

STRATEGIC INNOVATION PREFABRICATION REDEFINED SOLVING THE SKILLED LABOR SHORTAGE





MOLLY IRONMONGER

LEED AP

System Director, Planning + Preconstruction
Bon Secours Mercy Health



JIM LUPIDI

LEED AP, ASHE

Vice President
Danis Construction



MICKEY LeROY

AIA, ACHA, LEED AP

Principal
GBBN

AGENDA

- Introduction + Goals
- Owner's Perspective
- Design Phase Overview
- Industrialized Construction
- Q+A

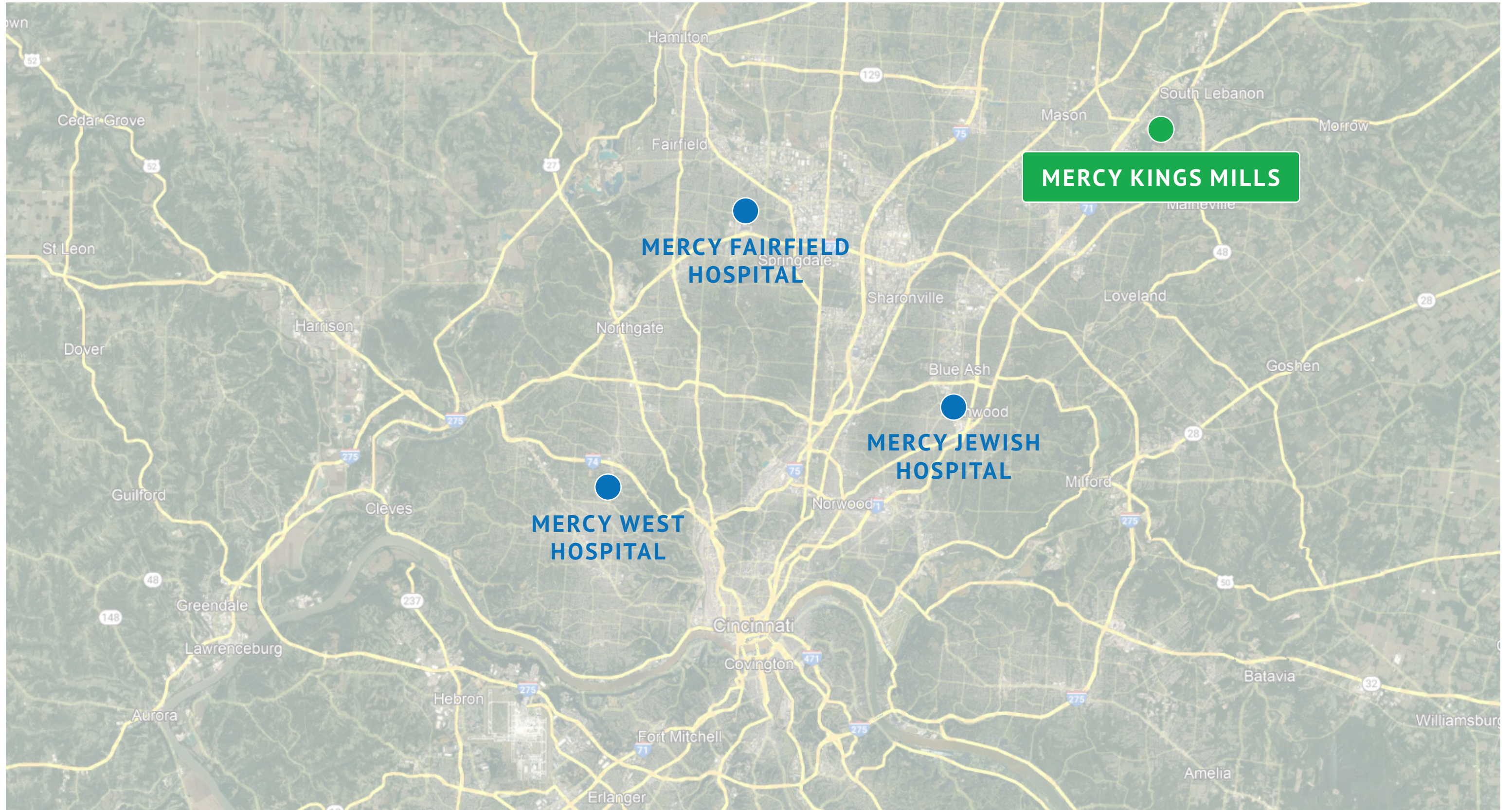




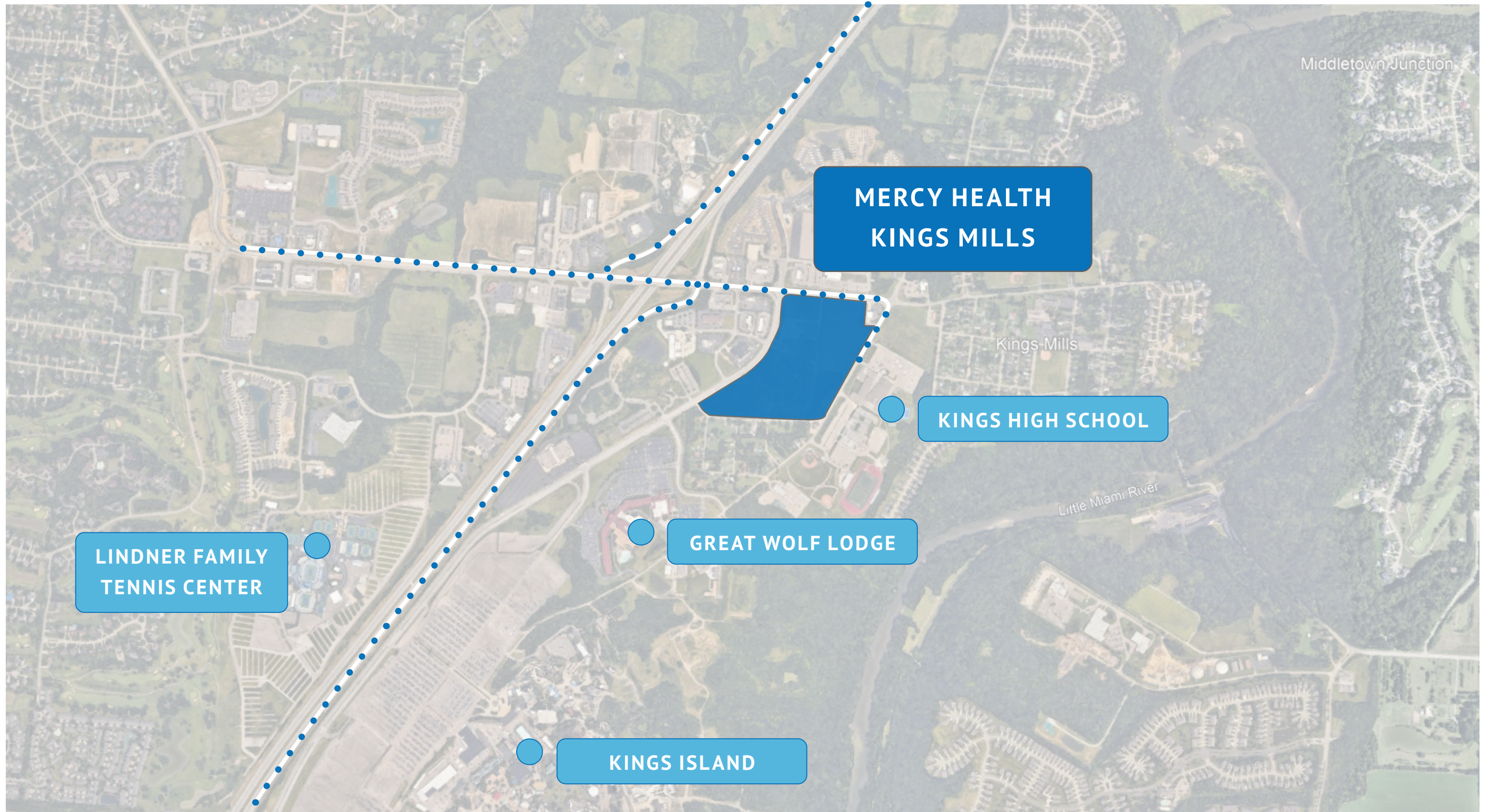
STRATEGIC INNOVATION - PREFABRICATION REDEFINED

