Sidney Regional Medical Center

Size
124,000 GSF

Cost
\$41,436,017

Scope
Full Architectural and Engineering Services

LEO A DALY provided architectural and engineering services to design and construct the new replacement hospital for Sidney Regional Medical Center.

This facility is approximately 124,000 GSF which includes a one-story hospital of approximately 80,000 GSF, a two-story clinic and administration building of approximately 42,000 GSF, a central energy plant, and ambulance garage using the remaining square footage. There is a two-and-one-half story lobby and public area joining the hospital and clinic.

The new facility has 25 private patient rooms, two labor-delivery/recovery rooms, a surgical suite with three operating rooms, and two procedure rooms. Additional departments include emergency, radiology, lab, pharmacy, food service, physicians clinic, specialty clinic, rehabilitation services, cardio-pulmonary services, building support, and a 2,300-SF central energy plant.





KentuckyOne Health Saint Joseph London

London, Kentucky, United States

Owner
Catholic Health Initiatives

Size
328,200 SF

Cost
\$152,000,000

Scope
Full Architectural and Engineering
Services

LEO A DALY provided full architectural and engineering services for the new 150-bed replacement hospital for Saint Joseph London, previously Marymount Medical Center. The facility offers an array of outpatient and inpatient services for London, Kentucky, and the surrounding counties of southeastern and south-central Kentucky. It replaced the 89-bed acute care hospital and is located on a 50-acre greenfield site two miles from this hospital.

The comprehensive planning and development process involved evaluating operational efficiencies, patient comfort, staff environments, safety, family spaces, and ease of navigation throughout the hospital to create a building that allows for patient-focused delivery of care. The new facility includes a total of 150 private acute care patient rooms, which are composed of a 12-bed Central Trauma Unit; 14-bed ICU; 18-bed step down unit; 16-bed postpartum unit and three floors of 30 acute care patient rooms.

The new hospital also includes: four labor; delivery; recovery rooms; 22 emergency department exam rooms; two trauma rooms; 16 observation exam rooms; two CT rooms; four radiology rooms; two nuclear medicine rooms; one mammography room; two ultrasound rooms; one MRI; seven operating rooms; one Costa room; two endoscopy procedure rooms; a minor procedures room; and four cath labs with one electro physiology lab.

LEO A DALY's Omaha office worked closely with Hammes Company, which served as the program manger for the project.



US Department of Veterans Affairs, Portland VA Medical Center

Portland, Oregon, United States

Owner
US Department of Veterans Affairs

Size
1,000,000 SF

Scope
Master Planning,
Programming, Architecture

The Master Planning component for the VA Portland Health Care System Campus will address the location and construction of a new freestanding (Building 110), construction of new parking structures (Buildings 111 and 112), vertical parking deck expansions (Building 108) and campuswide site improvements.

The design and construction of a new 369,668 GSF feet for Building 110 is necessary to provide swing space during the seismic retrofit and renovation of Buildings 100 and 101. The end purpose of Building 110 will be to house most of the ambulatory care functions on the campus, thus providing more space in Building 100 for acute inpatient functions and ancillary support.

Parking on the campus continues to be a challenge. This project will address the parking deficiency by vertically expanding the existing Building 108 parking structure by adding two additional decks, and by providing additional parking structures elsewhere on the campus to resolve the existing parking deficiencies and replace stalls lost due the construction of Building 110 and other site improvements. Improvements to the site will be addressed by upgrading the roads, walkways, pedestrian pathways, infrastructure and other mission critical and life safety components to comply with current VA Design Standards, including but limited to VA ABA Accessibility requirements and the VA Physical Security Design Manual.



CHI Health, West Broadway Clinic

Council Bluffs, Iowa, United States

Owner
Catholic Health Initiatives

Size
28,230 SF

Cost
\$6,500,000

Scope
Architectural Design; Civil & Structural Engineering; Interior Design

This “clinic of the future” consolidates several CHI Health clinics into one, providing increased efficiency and functionality, while catering better to the needs of the population. The facility includes 42 patient exam rooms and treatment spaces, pharmacy with retail, diagnostic imaging, a laboratory and physical therapy.

Several novel design features respond to the client’s wish to rethink how care is delivered. Inspired by the Patient Aligned Care Team (PACT) concept, the design encourages coordinated, team-based care. The clinic’s horseshoe-shaped units wrap around a central shared working area for staff. This improves efficiency and encourages collaboration among clinicians, while minimizing hallway traffic.

An outdoor area, adjacent to physical therapy, features a variety of walking surfaces, such as sand and cobble, to aid in recovery. This outdoor plaza is connected to a city-wide walking/biking trail.

The project, set within an existing industrial setting in Council Bluffs, Iowa, involved the demolition of existing warehouse buildings to accommodate the new clinic. It is designed as a catalyst for future urban renewal in the area.



“We spent significant time and effort trying to create an identifiable image, based on the warehouse district of Council Bluffs’ past. LEO A DALY did an exceptional job capturing that image, blending that historic look with the modern feel of today.”

Jeff Sorenson, Project Manager - Clinic
Alegent Creighton Health





Parkland Health and Hospital System, E. Carlyle Smith, Jr. Health Center

Grand Prairie, Texas, United States

Owner
Parkland Health & Hospital System

Size
33,000 SF

Cost
\$7,600,000

Scope
Architectural Design; Programming;
Interior Design; Contract Documents;
Contract Administration

This freestanding health and wellness clinic facility was built on the former site of the Grand Prairie Central Police Station. The facility is comprised of three components: Dental, Women’s and Infants Specialty Hospital (WISH), and General Care. These components include a dental clinic, adult primary care, adult health, pediatrics, adolescent, senior care, women’s health, OBGYN, and family planning. Dental space accommodates five patient chairs and administrative space. The WISH portion of the facility features seven exam rooms and a large women’s health instructional room. The General Care area contains 38 exam rooms, an X-ray room, point-of-care testing lab and sonogram rooms.

