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## **GANTHER EARNS 2009 AGC DESIGN-BUILD AWARD FOR RENOVATION OF FORMER MERCY MEDICAL CENTER**

Oshkosh, WI (November 13, 2009) - Ganther Construction | Architecture, Inc. recently earned the Associated General Contractor of Wisconsin 2009 Build Wisconsin Award in the Design-Build Renovation Category for Bella Vista Independent and Assisted Living and Bella Vista Manor.

Bella Vista and Bella Vista Manor is a multi-use, multi-generation, self-contained luxury living community encompassing over 200,000 square feet. It has many of the amenities of a bona fide five-star hotel. The building was formerly used for the Mercy Medical Center located at 631 Hazel Street, Oshkosh. The value of the renovation is approximately \$16.60 million.

To earn the award, Ganther Construction | Architecture met several criteria including sustainable design and construction practices. The judging committee was made up of bankers, city planners, architects and construction faculty from across the state of Wisconsin. The formal award celebration is held December 3 at the Kalahari Resort in the Wisconsin Dells.

### **History**

In 2002, Ben Ganther, CEO of Ganther Construction | Architecture Inc., purchased the former Mercy Medical Center building with hopes of finding a developer that would be interested in redeveloping the hospital. Ganther formed a relationship with CRL Senior Living Communities. Together they proposed converting the hospital into a mixed-use development of market-rate apartments, senior and assisted living apartments, office space, a small grocery store and a pharmacy. The City of Oshkosh approved \$1 million in Tax Incremental Financing (TIF) to assist in the cost of the asbestos removal, demolition and infrastructure improvements. Upon completion of the project proforma, CRL decided to modify the project to include 111 independent living units, 36 assisted living units, 34 market-rate apartments, a full service salon and spa, concierge service, fitness center, fine dining and a café that's also open to the public.

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### Sustainability

Rather than disturb a raw land site for this development, the existing site and building were reused. Block, brick and concrete from the demolition was crushed and kept on site for fill and base material under the parking area. Brick was salvaged and used for patching. Steel, wiring and rebar were scrapped and recycled. Most of the wood and aluminum windows were left in place, re-glazed and repaired. The elevators were also restored.

### Challenges

The building had been renovated dozens of times and was built to the building codes available at the time. There were multiple structural systems, code compliance and structural integrity issues due to the numerous additions and renovations extending back to the 1920s. There were also numerous unforeseen conditions that were uncovered daily as each wall was opened up.

For nine months during construction, an on-site architectural team complete with computer-aided design, printers and a full-time architect and Revit designer tracked issues and made plan changes on the fly. This allowed trade subcontractors to continue their work without compromising the schedule.

CRL Senior Living Communities received occupancy of the building in October 2008 as planned. Even with all the unforeseen conditions and a very cold, snowy winter, the GMP was upheld with no change orders other than the additional items added by CRL.

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Bella Vista Lobby



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Bella Vista Model Living Unit



Bella Vista Gathering Area





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Bella Vista Exterior

More photos including before renovation are available upon request. Please contact Tim Rinn at 920-426-4774 or [trinn@Ganther.com](mailto:trinn@Ganther.com).

