The Day Family Health Center is the spacious new home of the merged organizations of Clinica Family Health Services and People’s Clinic, accommodating both groups’ previous clientele with room to grow. The project came into being as part of a public-private partnership in which Boulder County and Clinica Family Health Services came together to purchase a building that will fulfill both the short and long-term needs of the non-profit healthcare provider serving the areas’ low-income and uninsured populations. Fundraising efforts for the renovation project began in 2008, anchored by a generous $500K donation from The Day Family Foundation of Boulder. Named in appreciation, the Day Family Health Center opened its doors in June 2009.

Just blocks from downtown Boulder with excellent access to alternative transportation, the location became available when the previous owner—Kaiser Permanente—relocated closer to their hospital affiliate. Unfortunately, the former clinic space provided for vastly different services utilizing a distinctly different care model, and could not accommodate the new space program. How does a non-profit reduce their environmental footprint while completely gutting an existing build-out? Eyes went first to the possibility of salvage and reuse.
Before design work even began, the design team worked hand-in-hand with the client and contractor to identify all components of the building that could be salvaged, refurbished and reused in the new space. Countless door frames, light fixtures, supply diffusers, return grilles, stainless steel sinks, paper-towel dispensers and switch plates became part of the new fit-out, as did a 18’ operable panel partition around which the group meeting space was designed. Behind the walls and above the ceilings, ductwork and electrical conduit was salvaged and relocated as necessary to minimize the amount of material filling the waste cans and recycling bins. Work stations, side chairs and task chairs that were in good condition at the existing Clinica and People’s Clinic locations were earmarked for relocation to the new facility. The doors—found to have too many downsides (such as holes from prior signage and armor plating) to reuse as doors—were ingeniously sawn lengthwise to create framing for waiting room dividers and reception desk features. Excess ceiling tile was reserved for use by the County spaces upstairs, free of charge.

Energy-efficiency was recognized as a shared goal between the non-profit occupying 56% of the building and the County occupying the remainder, magnified by the fact that the building has only one electric and one gas meter, and energy bills are prorated by square footage regardless of space use. A mutual decision was made to remove the ballast from the roof and add 2 ½” of insulation before installing a single-ply “cool” roof. Structurally, the removal of the old system reduced the weight of the roofing assembly to the point that a 42 kW photovoltaic array could be added using a ballasted system, which required only two roof penetrations. Two new rooftop units were hoisted in place, and all were coordinated with the County’s new Tubular daylighting fixtures. To help make this possible, the People’s Clinic applied for two grants—one from the City of Boulder’s Climate Smart Solar Program and one from Xcel Energy—and the County shared the costs of the PV system and rooftop units as part of their climate initiative. All-in-all, Clinica received $35,000 in grants toward the installation, which will produce an estimated 56,000 kWh/year for the building.

Water-saving upgrades were also made through the installation of new low-flow plumbing fixtures. The lavatory faucets at the Clinic are hardwired 1.5 gallon per minute (gpm) electric eyes. Toilet fixtures with dual-flush technology provide the user with the capability to use either 1.1gpf or the current standard 1.6gpf. A low-flow shower head that utilizes a gallon less per minute than standard was also installed for employee use.
Many of the materials installed at the Day Family Health Center are beneficial to the indoor environment of the clinic, as well as our global environment. Some of the featured materials include:

- **ShetkaStone** is incorporated vertically in the design of the reception desks and waiting room partitions. ShetkaStone is not actually a stone material, but a solid surfacing material typically used for countertops and made of post-consumer recycled cardboard pressed into a slab. 100% of the ShetkaStone material can be recycled back into the manufacturing process instead of being disposed of in the landfill. A highly durable product that can withstand repeated abuse and is water, bacteria, stain and scratch resistant, it is ideal for use in a clinic setting.

- **Oak interior doors** left from the previous tenant were salvaged during demolition, stripped, refinished and reused as components of the reception desk and divider partitions. Reusing the old doors not only reduced the demand on manufacturing and transportation of new materials and ensured that they would not end up in a landfill, it lent the space a unique character.

- **Roppe Rop-Cord walk-off tile** found at the entry and exit vestibules is a floor mat that helps capture dirt and other debris that can be tracked in from the outside, contributing to a cleaner indoor environment. Ninety percent of this product consists of used tires that would otherwise have ended up in the landfill.

- **Crossville EcoCycle Porcelain tiles** installed in the restrooms and entryway of the clinic contain 40% pre-consumer recycled ceramic materials. Ceramic tile is commonly installed in healthcare projects because it is durable and easy to clean.
Designweave carpet tile is installed in the clinic’s office areas instead of typical broadloom carpet. The selected carpet tiles are 24”x24”, and are a good alternative to broadloom because as they become dirty or damaged, the individual tile can be lifted out and replaced with a new one. This reduces the need to re-carpet the entire space and reduces the need for new materials. The carpet tiles also contain 25% recycled content in the carpet fiber, and 40% recycled content in the backing, which is also PVC-free. The Designweave product used is certified by the Carpet & Rug Institute’s Green Label Plus program to be low-emitting. At the end of life, the carpet can be returned to the manufacturer to be recycled into new carpet.

Lumicor Lumiform decorative panels are a component of the reception desks and the waiting room partitions. These panels are created from two translucent acrylic sheets with bamboo material embedded between them. This product utilizes 40% recycled pre-consumer PETG (from manufacturing waste). PETG is commonly used to manufacture items such as medical packaging, vending machine covers, and store displays. Lumicor has recycling facilities nationwide making it easy to repurpose the 100% recyclable material at the end of its useful life.

Forbo Marmoleum Composite Tile (MCT) is a linoleum tile alternative to vinyl composite tile, and was installed in the patient care rooms. It has a typical lifetime of 30 years and is a low-maintenance material. Linoleum products are composed of natural materials, including linseed oil, pine rosin, and wood flour, making them biodegradable at the end of their useful life. Additionally, linoleum contains 45% pre-consumer recycled content.

IPC EnviroGT wall protection is a PVC-free alternative to vinyl-based wall protection typically installed to prevent damage to patient care room walls. The EnviroGT wall protection has the same low maintenance and impact-resistant properties as traditional vinyl-based products, but eliminates the use of PVC.
Forest Stewardship Council (FSC) certified wood was used for the wood baseboard, wood chair rail and wood ceilings of the new clinic. FSC wood comes from forests that are sustainably managed to prevent irresponsible logging practices that lead to destruction of forests, loss of wildlife habitat, soil erosion and stream sedimentation. The FSC standard also considers the socioeconomic and political impacts of logging on indigenous people and adheres to all applicable laws and treaties.

The transformed space is not only “green”—it provides for a sustainable operation that supports both patients and staff. Clinica’s “medical home” model which affords patients same-day appointments, benefits from the effective staff communication, clear wayfinding, and reduced wait times which are a hallmark of the pod-model developed by Boulder Associates and Clinica for previous facilities, and incorporated here.