

**ASSOCIATED
FAMILY
MEDICAL
CONSULTANTS**

Butler Builder:

Felderman Design-
Build, Fort Wayne,
Indiana

Size: 10,256 square feet

Butler® Systems:

Widespan™ structural
system
MR-24™ standing seam
roof system

Associated Family Medical Consultants

*“The design-build process made it
really easy”*



Three years ago, family practitioners Dennis Uhrhammer and Andreana Hodgini were in such cramped quarters that their practice's three doctors had to work at different times—there weren't enough exam rooms for them all.

“We desperately needed space,” Uhrhammer says.

So the two formed HUG Realty and bought land on Lutheran Hospital's campus in Fort Wayne, Indiana. They had very definite ideas about the layout and look of their new offices, and although they had never built a building before, they chose the design-build process and Felderman Design-Build, a Fort Wayne Butler Builder®.

The doctors met with Ryan Harris, the project manager, Greg DeWeese, the design manager, and owner Russ Felderman to translate their ideas into drawings. The resulting design—a 9,628-square-foot structure built with Butler® building systems plus some conventionally built bump-outs—totaled 10,256 square feet.

“We came up with a layout that suited our needs and met all the space compliances of the Patient Privacy Act. The design-build process made it really easy,” Uhrhammer says.

The doctors had already sold their old building and had to be out quickly, and the design-build process cut almost 30 percent off the construction time. The offices of

Associated Family Medical Consultants were ready for occupancy on schedule.

Uhrhammer, Hodgini, family practitioner Joe Mattox and their staffs occupy nearly 7,000 square feet of the building. Indiana Physical Therapy, which also collaborated with Felderman on the design of its space, and Pathologists Associated, a laboratory, lease the rest.

The building satisfied Lutheran Hospital's strict appearance requirements for its campus, “even though our building looks totally different from all the others,” Uhrhammer says.

His early concerns vanished as he walked through the building during construction. The almost daily walk-throughs gave him a sense of the flow of the building and prompted him to move a few walls around to better fit the practice's needs—no problem with the flexibility provided by the Widespan™ structural system.

Uhrhammer notes that having column-free interior space resolved questions such as, “Is this a weight-bearing wall?” The MR-24™ standing seam roof system also helped ensure the building would be a low-maintenance, high-performance facility.

“I was extremely pleased with the project,” Uhrhammer says. “I can't imagine it going any more smoothly than it actually went. Both the internal and the external parts of the building look absolutely wonderful.”