



SEBESTA
BLOMBERG

PROVIDING SUSTAINABLE TECHNICAL
AND BUSINESS SOLUTIONS

CASE STUDY

Mayo Clinic - Rochester, Minnesota

FAST FACTS

- Mayo School of Graduate Education has trained more than 17,000 alumni since 1915
- Mayo Clinic employs over 53,000 personnel
- Mayo Clinic is the largest not-for-profit group practice in the world
- Mayo Clinic treats more than half million people per year

Mayo Clinic is the first and largest integrated, not-for-profit group practice in the world. More than 2,500 physicians and scientists and 42,000 allied health staff work at Mayo Clinic, which has sites in Rochester, Minnesota, Jacksonville, Florida and Scottsdale and Phoenix, Arizona. Collectively, the three locations treat more than half a million people each year.

Sebesta Blomberg has been a valued provider for Mayo Clinic since 1994, providing complete mechanical and electrical design, facility remodeling and utility infrastructure.

In 2001, Mayo Clinic retained Sebesta Blomberg to provide the mechanical and electrical design of the Stabile Building, a 10-level, 200,000 square-foot high-rise building in Rochester, Minnesota. The building structure and services were designed to construct an initial 10 floors, including a mechanical penthouse, with the potential to add three additional floors in the future. Along with overall building mechanical and electrical design, Sebesta Blomberg's responsibility included the design for the mechanical and electrical services that connected the new building to the existing campus energy distribution system.

Design for the new building included spaces that would be utilized for general office space (approximately five lower floors). Four upper floors were anticipated to accommodate future laboratory space. Three of these laboratory floors were set aside as shell space in the original project, while the fourth was designed and constructed as an anatomy/autopsy floor. The original building design included system services required for the future laboratory floors including: de-ionized water, compressed air, tempered soft water, medium pressure steam, lab gases and fume hood exhaust.



In 2002, Sebesta Blomberg was retained as the primary consultant to provide design and construction support for the mechanical systems upgrade for the HVAC systems serving the Hilton building. The design included modification of the four existing two-pipe change-over AHUs with steam and chilled water coils, installation of steam mains, chilled water mains, and modifications to the building air distribution systems. Two isolation exhaust fans with HEPA filtration were added on the 11th floor with significant exhaust duct modifications to provide dedicated exhaust to two specific lab areas deep within the building. The 11-story building's air supply distribution ductwork, consisting of seven supply duct risers connected to a common plenum on sixth floor, were modified to ensure the second floor and eighth floor laboratories were supplied with 100% outdoor air. In conjunction with the duct riser modifications, two of the four AHUs were converted from 50% outdoor air capacity to 100%

outdoor air capacity. The work was designed and implemented so that all AHU and ductwork modifications were completed while the building remained operational.

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In 2004, Sebesta Blomberg was hired to perform complete mechanical and electrical design and construction support of the two-story, 50,000 square-foot Mayo Northeast Family Clinic. The building structure and services were designed to accommodate a 30,000 square-foot future expansion. Along with overall building mechanical and electrical design and tenant fit-up, Sebesta Blomberg's responsibility included the design for stand-alone mechanical utilities and electrical services.

This remote facility was designed to operate without on-site maintenance staff. The building automation system allowed for control monitoring and alarm acknowledgement at a central downtown maintenance location. The clinic included: 45 patient exam rooms (20,000 square-foot examination area), central plant – remotely operated, clinical laboratory, pharmacy, 24-station hemodialysis unit (8,000 square feet), radiology, pediatrics, dialysis chemical storage and distribution systems.