

ADAPTIVE REUSE IN ACTION

HEARTBEAT OF INNOVATION: ADVOCATE'S CARDIOLOGY CENTER



AGENDA

- Advocate's Naperville Freedom Drive Outpatient Surgery Center
- Advocate Outpatient Collaborative Team, Project Delivery, Site Acquisition
- HDR Planning Overview
- IMEG Systems, Infrastructure, BIM
- Boldt Production Planning, Modular
- Open Q&A



ADVOCATE OUTPATIENT COLLABORATIVE

INTEGRATED PROJECT DELIVERY



ADVOCATE OUTPATIENT COLLABORATIVE

THIS JOB IS UNIQUE

ENGAGE

1

TAKE PRIDE



SHARE SMALL WINS

2

HELP US
HELP YOU

3

HAVE MORE FUN

SUCCEED

1

ONE TEAM

2

THE GREATER WHOLE

3

QUALITY

COLLABORATE

1

"INTEGRATED"
WE ONLY WIN AS ONE

2

IMPROVEMENT IS AN
INVESTMENT

3

ADD VALUE
ADD REWARD

THE CULTURE IS DIFFERENT

TRADE PARTNERS



PROJECT LOCATIONS

ILLINOIS

1. AOC Algonquin
2. AOC Naperville Freedom Drive
3. AOC Christ POB
4. AOC Crystal Lake
5. AOC Des Plaines
6. AOC Huntley
7. AOC Dreyer Naperville
8. AOC Gurnee
9. AOC Good Samaritan
10. AOC Halsted
11. AOC DP Retail Imaging
12. AOC Imani Village
13. AOC Irving Western
14. AOC Lakemoor
15. AOC Lakeview
16. AOC Lake Villa
17. AOC Lake Zurich Exp
18. AOC Libertyville
19. AOC Lincolnshire
20. AOC Webster Ave
21. AOC Lombard
22. AOC Montrose
23. AOC Mundelein
24. AOC North Broadway
25. AOC Oak Lawn
26. AOC Oak Lawn Cardio Exp
27. AOC Tinley Park Peds Sub Exp

28. AOC Park Ridge
29. AOC Pullman Park
30. AOC Randall Road
31. AOC Sequoia
32. AOC Six Corners
33. AOC South Downers Grove
34. AOC South Elgin
35. AOC South Holland
36. AOC South Sub
37. AOC Sykes
38. AOC Sykes Oncology Infusion
39. AOC Trinity
40. AOC Orland Park
41. AOC West Dundee
42. AOC Burbank
43. AOC Hoffman Estates
44. AOC Westmont
45. AOC Naperville
46. ACC Beverly

WISCONSIN

47. AOC Delavan
48. AOC New Berlin
49. AOC Paddock Lake
50. AOC SW Waukesha



OUTPATIENT CENTERS
COMPLETED THRU 2021



OUTPATIENT CENTERS
COMPLETE IN 2022



OUTPATIENT CENTERS
IN 2023 AND AFTER



INTEGRATED PROJECT DELIVERY

An approach that integrates people, a desired culture, and a set of behaviors, with a business structure that is designed to collaboratively harness the talents and insights of the team to optimize project results, reduce waste, and bring the best value.

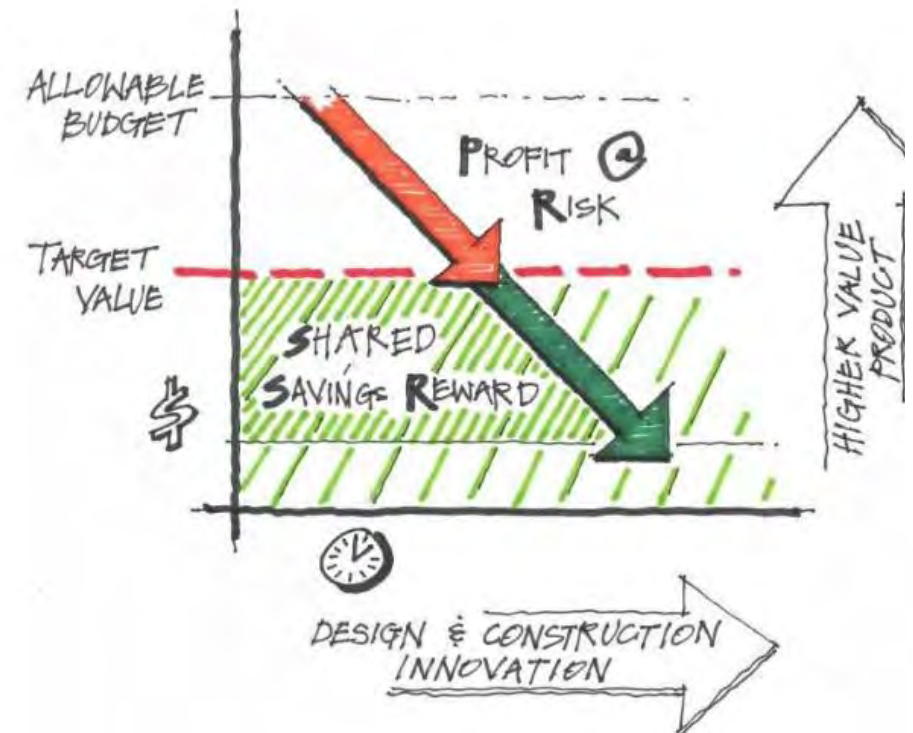
Cost Plus / GMP

Low complexity and cost
Small tenant infills
Built-to-suit
Short schedule

IPD, Multi-Party

High complexity, >\$10M
Large gut renovation
New, ground-up construction
Speed-to-market

