

# I n t e g r a t e d   H e a l t h C a m p u s   D e s i g n / B u i l d



## Integrated Health Campus

As part of a design/build construction project with North Star Construction Management, MKSD served as the Architect of Record for a new medical office complex with extensive recreational and rehabilitation facilities in South Whitehall and Upper Macungie Townships. The Integrated Health Campus features two buildings with 373,275 sf of space. MKSD's design for the multi-use medical complex was based upon preliminary concepts, building elevations, and civil engineering plans provided by North Star.

The Integrated Health Campus' Building I is a three-story, 307,225 sf facility with a grand staircase and water feature in a central two-story atrium. MKSD's tenant fitouts for Building I are highlighted on the following page.



**LOCATION**  
South Whitehall,  
Pennsylvania

**CLIENT**  
North Star  
Construction  
Management

**AREA**  
373,000 sf

**SCHEDULE**  
2002-2006





## First Floor

**Orthopedic Associates of Allentown (OAA) Human Performance Center, 31,200 sf**—Men's and women's locker rooms with sauna, whirlpool, and steam rooms; a large fitness area; a lap pool and two other swimming pools; offices; exam rooms; and a pro shop.

**OAA Velocity Center, 10,000 sf**—Large gymnasium featuring a suspended second-level running track and multiple floor finishes, as well as offices and changing rooms.

## Second Floor

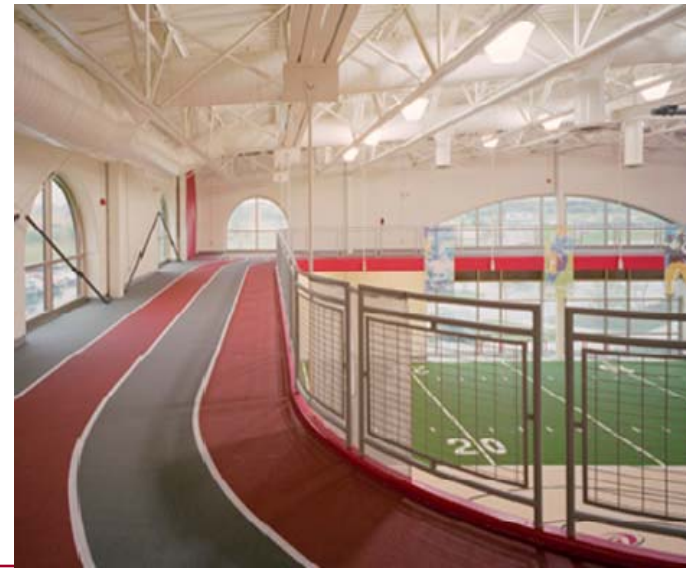
**OAA, 71,500 sf**—Entire floor dedicated to physical therapy services.

## Third Floor

**OAA, 16,350 sf**—Doctor offices, conference rooms, offices, and rentable conference facilities, with a food prep area.

**Aesthetic Surgical Associates, 7,400 sf**—Doctor's suite with seven examination rooms, a procedures room, doctor offices, an open work area, and staff areas.

Building I's basement level is utilized for parking and mechanical and storage areas.



---

Building I – 307,225 sf new construction

Design Start Date – November 2002

Construction Completion Date – Summer 2006

Building II – 66,050 sf new construction

Design Start Date – January 2006

Construction Completion Date – Summer 2007

My guess is 70 million for phase I and 37 million for phase II. They were weird, never revealed to us an overall project costs.