



**MCR SERVICES, INC.**  
MANAGEMENT • CONSTRUCTION • RENOVATION

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### BACKGROUND

Fairfield Medical Associates is a group of medical practitioners based in Lancaster, affiliated with Fairfield Medical Center and serving SE Ohio. They had outgrown the spaces they leased downtown and at the hospital and needed to consolidate operations. They also needed room to grow and wanted their own facility.

In early 2006, MCR learned of the work through a working partner in Lancaster. After our initial inquiries, the architect contacted us and in late 2006, we were awarded the competitively bid work and started earthmoving operations.



### TEAM

VPL Architects, Inc.  
WR Bird & Company  
Lockwood, Lanier, Mathias & Noland, Inc.  
PSI Environmental Geotechnical Const.  
Stimmel Construction  
D & B Paving Company  
Bildsten Landscape Services, Inc.  
Carlisle Masonry Construction  
Northeast Concrete, Inc.  
S & D Builders  
Fairfield Insulation & Drywall  
Ohio Cabinets, Inc.  
Focus Floors, LLC  
Best Plumbing, Ltd.  
Proline Electric, Inc.

### CHALLENGES

#### No Direct Owner Involvement

One of the main challenges to this work was the Owners didn't want any direct involvement with construction. They ran the work through the primary architect and construction representatives:

- ⊙ Work with architect and Owner reps to deliver, despite no real relationship with decision maker
- ⊙ Significant grade-change from the new roadway to the back of the lot meant careful site control
- ⊙ Continuous wet weather during spring made for a demanding schedule to keep project on track

### FEATURES

#### The Upscale Medical Offices Are Planned for Future Expansion & Convenience

- ⊙ 12,216 square foot facility on 2 primary floors
- ⊙ Four full medical practices on the ground floor with basement office space
- ⊙ available for future expansion
- ⊙ Arranged in two angled wings with joined lobby and office area
- ⊙ All-weather portico for patient drop-off and pick-up
- ⊙ Ample parking areas on three sides of the building
- ⊙ Attractive stucco and fieldstone exterior
- ⊙ High-end interior finishes and top-shelf cabinetry throughout

### RESULT

**A Great Medical Center for Lancaster**  
Medical is one of the markets we have cultivated. Our relationships within the industry—and our experience with similar facilities—helped make this a success.

Despite terrible spring weather and other project challenges, we delivered the center prior to the planned March 2007 occupancy deadline, with additional work for a new partner shortly afterwards.

The completed facility is a real asset to the SE Ohio communities it serves; the doctors are very happy with the result.



**FAIRFIELD MEDICAL ASSOCIATES**  
**— MEDICAL OFFICE BUILDING —**  
1781 COUNTRY SIDE DRIVE  
LANCASTER, OH 43130-1043

**PROJECT**  
**PROFILE**

**# 2006.005**