Similar Team Experience and Delivery Expectations



PROJECT LOCATION

NAPERVILLE, IL

- Existing Building (Old LA Fitness)
- Reuse and renovate existing building



Parking spaces: 254
Handicap parking spaces: 8



EXISTING EXTERIOR



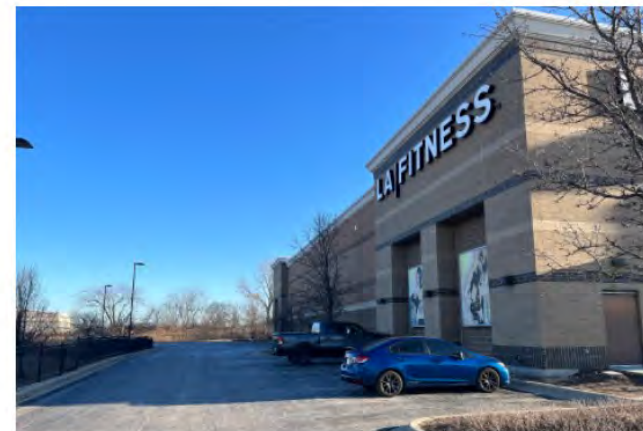
SOUTH



EAST



NORTH



WEST





PLANNING/ DESIGN

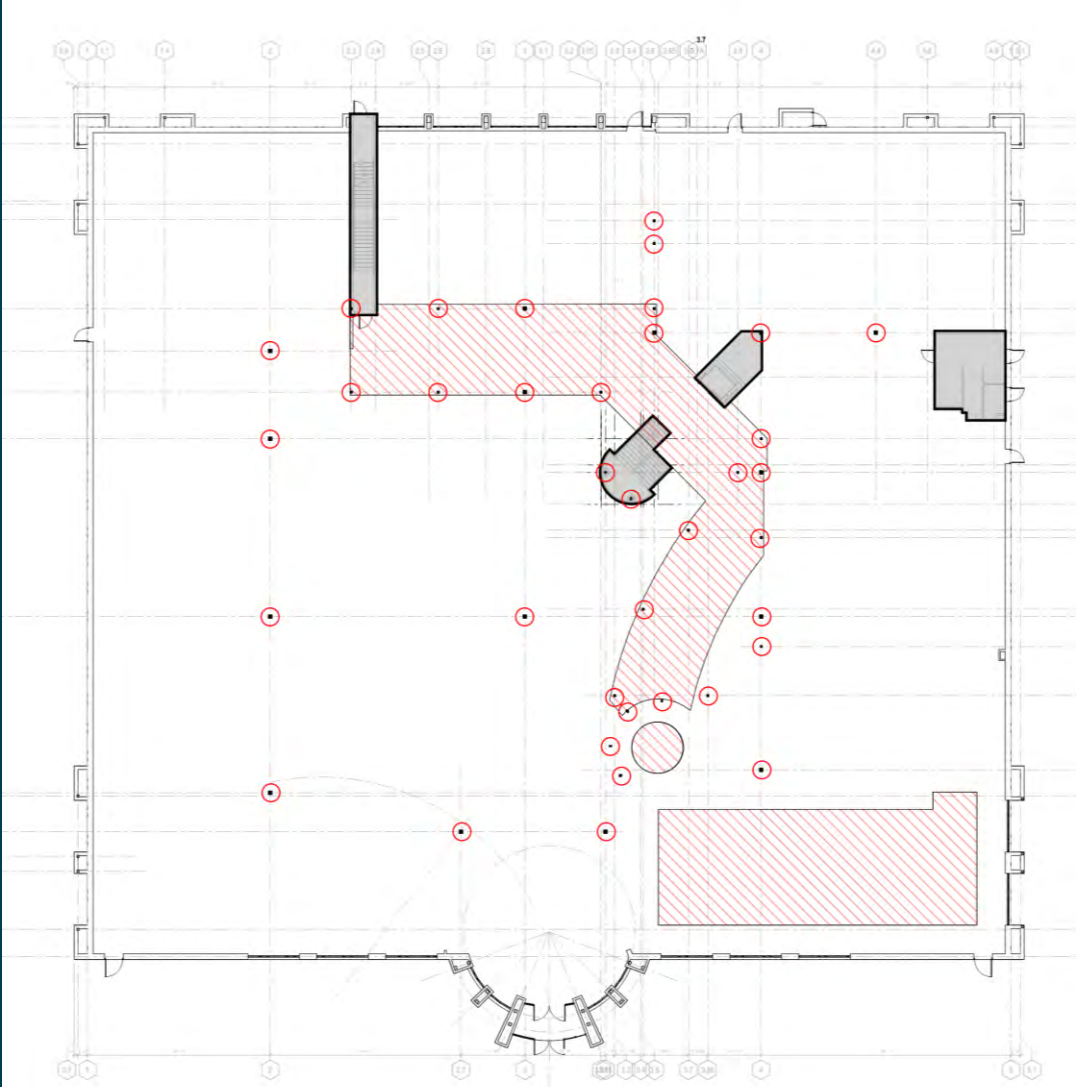
CARDIOLOGY PROGRAM

- Clinics
- ASC with Outpatient Cath
- Imaging
- Future Expansion

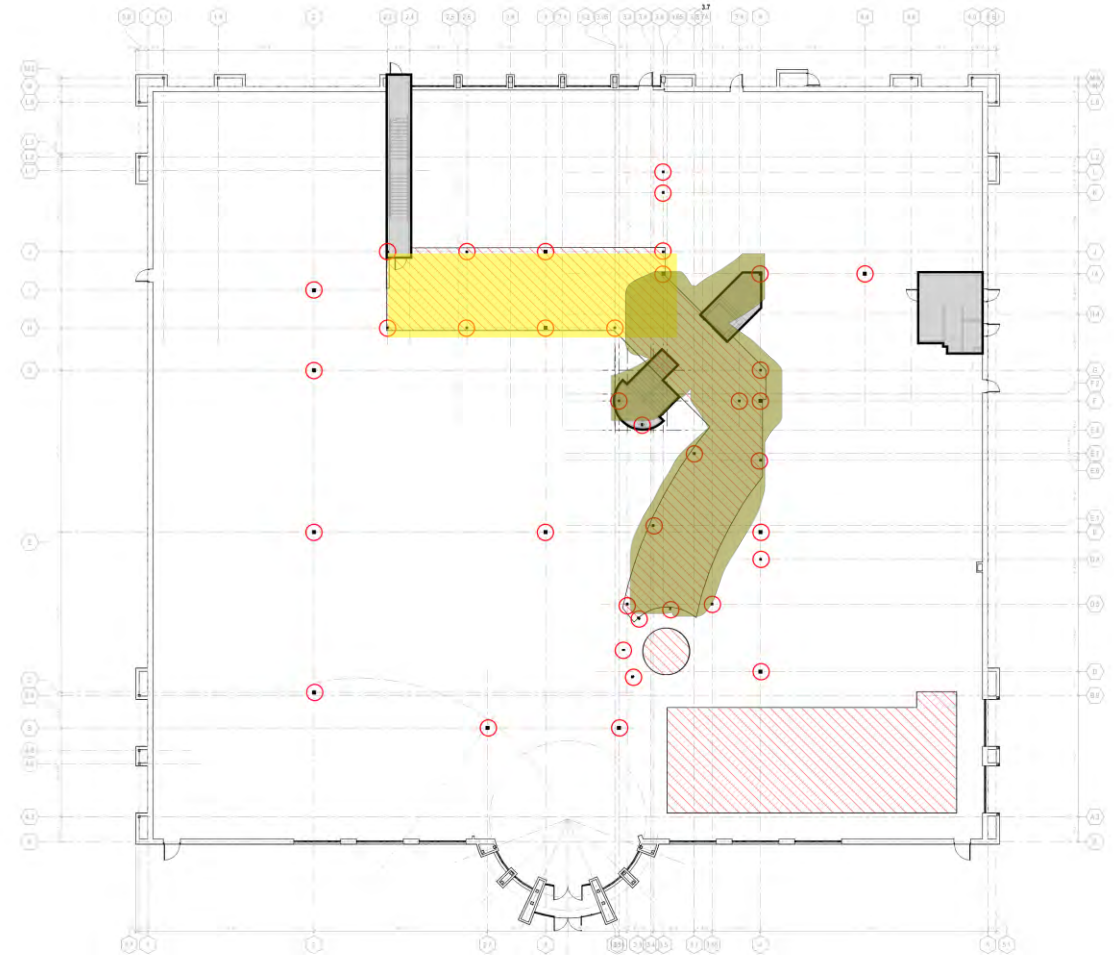


DEPARTMENT PLANNING – KEY DECISIONS

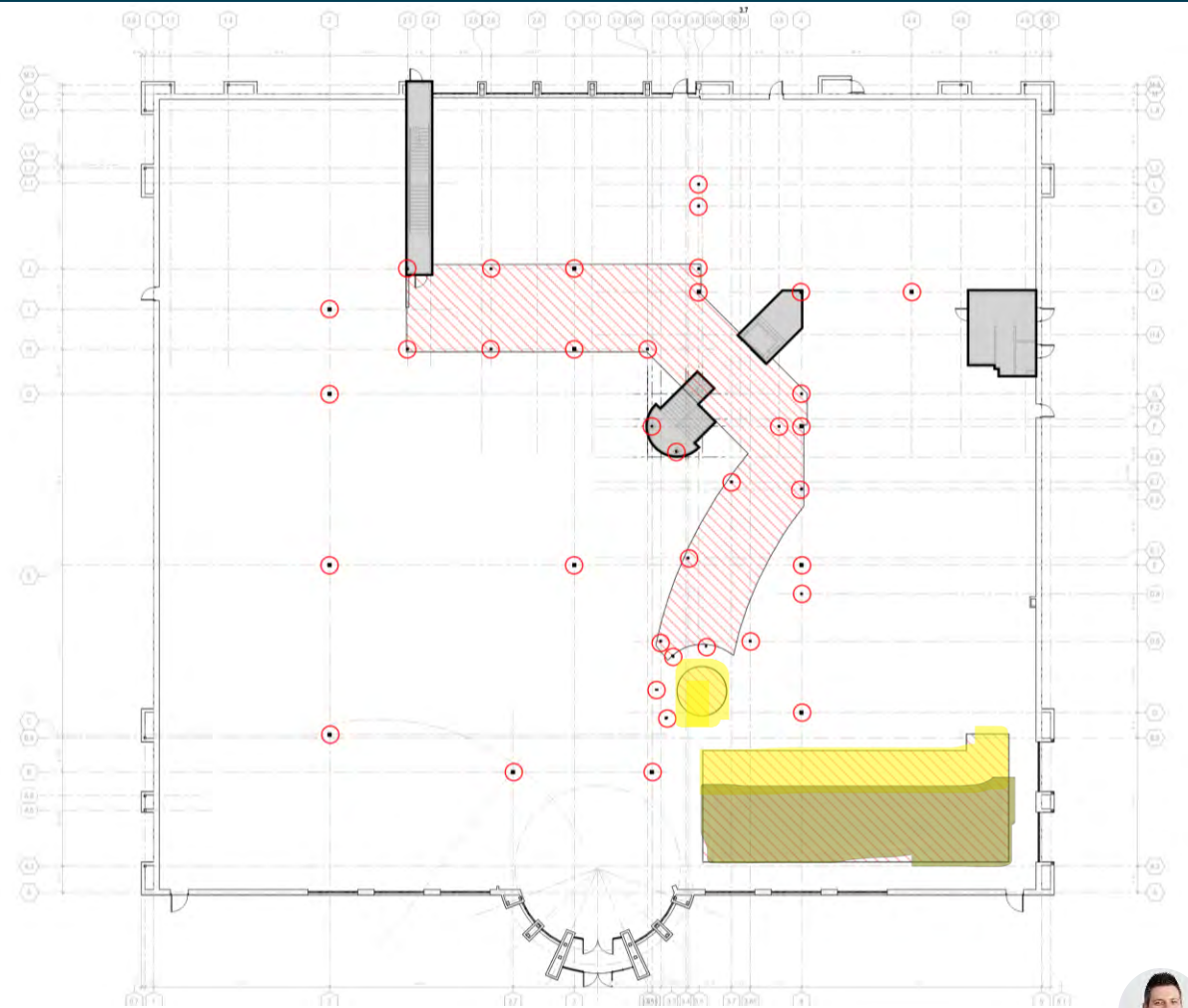
- Maximizing Patient Care Space
- Flexibility
- Future Proofing
- Incorporate Pre-fab



