

ADVENT HEALTH



CASTLE ROCK ADVENTIST HOSPITAL

RADIATION ONCOLOGY BUILD-OUT

12/19/2025

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INTRO

The Castle Rock Adventist Hospital Cancer Center Build-out project involves creating cancer care in one building, which currently does not exist today in Castle Rock.

The location identified for the Radiation Oncology is 8,989 SF of shelled space on the garden level of the existing Schrader MOB on the Castle Rock Advent Health hospital campus. New space for the Linac Vault will be located at the garden level and is an addition to the existing north side of the building.

Client goals for this project include:

- Bring cancer care to Castle Rock
- Promote health, recovery and overall well-being
- Communicate an identifiable brand
- Incorporate patient-focused mentality into built spaces
- Focus on patient experience – aesthetics, materials, warm, amenities

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ARCHITECTURE

SUMMARY

The proposed Radiation Oncology department includes radiation treatment via a linear accelerator and CT simulator, along with the associated clinic and support services in one location.

The Rad Onc program requires a building addition to accommodate the linac vault of approximately 800 SF. The addition requires concrete floors/walls/roof to provide the required shielding per a site specific physicist analysis and report. The addition will be separated from the existing MOB with 2" expansion joint.

A small portion of site scope will be required to accommodate the proposed addition. No drive lanes or curb lines are being modified, as the scope of work is within existing curb-lines.

The MOB has an Ambulatory Surgery Center (ASC) on the main level, level 1. The garden level Rad Onc suite is the floor below the prep/recovery side of the ASC. To mitigate vibration and noise impacts on the space above, various strategies will be employed - including vibration isolation, deliberate flooring selection, and elements, graphics, and finishes will be selected to assist patients and visitors in navigation through the facility. The wayfinding will be relatable and organized, helping patients and caregivers get to their destination with ease.

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LANDSCAPE

SUMMARY

The landscape design surrounding the AdventHealth Castle Rock – Cancer Center additions looks to cohesively seam together the new with the existing. Pedestrian ADA circulation will be maintained and integrated landscape will be added around the new expansion.

EXISTING/DEMOLITION

A portion of the existing landscape and site walls will be removed to provide the building expansion.

NEW CONSTRUCTION

Site Design:

Landscape areas are broken up into three zones for improvements.

Perimeter Landscape: This landscape will be added to seamlessly connect the new building expansion and the existing landscape for the site.

Internal/Future Landscape: This landscape will be added with the anticipation of possible future development.

East Garden Zone: An analysis will be done in this area to determine if there is any need/desire for supplemental seating and any landscape additions needed to support a more pedestrian oriented space.

Hardscape Materials:

Any Hardscape materials used will be complementary to both the existing campus materials and finishes and the new architecture additions.

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Landscape Design:

Landscape planting design will consist primarily of trees, shrubs, accents, and perennial plants with some restored turf areas. The existing landscape surrounding the building expansion will be protected in place where possible and replanted as needed to accommodate construction impact.

In general plant materials will be selected based on characteristics of low water use, and low maintenance requirements and reflect the recommended species from the existing site palette. Plant selection will focus on providing a variety of seasonal color, and variety in scale and texture of materials. Plant densities will be consistent to the surrounding context.

Soil Preparation:

Site soils report and additional agronomy soil testing will direct soil preparation related adjustments to soil composition and nutrient levels as needed to yield a healthy, free draining growing medium for landscape installation. General landscape planting areas to receive imported topsoil or use of site soil amended with sand and or imported topsoil. New turf areas will be plated with imported topsoil prior to sod installation.

Irrigation Design:

The landscape planting areas will be fed by an automatic underground irrigation system. Intent is for new irrigation design to tie to existing irrigation system for centralized control system and water supply. The system components used will match the existing system.



Base Landscape

Perimeter Landscape: New landscape and irrigation to be provided around the new building changes

Internal/Future Landscape: New landscape and irrigation to be provided anticipating future development.

Landscape Analysis

East Garden Zone: Analysis of existing landscape and review options for supplemental landscape and seating areas.

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STRUCTURAL

SUMMARY

The project is a renovation of the existing Medical Office Building (MOB) with a Linear Accelerator concrete vault addition. The project is located at 2350 Meadows Blvd in Castle Rock, Colorado. Most of the renovation will include tenant finish improvements to the existing spaces that will include select demolitions. The following items are what we understand the structural scope to be for the project:

1. Linear Accelerator concrete vault
2. 3rd Floor Terrace alternate
3. Site Structures
 - a. Site retaining walls
 - b. Bollards at entry areas around the building, as needed.

The following schematic design narrative includes a brief description of the proposed structural systems for the new LinAc vault. It is intended that the architect and owner review this document to ensure that the structural design criteria and assumptions have been established in accordance with their needs and expectations. When discussed early in the design process, specific directives can be investigated and more easily accommodated in the structural design, and KL&A can also be of assistance in helping to establish any special criteria. Examples of owner and architect driven issues that can affect the structural design may include, but are not limited to:

- Special requirements for floor vibration
- Seismic performance beyond the basic life-safety objectives in the building code
- Heavy superimposed loads due to special equipment, unique building systems, extensive storage needs, etc.

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We understand the schematic narrative and drawings will be used for a preliminary cost estimating exercise. The drawings provided with this narrative are not complete nor finalized from a design standpoint, and therefore the cost estimating should account for the level of design completion and variable design criteria, as well as the development of the architectural design influencing the structural systems and detailing. Depending on the selected structural systems, the project team should also anticipate future coordination and discussions regarding design delegation with the various responsible parties for the primary structural systems.