OWNERS PERSPECTIVE

PROJECT OVERVIEW



PROJECT OVERVIEW



LINDNER FAMILY
TENNIS CENTER

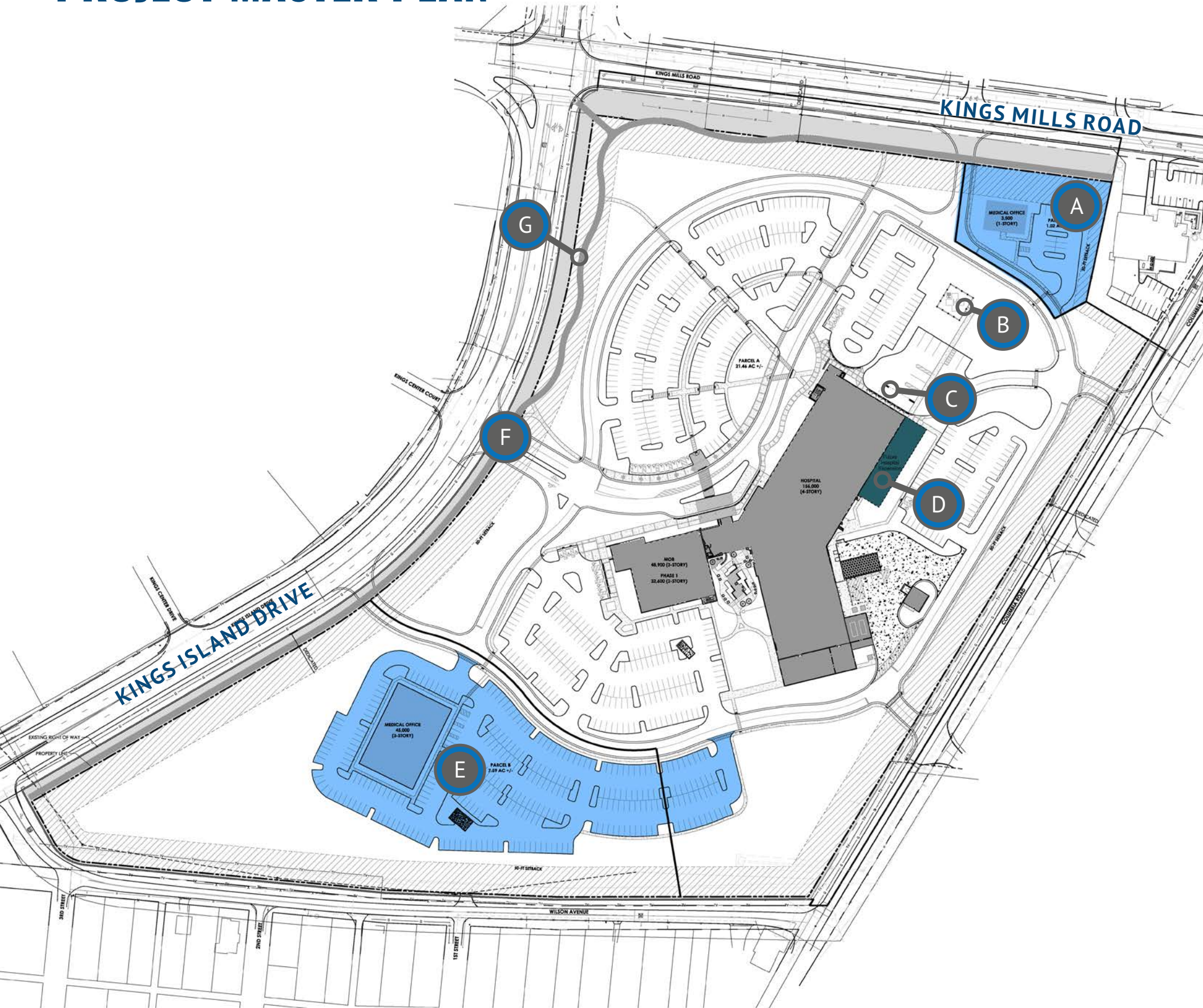
KINGS ISLAND

GREAT WOLF LODGE

KINGS HIGH SCHOOL

MERCY HEALTH
KINGS MILLS

PROJECT MASTER PLAN



SITE PLAN

- A Future MOB
- B Helipad
- C ED Drop-off
- D Future Hospital Expansion
- E Future MOB
- F Main Entrance
- G Cintas Trail

