



Maple-Leaf News

Fall 2017

Shaking hands on the way in...and the way out since 1964.



Left: View of the extensive millwork including one of the nurses' stations and monitoring areas. Right: The treatment area where 21 treatment chairs and dialysis consoles will soon be ready for patient use.

Landlord and Tenant...We'll Work With Both...

In a two-story brick office and research building located off Route 101A (Amherst Street) in Nashua, N.H., a new Fresenius (Freh-SEN-ee-us) Medical Care facility has been completed.

Bio-Medical Applications of New Hampshire, Inc. dba Fresenius Kidney Care of Nashua provides kidney care products and dialysis treatment to patients fighting kidney disease. The Twenty Cotton Road facility is one of the latest of the 2,200 Fresenius Kidney Care dialysis centers in communities across North America.

The original project for Maple-Leaf Construction was under the demising agreement between Twenty Cotton Road (landlord) and Fresenius Medical Care (tenant). Under the Landlord and Tenant Agreement, the landlord was to demolish all existing partitions, construct a common corridor between the two halves of the future space, construct new common restrooms, and fully replace and upgrade the six HVAC units supplying the future space. In addition, a new 600 AMP electrical service was to be provided to the future space, as well as a generator transfer switch, generator pad and associated sitework.

To complete the build-out for the landlord, Maple-Leaf also provided new common area doors and frames, acoustical ceilings, and all new flooring as well as modern finishes. Newly-added egress doors from the tenant spaces were cut into the building's exterior using brick matching the existing finish.

As the work progressed for Maple-Leaf under our Landlord Agreement, the future tenant—Fresenius Kidney Care—approached Maple-Leaf inquiring about our extensive 50+ year experience, and

medical build-out capabilities. With corporate underwriting and approval occurring swiftly, Maple-Leaf Construction was ultimately awarded the build-out of the Fresenius Kidney Dialysis and Home Care Center project.

Construction included fitting up 9,316 square feet of the vacant office space into a 21-station outpatient dialysis clinic with room for three future stations.

Hardaway/Sziabowski Architects, Inc. of Wellesley, Massachusetts, provided detailed partition layouts for Fresenius' administrative offices, conference rooms, waiting areas, nurses' stations, restrooms, bathroom shower, and staff lounge. Additional areas included rooms for storage, lockers, medical records, physical exams, and home hemodialysis and CAPD (Continuous Ambulatory Peritoneal Dialysis) training rooms.

A pair of automatic doors at the patient entrance opens into a brightly lit waiting/reception area. Vinyl wallpaper with an intricate pattern covers the walls above a solid colored vinyl chair rail.

From the waiting area, interior doors open into a large treatment center. Lining the perimeter walls are 21 treatment areas



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with reclining chairs designed for patient comfort and safety. In the center of the room, sits the medical lab area comprised of counters, sinks, cabinets and desks. Overhead, a ceiling soffit is lined with wall-mounted TVs for individual viewing.

Work involved extensive mechanical, electrical and plumbing system upgrades while incorporating an onsite water treatment facility. Saw cutting for underground piping was scheduled during normal working hours while the removal of concrete was conducted during a second shift.



The water treatment area is the heart of the dialysis operation, and the Fresenius water treatment is state-of-the-art in all regards.

Existing sprinkler mains were relocated to accommodate new ductwork installations. Fully

sprinklered throughout, all interior walls and ceiling finishes comply with Class A fire/smoke development in spaces leading to an exit, as well as enclosed corridors and offices. All partitions required to resist the passage of smoke were smoke-sealed.

Once floors were grinded, shot blasted and sealed, vinyl flooring was installed and a topical moisture mitigation system was used on all vinyl flooring locations. A floor scale pit was formed to house the weight scale required for wheel-chair patients and an epoxy floor was installed in the water treatment area.

In the rear of the building, excavation and the installation of gravel for a new entry sidewalk and generator pad took place. Once the concrete pad was poured for the generator, a fence was installed around the generator pad and dumpster enclosure. A loading dock was also made accessible to Fresenius while future tenants will be able to access another common area loading bay.

A total of 107 parking spaces, plus 17 dedicated spaces and handicapped accessible spaces, are available on site.

With its North American headquarters in Waltham, Massachusetts, Fresenius Medical Care North America offers "Strength in Numbers." Some of those numbers include supporting more than 310,000 patients worldwide, employing more than 110,000 people in more than 50 countries, and offering dialysis services and products in more than 120 countries—all the while developing and producing dialysis products for more than 35 years.

If your facility requires both a common area upgrade, as well as the provision to complete the tenant improvement and tenant build-out, feel free to give us a call. Maple-Leaf has years of experience working with both the building owner and the future tenant.



We're doing our part. This newsletter is printed on environmentally-friendly paper.

Visit us online at www.maple-leafnh.com



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