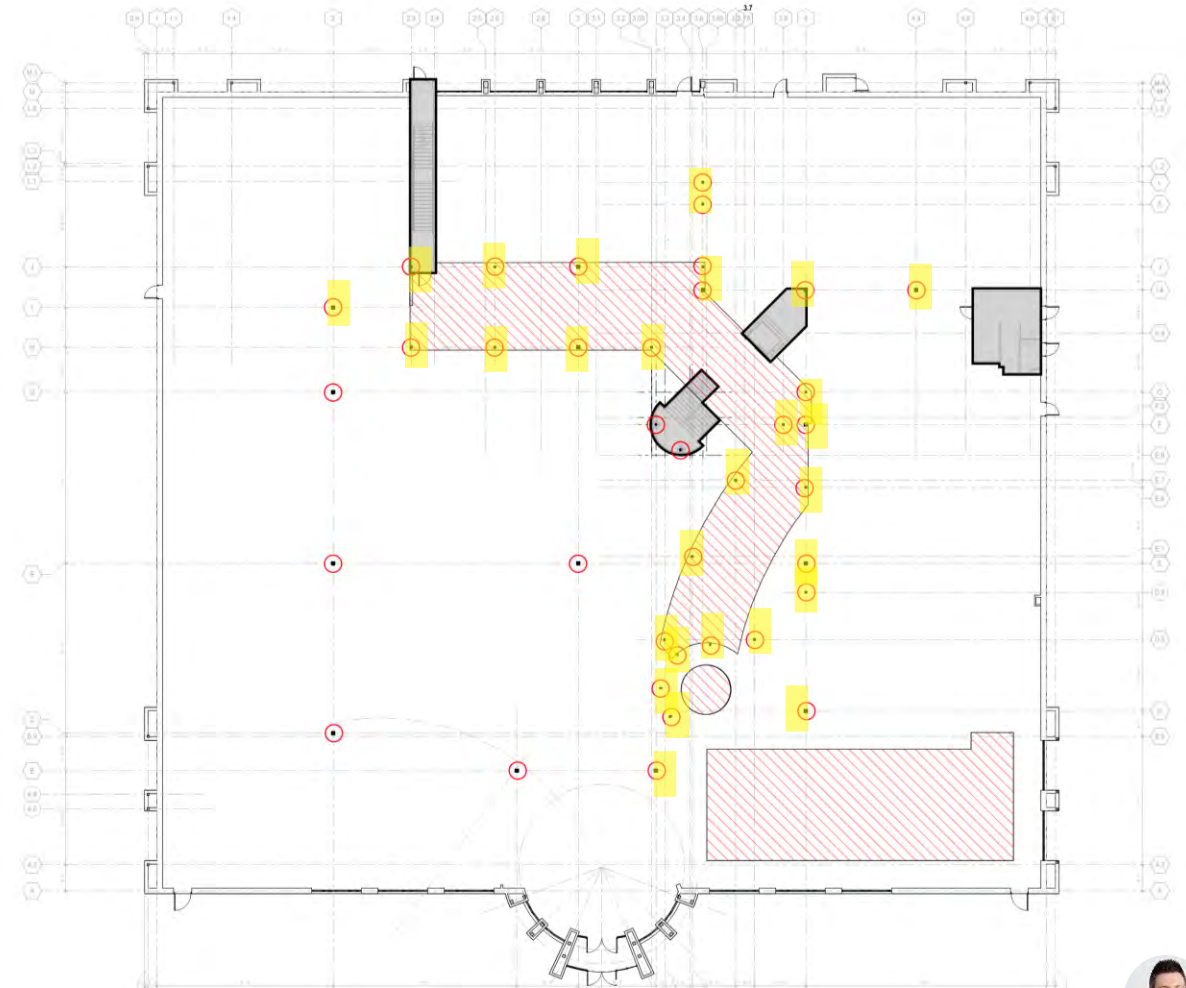
EXISTING CONSTRAINTS



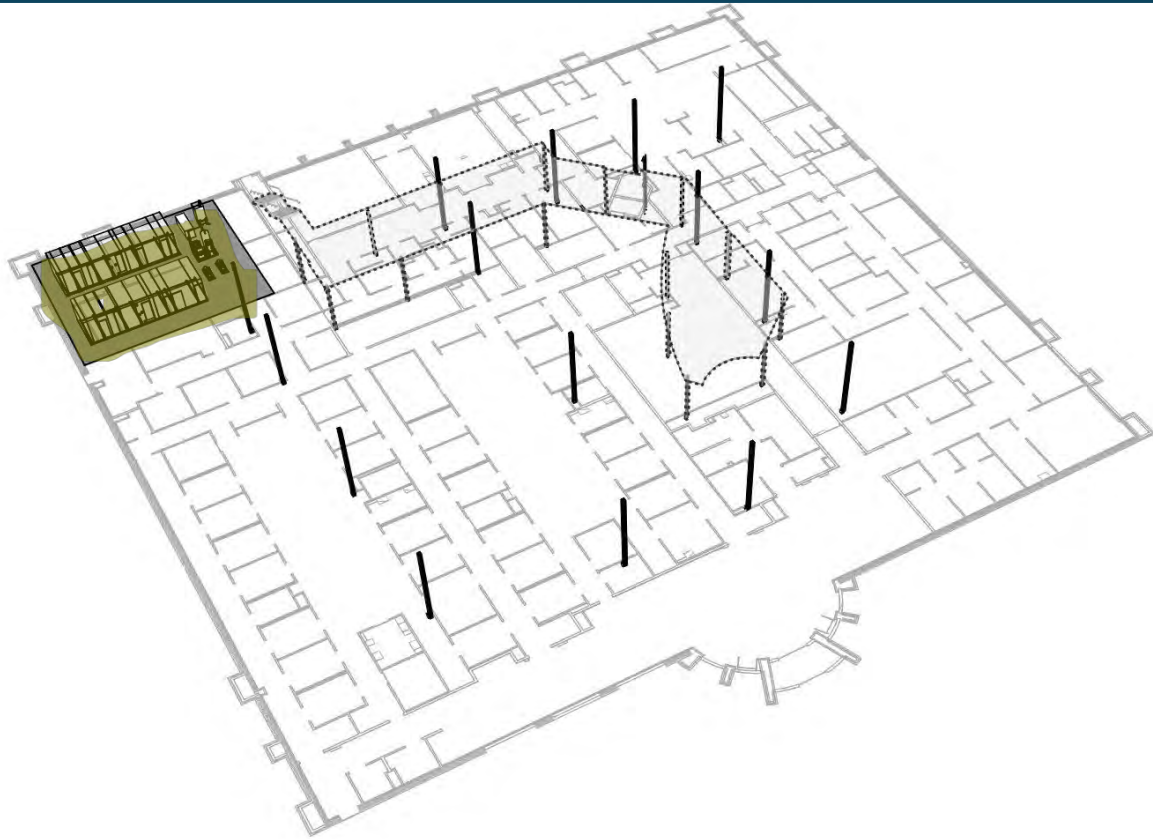