MASTER PLANNED FOR EXPANDABILITY

- Surgery, Imaging & Emergency Department
- Shelled OR, Cath/IR, ICU Rooms
- Shelled Space for Future Observation
- MOB 2nd Floor Shell Space
- MOB Planned for 3rd Floor Expansion
- Additional MOB's Master Planned

TRADITIONAL ONBOARDING

**BON SECOURS
MERCY HEALTH**

Owner



Architect



Civil



MEP, FP & Tech



Med. Equip.

schæfer



Construction
Manager

Trade Partners



Mechanical



Millwork



PLUMBING



An EMCOR Company
Electric

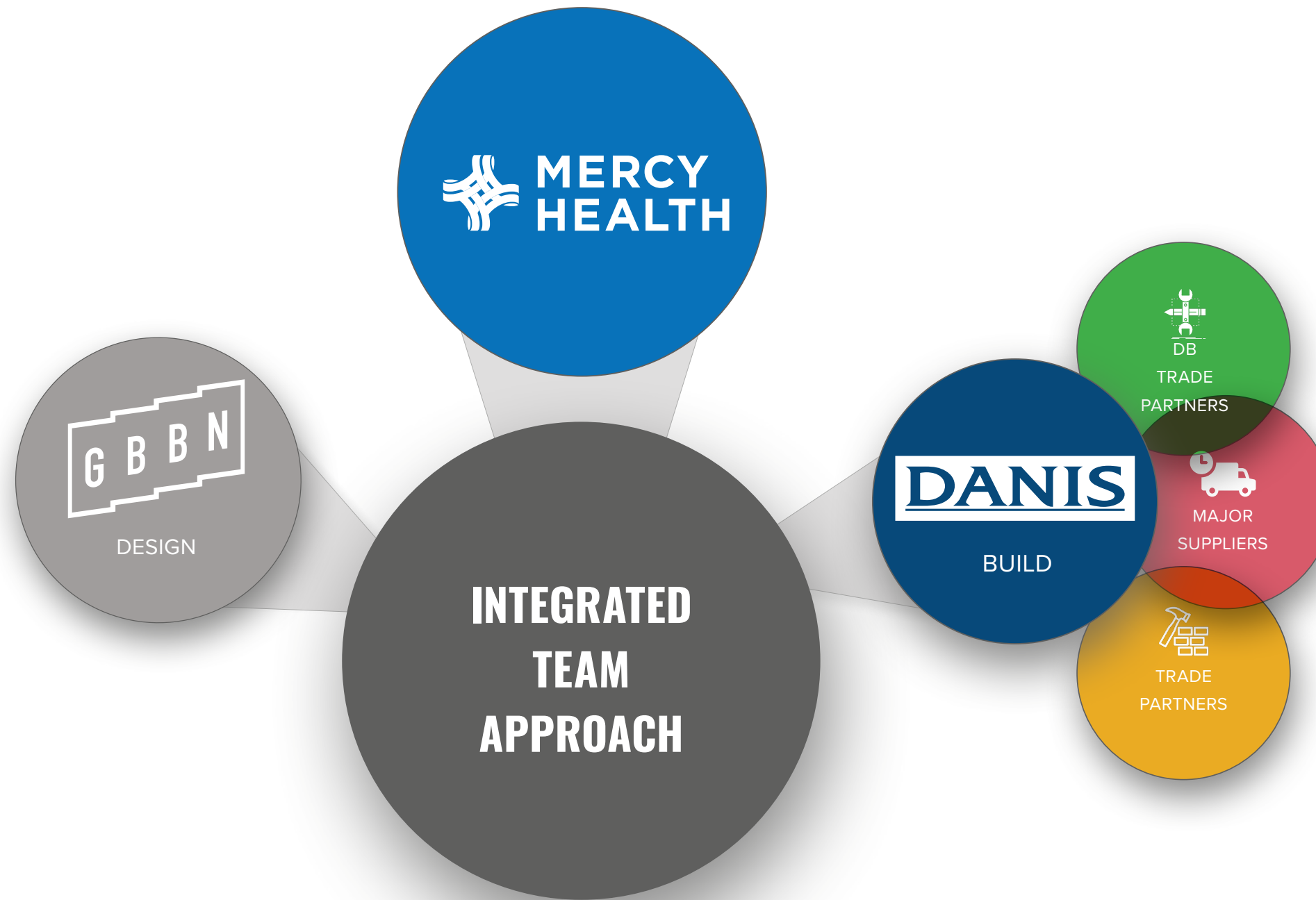


Glazing

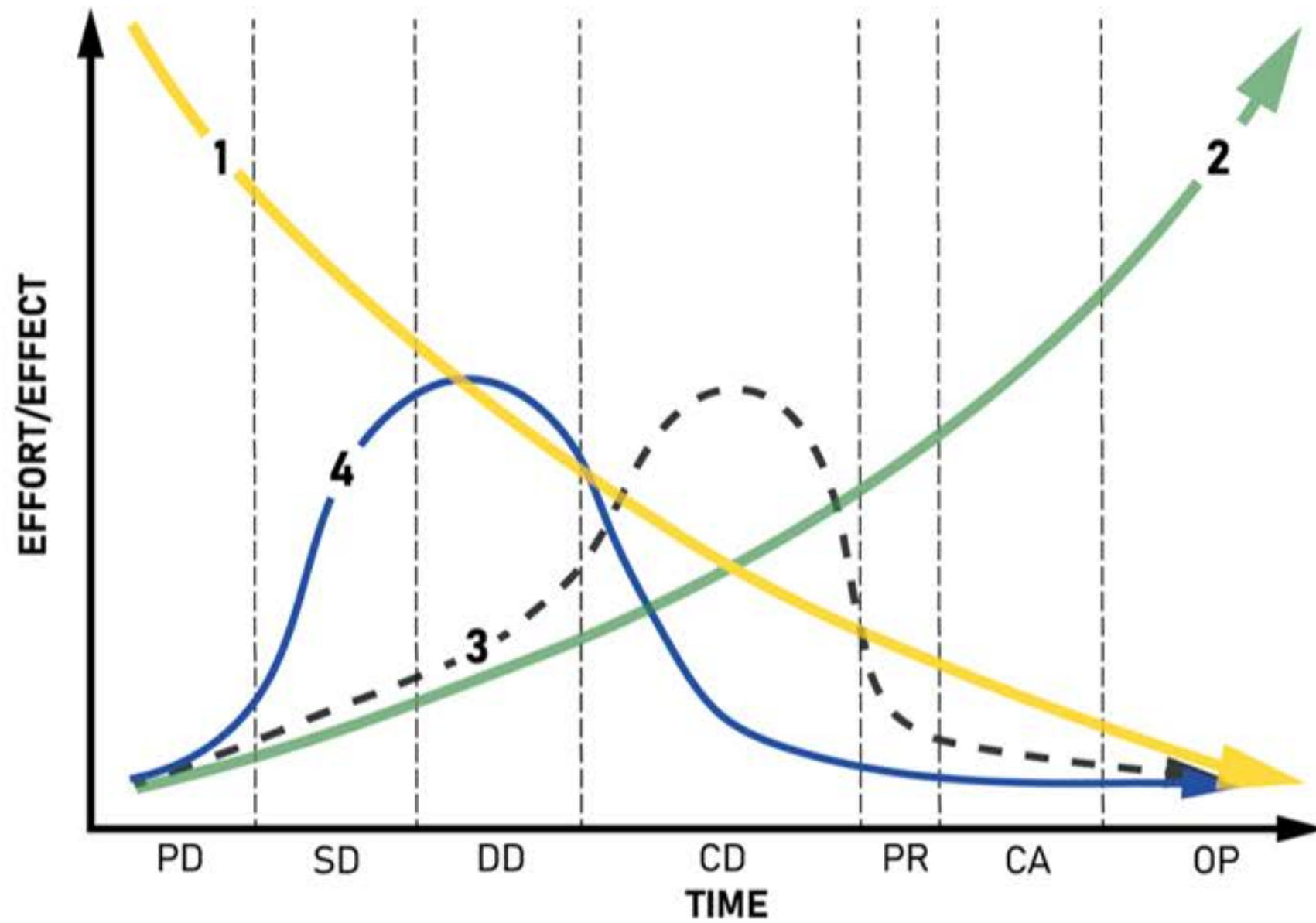


I.C.C.

