

**REAL ESTATE AND CONSTRUCTION REVIEW – 2004****HEALTH SCIENCE FACILITY II AT THE UNIVERSITY OF MARYLAND  
BALTIMORE SCHOOL OF MEDICINE AND SCHOOL OF PHARMACY**

Baltimore, Maryland



Extending a full city block, the new Health Sciences Facility II (HSF II) at the University of Maryland Baltimore is the second phase of the HSF complex. Shared by the schools of medicine and pharmacy, the state-of-the-art facility paves the way for breakthroughs in basic science as well as disease prevention and treatment.

“HSF II contains more than 191,000 square feet of research, office and meeting space,” said Fred Marino, AIA, principal of Design Collective, Inc., one of the project’s architects. “It enables the school of medicine to expand its world-renowned programs to fight diseases and develop life-saving vaccines within its Center for Vaccine Development.”



The school of medicine occupies the first four floors, using the much-needed space to conduct biomedical research and for future expansion of its programs. A 6,000-square-foot Biosafety Level 3 (BSL-3) research laboratory, located within a sealed and secure zone, provides separate exhaust for individual research rooms within the larger suite. The basement houses a research nuclear magnetic resonance (NMR) suite with flexibility for future expansion. Additionally, the school of pharmacy performs chemistry and biochemistry research on the two upper levels.

The facility is organized into three distinctive volumes: two brick columns contain the laboratories and research spaces in building blocks, and a curved limestone rectangle provides public meeting space, offices and circulation space. The latter connects a new main entrance to the existing HSF I. “These building blocks are the direct result of the design team’s urban planning strategy,” said Marino. “They extend the existing lawn of HSF I and create an entry plaza at the corner of Lombard and Penn streets.”

Creating seamless connectivity between HSF I and HSF II, thereby allowing them to operate as one facility, was the design team’s greatest challenge. The team tied the two buildings together through selected renovations to HSF I. These renovations included refurbishing an HSF I elevator lobby (essentially making it part of the HSF II addition), incorporating double doors that lead directly from the lobby into a large seminar room in HSF II and constructing connectivity portals on each floor. “This approach promotes interaction and collaboration among researchers within the two facilities,” said Marino.

The team encountered other challenges as well. Value engineering strategies addressed the unfavorable economic conditions at the time of design and construction. By issuing early packages, the team managed an aggressive construction schedule. A temporary dewatering system assembled during construction rectified issues related to a high water table. And, since the site is located in the helicopter flight path for the Maryland Shock Trauma Facility, the building’s height was restricted.

Challenges were ultimately overcome thanks to the project team's strong background and previous experience with similar projects. In addition, the team members used ongoing communication and collaboration to their advantage, and together produced synergy that greatly contributed to the project's success.

With its new HSF II, the University of Maryland Baltimore is now prepared to continue its important work for many years to come.