The site also contains more than 20 administrative offices, a conference room, large education room, and surface parking for 285 cars. The clinic was designed to serve more than 40,000 patients annually by providing both medical care and health education services to the community.



Zayed Military Hospital

Zayed City, Abu Dhabi, United Arab Emirates

Owner
UAE Armed Forces General Headquarters
Command of Military Works

Size
1,332,744 SF (123,816 SM)

Cost
\$239,602,999

Scope
Current Condition Assessment; Site
Selection Studies; Feasibility Study;
Provide Full Programming, Planning,
Architecture, and Engineering
Design Services

LEO A DALY was contracted by the Command of Military Works, United Arab Emirates Armed Forces, to provide full programming, planning, and design services to replace the current Zayed Military Hospital in Abu Dhabi, United Arab Emirates.

The new military hospital will be constructed at Zayed Military City and will serve as the military’s premier hospital, providing centers of excellence in cardiology, trauma, and burn care. The hospital will contain all medical and surgical subspecialties and will serve as a nursing and physician teaching facility. The hospital will provide 300 single-patient bedrooms that can expand to double-patient bedrooms during national emergencies.

During the concept design phase, LEO A DALY conducted interviews with all major departments, organized and prioritized their needs, and integrated them into a program. This program was used to develop six master plans which were reviewed by the UAE military authorities, ultimately identifying three maste plans which were fully developed into concept design-level detail, including renderings and departmentlevel block planning. Each master plan followed poetic concepts from the region: Char Bagh, Constellation, and Wadi. The Wadi concept was selected by the client as the best concept design, hailed as “absolutely” beautiful” by the CMW Commander. The design will incorporate the latest in international healthcare design and evidence-based design practices in order to improve patient outcomes, satisfaction, and staff efficiency.

LEO A DALY



Boys Town National Research Hospital-West Medical Office Building

Omaha, Nebraska, United States

Owner
Boys Town National Research Hospital

Size
7,000-SF (2,508-SM) MOB Shell
40,000-SF (3,716-SM) Hospital

Cost
\$12,600,000

Scope
Full Architectural; Engineering Services

This project includes a 27,000-SF (2,508-SM) medical office building and a 40,000-SF (3,716-SM) specialty hospital designed for children with disabilities. Located at the world-renowned Village of Boys Town, Nebraska, the new Boys Town National Research Hospital-West includes a short-stay surgical hospital.

The hospital houses the National Treatment Center for Abused and Neglected Children with Disabilities. The center is designed to accommodate the physical, educational, and emotional needs of patients.

The center, a unique national healthcare resource, provides multidisciplinary diagnostic, treatment, and rehabilitation services to meet the needs of its target population and primary caregivers. It offers wrap-around medical, surgical, and rehabilitation services to address both the children's physical disabilities and the behavioral consequences resulting from abuse and neglect.

Children and adolescents in need of care and treatment at the center are identified and referred by youth-care professionals and referral agencies nationwide. During an average stay of several months, the children's disabilities are evaluated and treated to help prepare them for return to a more functional lifestyle.





Nebraska Medicine, Primary Care Clinic

Various Locations, Omaha Metro Area, Nebraska, United States

Owner
The Boldt Company

Size
13,000 SF

Cost
\$3,800,000

Scope
Architectural Design; Civil and Structural Engineering Services; Interior Design

From the onset, the Nebraska Primary Care Clinic was designed as a site adapt prototype for Nebraska Medicine’s current method of providing access to health care to the community as a standalone building. As a testament to the overall design and layout of the building, two of these clinics are completed and the third is under construction.

As the main design strategy, the clinic utilizes the PACT (Patient Aligned Care Team) concept of providing patient care. This type of layout is based on a loop of exam rooms that wrap around a central core containing a central staff core that houses all of the providers, specialists, nurses, and support staff. The exam room has a door for patients to enter and a separate door on the opposite side for the provider to enter, directly off the internal work zone. This achieves a separation of patient and staff flow throughout the building while at the same time minimizing steps for both.

The multidisciplinary team designed the building by studying exterior forms in relationship with interior volumes. A double high space with clerestory windows provides natural daylighting into the staff working area. Functioning in conjunction with an architectural shell that incorporates a modern use of traditional materials, brick, glass curtainwall, precast concrete, and metal panel. Further blurring the line between outdoor and indoor environments, the exterior precast is brought into the building as a subtle interior finish while the natural wood ceiling of the lobby and



reception space becomes a wood soffit on the exterior. The team also introduced several design devices to connect the strong branding of Nebraska Medicine to the interior environment. The interior concept was to create a dynamic, yet minimal space that activates with use. Along with material restraint, careful attention to architectural detail allows the space to remain simple and unassuming. Limited use of color allows pops of Nebraska Medicine red to draw attention to intentionally exposed steel columns and cross bracing. Mechanical and electrical components are carefully organized and painted white when exposed to view to avoid visual clutter while linear lighting pendants are layered at varying heights in the lobby area and repeated again in the central staff core.





PLANNING
ARCHITECTURE
ENGINEERING
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