INTEGRATED TEAM APPROACH (ITA)



ITA PROCESS IMPROVEMENT



PD: PRE-DESIGN
 SD: SCHEMATIC DESIGN
 DD: DESIGN DEVELOPMENT
 CD: CONSTRUCTION DOCUMENTATION
 PR: PROCUREMENT
 CA: CONSTRUCTION ADMINISTRATION
 OP: OPERATION

- 1. — ABILITY TO IMPACT FUNCTIONAL CAPABILITIES
- 2. — COST OF DESIGN CHANGES
- 3. - - - TRADITIONAL DESIGN PROCESS
- 4. — INTEGRATED TEAM APPROACH



STRATEGIC INNOVATION - PREFABRICATION REDEFINED

DESIGN PHASE

OVERVIEW

STANDARDIZED DESIGN



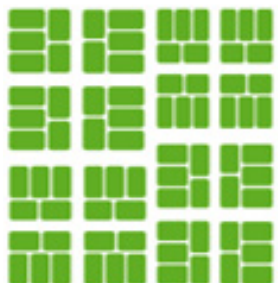
NEIGHBORHOOD

*/- 25,000 SF



COMMUNITY

25,000 - 50,000 SF



REGIONAL

50,000 - 125,000 SF



Chester, VA



Greenville, SC



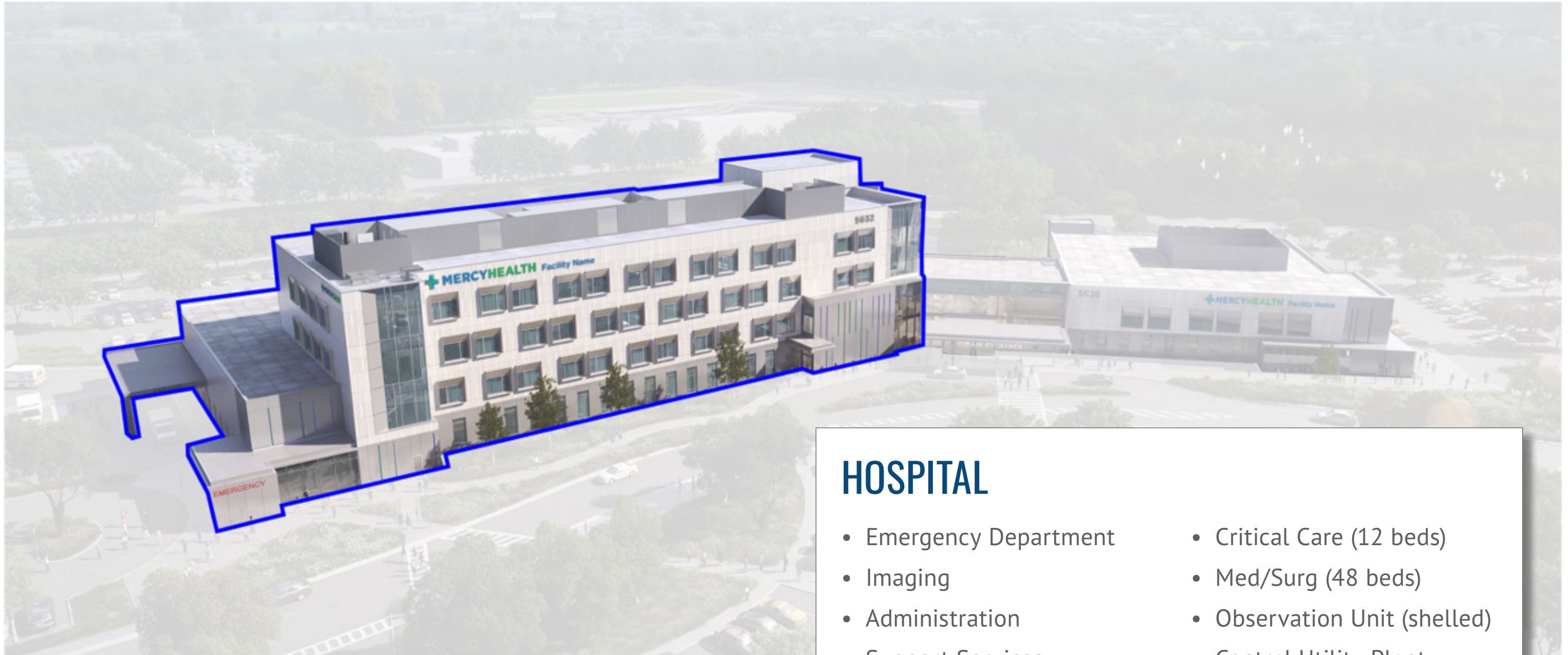
Cincinnati, OH



DESIGN OVERVIEW



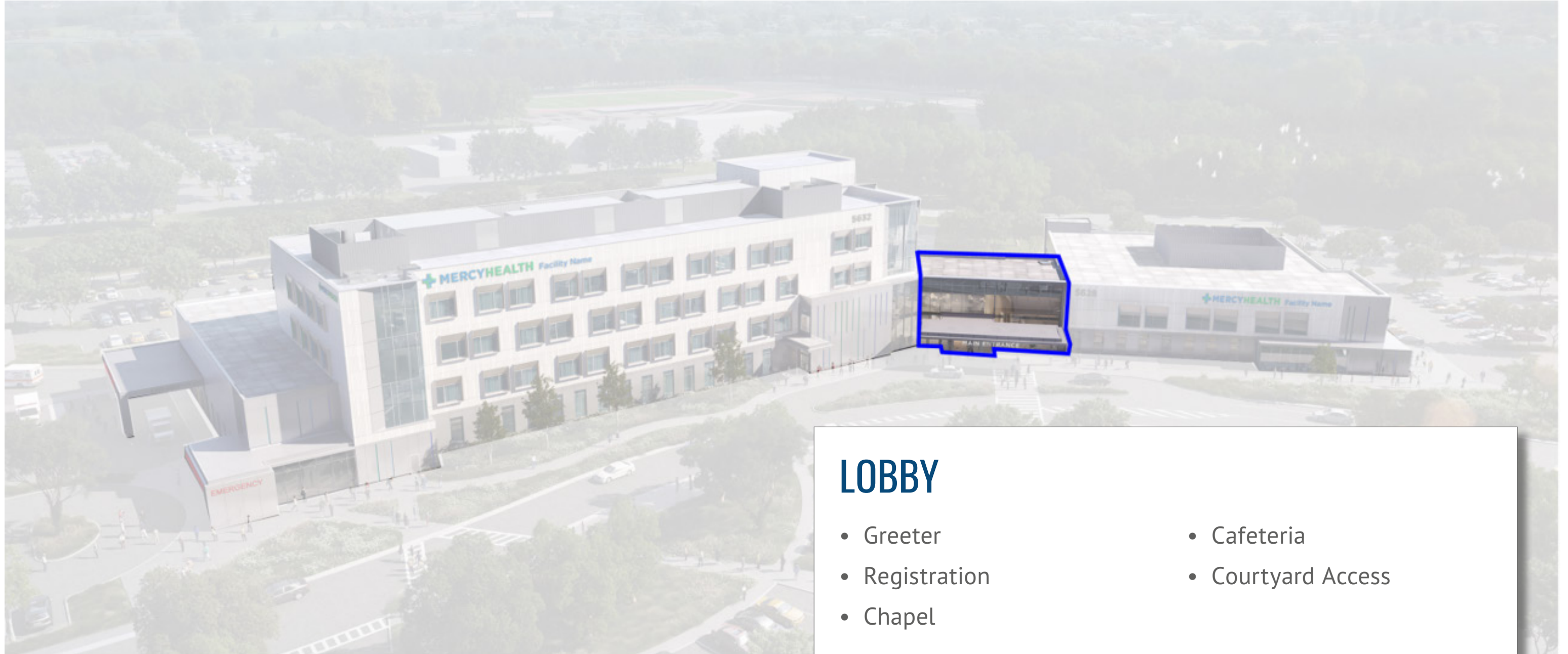
DESIGN OVERVIEW



HOSPITAL

- Emergency Department
- Imaging
- Administration
- Support Services
- Surgery + Cath
- Critical Care (12 beds)
- Med/Surg (48 beds)
- Observation Unit (shelled)
- Central Utility Plant

