

MANAGING THE SCHEDULE

UTILIZING PREFABRICATION AND DESIGN-ASSIST TO ENHANCE THE PROJECT'S SCHEDULE



Case Study

Medical University of South Carolina
Children's Health R. Keith Summey Medical Pavilion
North Charleston, South Carolina



Challenge

Three major weather events (a tropical storm, a hurricane, and even snowy/icy conditions), threatened the project's schedule and the Owner's "first patient" target date.

Solution

In addition to fine tuning the schedule bi-weekly in order to remain on target, our project team made the strategic decision to offer innovative offsite prefabrication for most of the facility's mechanical and electrical scope. This strategy significantly enhanced the project's overall safety, quality, budget, and schedule.

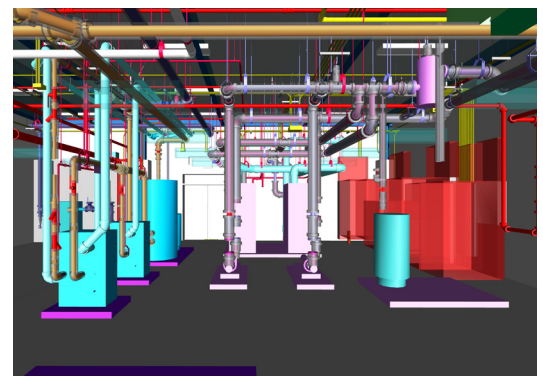
Through the use of advanced technologies, all standard and emergency electrical power rooms were constructed offsite in full, including metal studs, drywall, switchgear, and conduit. **This approach enabled the facility to be energized approximately three to four months ahead of schedule.**

BE&K also significantly enhanced coordination for the mechanical and electrical systems through early selection of MEP subcontractors and BE&K's management of the 3D modeling process. Healthcare facilities include a greater volume of overhead ductwork and medical gas piping. Our MEP design-assist approach helped us quickly and correctly complete the coordination process vastly improving the project's schedule.

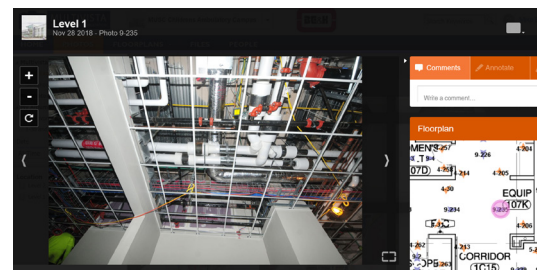
The final facility also included a significant scope addition during construction — the inclusion of a 2nd floor upfit previously planned as a "Phase 2" project. Through BE&K's schedule mitigation efforts, the project was completed on time and ready the "first patient" target date.



Receipt of prefabricated electrical rooms



3D model showing mechanical room coordination



MEP final installed photography with exact locations provided