EXISTING CONSTRAINTS



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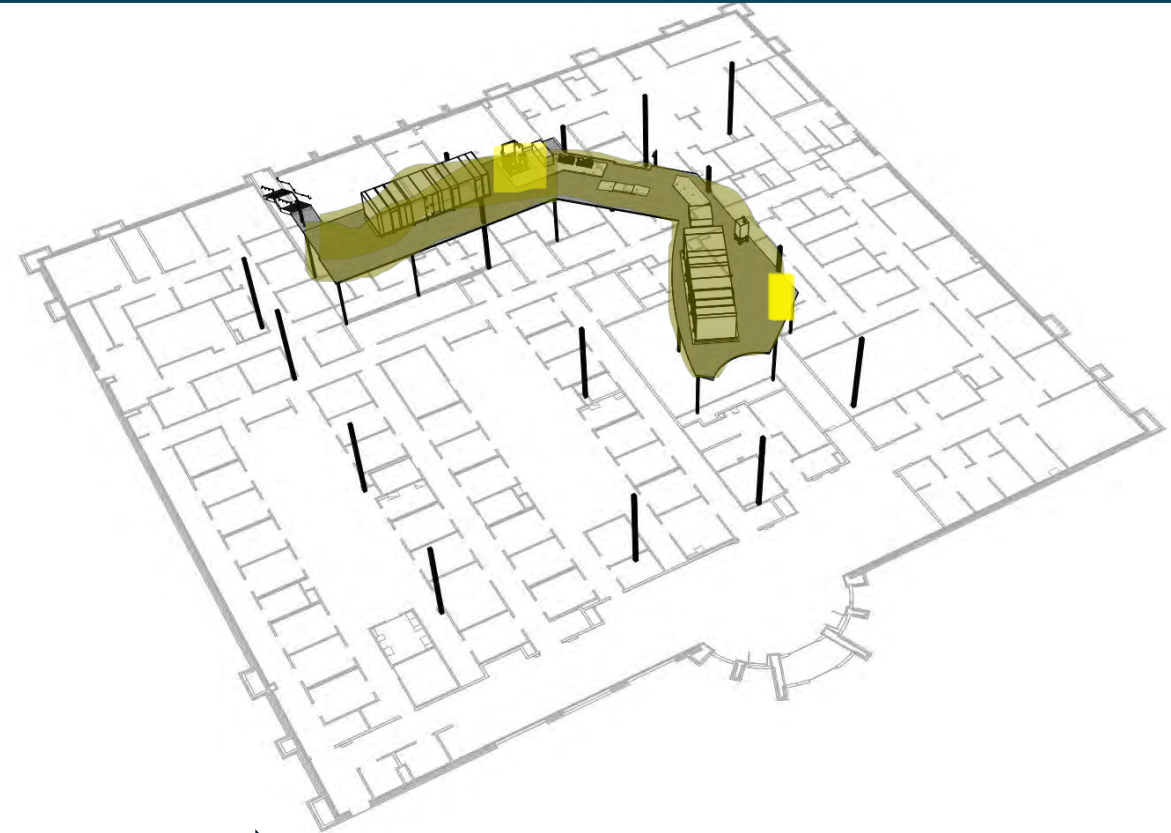