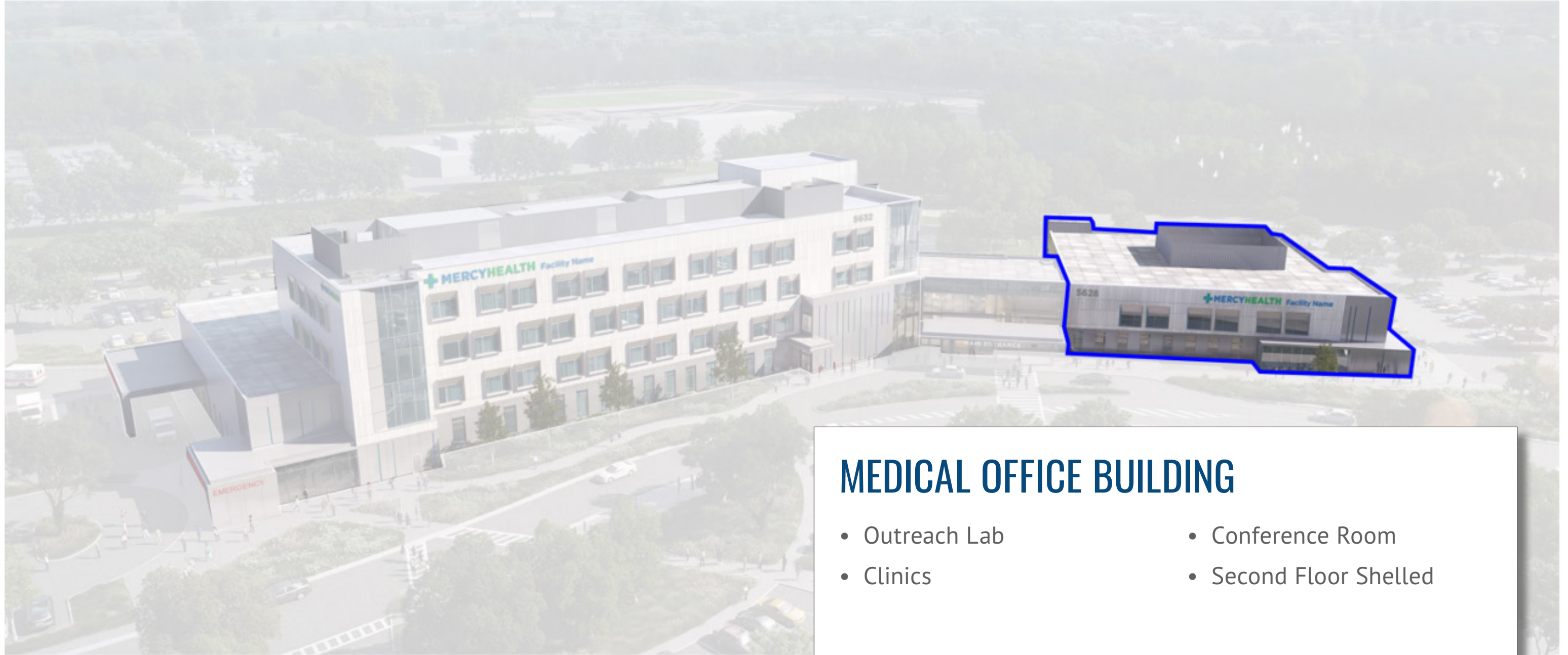
DESIGN OVERVIEW



LOBBY

- Greeter
- Registration
- Chapel
- Cafeteria
- Courtyard Access

DESIGN OVERVIEW



MEDICAL OFFICE BUILDING

- Outreach Lab
- Clinics
- Conference Room
- Second Floor Shelled

DESIGN PHASE COORDINATION

	MON.	TUES.	WED.	THURS.	FRI.
6AM					
7AM					
8AM	MEP WORKSESSION	DESIGN TEAM DAILY HUDDLES			MEP INTEGRATED TEAM
9AM	● ● ●			SKIN & STRUCTURE INTEGRATED TEAM	● ● ● ● ●
10AM				● ● ● ● ●	
11AM					
12PM					
1PM	ISSUES RESOLUTION TEAM		WORKING GROUP /OAC	INTERIORS INTEGRATED TEAM	
2PM	● ● ●		● ● ● ● ● ● ●	● ● ● ● ●	
3PM		CM/DESIGN TEAM		SITE INTEGRATED TEAM	
4PM		● ●		● ● ● ●	
5PM					
6PM					

- OWNER
- ARCHITECT
- CONSTRUCTION MANAGER
- MEP ENGINEER
- DESIGN ASSIST SUBCONTRACTORS
- STRUCTURAL ENGINEER
- CIVIL ENGINEER

ITA DESIGN PHASE WINS

✓ Early Identification + Coordination of Mechanical Racks



✓ Onsite Large Format Exterior Wall Panel Prefabrication



ITA CONSTRUCTION PHASE WINS

✔ Critical Mass of Activity -
Efficient Construction Observation



✔ Relationships Built During Design -
Team-Based Problem Solving

