

Orlando Business Journal - August 6, 2007

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ORH takes first step of \$450M expansion

Downtown campus will see start of infrastructure work next month.

Orlando Business Journal - August 3, 2007 by [Tiffany Beck](#) Staff Writer

ORLANDO -- Orlando Regional Healthcare will take the first step of a planned \$450 million expansion by starting \$95 million worth of infrastructure work on its downtown campus next month.

The initial project will include two new parking garages at a cost of \$49 million, a \$25 million expansion of the hospital's central energy plant and \$21 million worth of traffic improvements.

The hospital's board approved the funding in June to do infrastructure projects that must be completed before the rest of the hospital expansion can begin, says Karl Hodges, vice president of development for ORH, a \$1.5 billion nonprofit organization with seven hospitals, almost 12,000 employees and 1,800 doctors.

The infrastructure projects, to be completed in two years, will be funded through operations and some borrowing, says Hodges.

More parking spaces on tap

The work will involve tearing down two existing 700-space parking garages -- one on Underwood Street and one on Copeland Drive -- before building the two new ones with a total of 3,000 spaces.

Orlando-based Jack Jennings & Sons Construction Services is handling the first parking garage, dubbed the Lucerne Terrace Deck, which will have 700 spaces and be built on Lucerne Terrace. ORH has not chosen a contractor for the second parking garage, which will have 2,300 parking spaces and be built off Underwood Street.

Further, Winter Park-based RLF Architects will handle the expansion of the central energy plant, the road work and the addition of some storm water systems. Orlando-based planning firm Glatting Jackson Kercher Anglin and Pittsburgh-based GAI Consultants will work with RLF Architects on the project.

"We plan to create a wonderful campus feel down there, with a very pedestrian-friendly environment," says Steve Hingtgen, president of RLF Architects.

Rebuilding cheaper than renovating

Once those projects are done, the hospital will begin tearing down the aging A and C wings of the 581-bed Orlando Regional Medical Center on Orange Avenue, as previously reported in Orlando Business Journal.

The wings, which were built in the 1960s and '70s and contain about 300 beds, eventually will be replaced by several new patient towers with 500 to 600 private rooms. The first phase of that project could be completed in 2012 or 2013, but there's no set date for the completion of the second phase, says Hodges.

He says it's more cost-effective to tear down older structures and rebuild rather than renovate, because many of the problems with the aging facilities are difficult to fix. For example, the old hospital wings have low floor-to-ceiling heights, and the patient rooms aren't big enough to house all the large modern equipment needed in today's hospitals.

ORH's Enabling Project

Description: Part of a larger \$450 million project to expand Orlando Regional Medical Center

Cost: \$95 million

Cost breakdown: \$49 million for two new parking garages, \$25 million to expand the central energy plant, \$21 million in road work and storm water systems

Start/finish dates: Project to start next month and be completed in about two years

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