UTILIZATION OF EXISTING MEZZANINE



Ground Floor Mechanical Rooms

Team Analysis

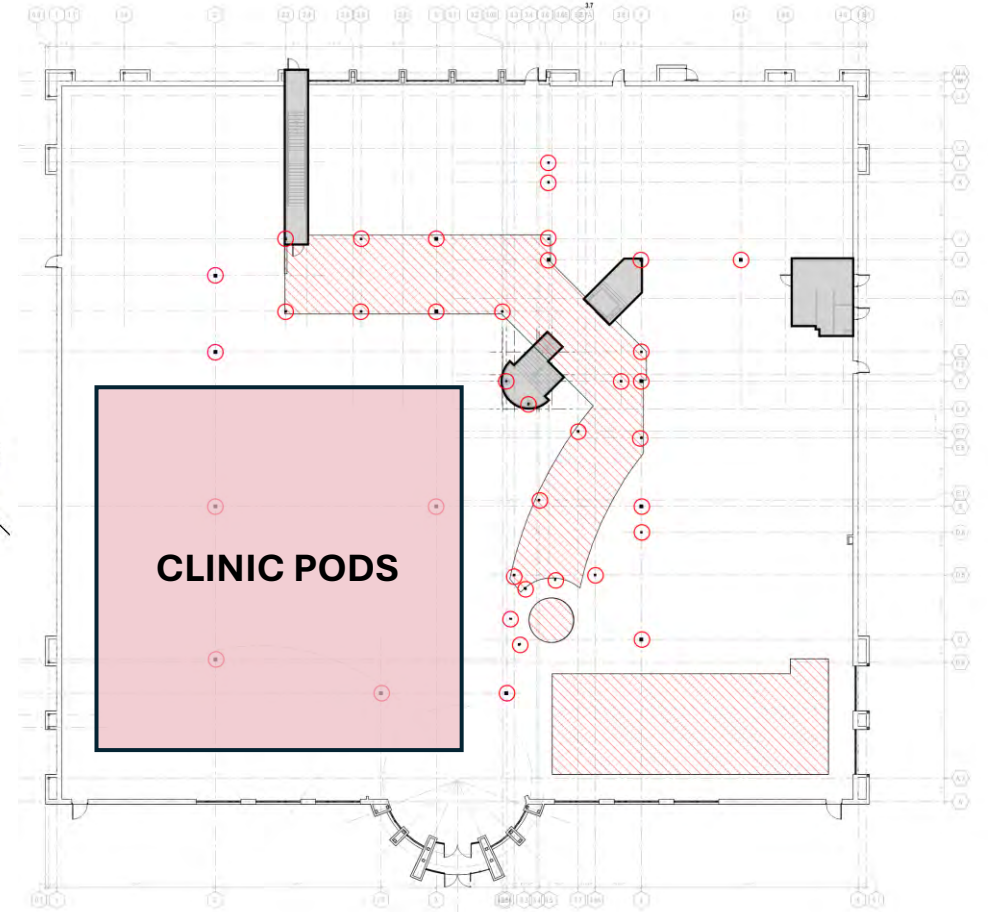
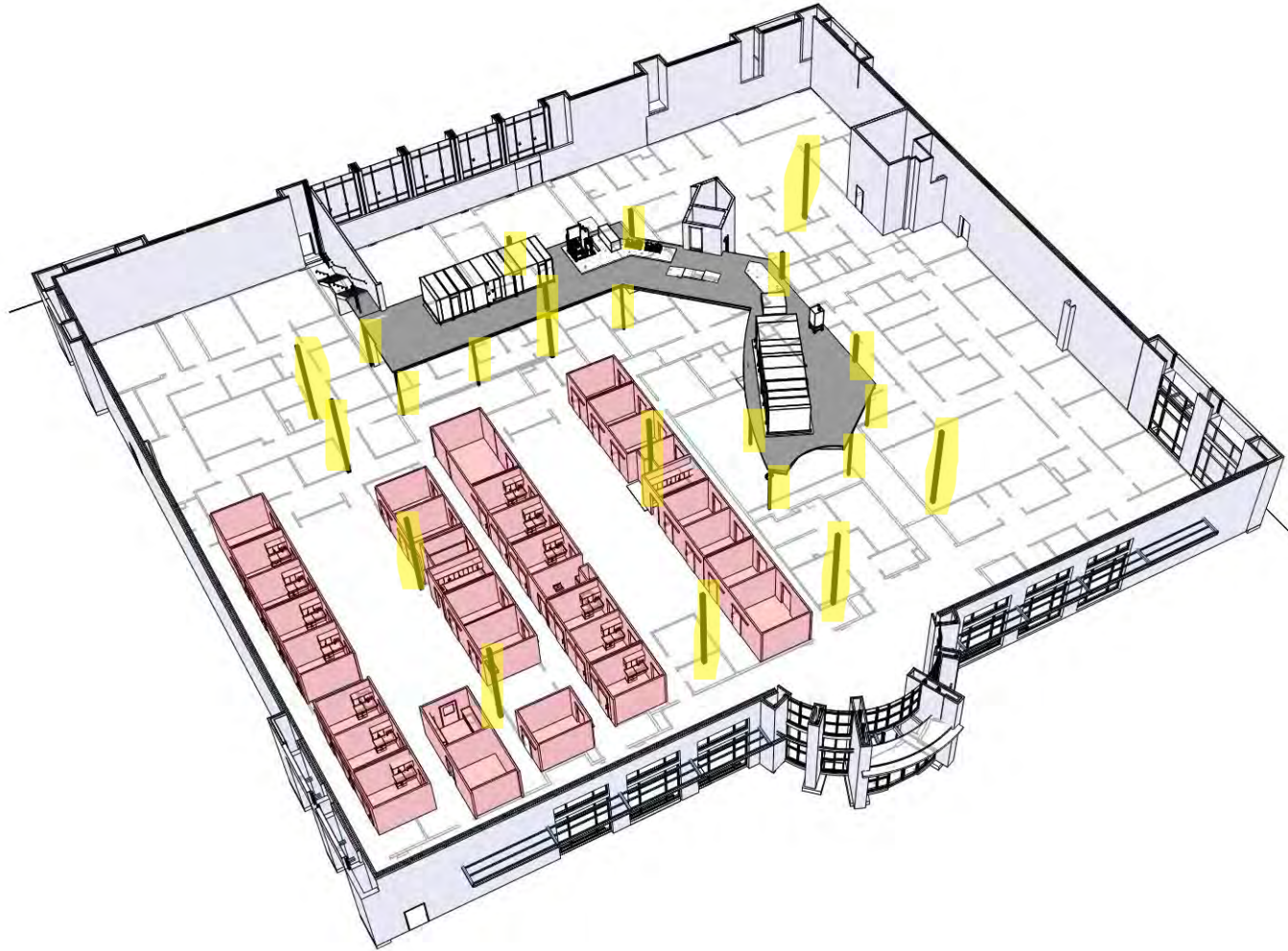


