

THE VILLAGE VETERINARY HOSPITAL



Private exam rooms are equipped with a fold down table and FRP wall panel for flexibility of use, and the porcelain plank floor tiles are aesthetically pleasing and resilient. In addition to the standard exam rooms, space inventory includes specialty feline exam, outdoor exam, and euthanasia comfort rooms.

Location: Sedona, AZ

Markets: Animal Care | Tenant Improvements & Remodels

The Village Veterinary Hospital in Sedona, Arizona is an 18,000 SF remodel of an existing commercial structure and surrounding site. The veterinary hospital features canine and feline lobbies and exam rooms, X-ray rooms, isolation ward, dental rooms, treatment and surgical rooms, and boarding kennels for extended stays. In addition, the small and large dog boarding play areas include water features, shade sails, and natural grass areas for guest play and socialization.



The canine kennel area features ceiling and wall sound attenuation and half-height PVC isolation panels on the kennels to reduce animal stress and noise. Non-absorbent epoxy flooring is durable and easy to sanitize.

The Loven Contracting Preconstruction and Estimating Team partnered with specialty veterinary architects and the project owner throughout the preconstruction process, including budget development, design phase management, scope development, plan review, bid evaluation, bid preparation, permitting and design approvals, scheduling, subcontractor scope preparation, and value engineering.

The fast-track scope of work included:

- Complete interior demolition, including removal of all interior walls and existing MEP.
- All new floor plan to fit the existing shell.
- Installation of new MEP, including upgraded electrical for code compliance.
- Construction of X-ray imaging suite.
- New sitework per City of Sedona storm water management guidelines.
- New fencing, landscape, and boarding area water feature.
- Relocation of front entrance and addition of covered sidewalk and new parking for improved accessibility.



Taking advantage of Sedona's climate, the outdoor play area is the focal point for the dog boarding services. This park-like amenity features shade sails, an artificial creek water feature, and cool natural grass for dog play and socialization. Location adjacent to hospital enables easy access to standard and premier kennels.

Unique project challenges related to the COVID-19 pandemic included potential subcontractor staff shortages and production material delays. Loven Contracting project management staff strategized time and cost-savings solutions, including color and material selection assistance and the addition of supplementary labor forces to maintain project schedule.