Middlesex Hospital
Investigation and Repair
Middletown, Connecticut

Rated among the best-performing hospitals by U.S. News & World Report, Middlesex Hospital is a general medical and surgical facility located in downtown Middletown. To maintain the hospital complex, Middlesex retained Hoffmann Architects to design and oversee a number of projects across the facility.

In response to leaks at the Outpatient Center, Middlesex Hospital retained Hoffmann Architects to investigate. Due to a combination of site grading and improper detailing of the waterproofing system, water had been able to infiltrate into the occupied spaces below grade. Hoffmann Architects provided an investigation report and developed design documents for the repair project.

At the main patient building, masonry deterioration at the 80-year-old east wing prompted Middlesex Hospital to initiate a facade evaluation. Hoffmann Architects conducted a survey and material sampling to determine the condition of concrete and brick facade elements. Based on the results of the investigation, Hoffmann Architects recommended repairs to resolve defects and prevent further deterioration. Hoffmann Architects developed contract documents and provided bidding and construction administration services for the repair project, which included cast-in-place concrete repairs, brick repointing, precast concrete cornice cleaning, sealant replacement, and application of a protective mineral silicate coating.

Where the parking garage intersects the laboratory building, a failed expansion joint permitted water infiltration to a pedestrian walkway below. The leak also caused scaling and spalling of brick masonry, as well as deterioration of concrete masonry units. Hoffmann Architects designed and oversaw replacement of the expansion joint and repairs to the exterior walls.

In the hospital kitchen, water was travelling under the aging floor system into occupied spaces below. Hoffmann Architects examined several different types of systems and evaluated strategies for maintaining a fully operational kitchen throughout the project—24 hours a day, seven days a week. The phased replacement program, currently in progress, will provide a watertight, durable system without compromising daily operations.

When Middlesex Hospital wanted to consider upgrading the aging south wing facade with a more energy-efficient, modern system, they retained Hoffmann Architects to evaluate the 60-year-old glass and aluminum curtain wall system and recommend renovation and replacement options. The project is currently in the evaluation phase.

The historic EVLO building, a three-story brick masonry building with a slate-clad mansard roof, is part of the Middletown South Green Historic District, listed on the National Register of Historic Places. Although unoccupied, the 1880s building is part of the historic streetscape, and its upkeep is important to the hospital and to the community. Hoffmann Architects evaluated building envelope conditions and provided contract documents for roof replacement.

At diverse projects across the hospital campus, Middlesex has entrusted the diagnosis and resolution of building enclosure distress to the design professionals at Hoffmann Architects.