Mechanical Mezzanine
~3,000 SF

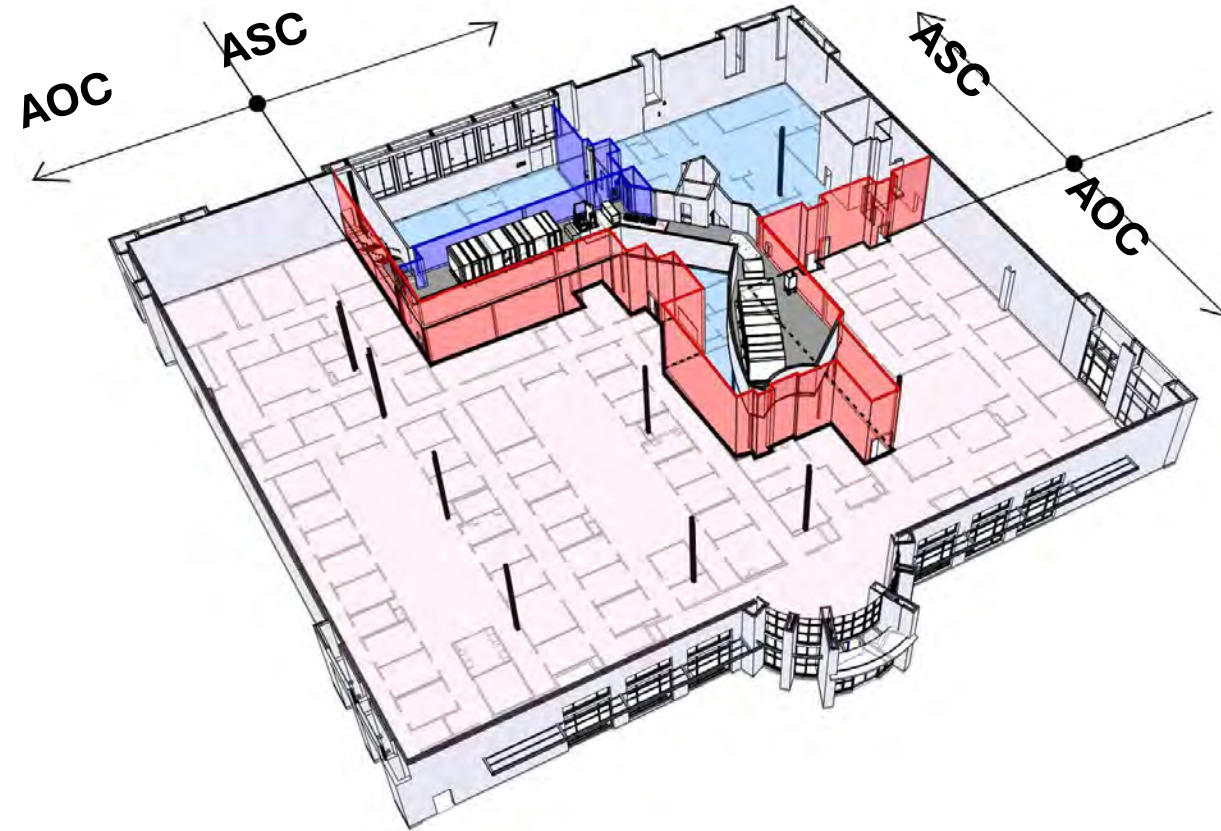
Roof vs. Main Floor vs. Mezzanine

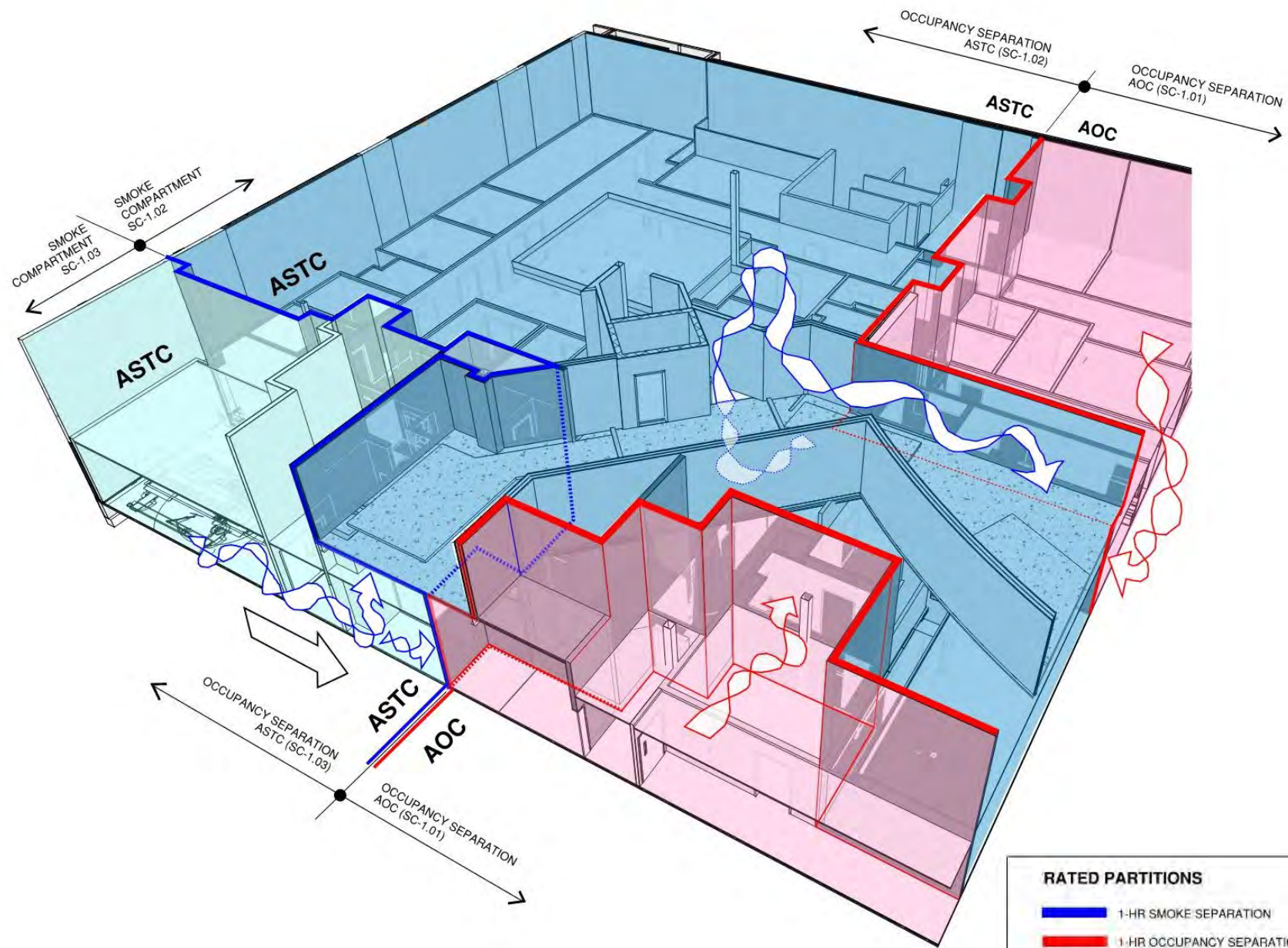


DEPARTMENT PLANNING – ZONING

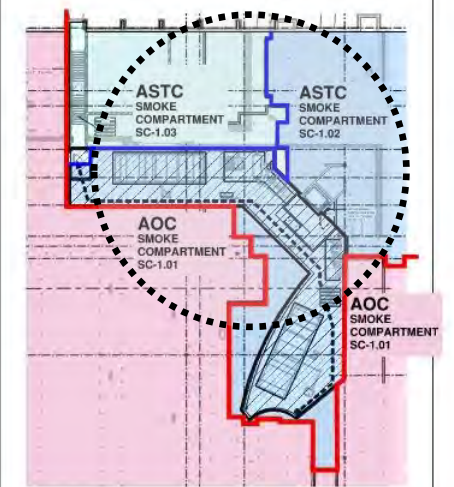


ASC / AOC SEPARATION

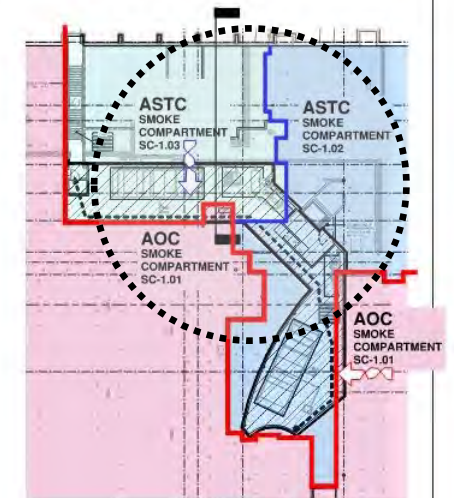




**DIAGRAM - SMOKE COMPARTMENTS
MEZZAINE LEVEL**



**DIAGRAM - SMOKE COMPARTMENTS
BELOW MEZZAINE**



WAS USING THE MEZZANINE A GOOD DECISION?



ADVANTAGES

- Provided for additional revenue-generating space on the main floor
- (\$) Cost savings by avoiding new structural framing at the roof deck to support the RTUS

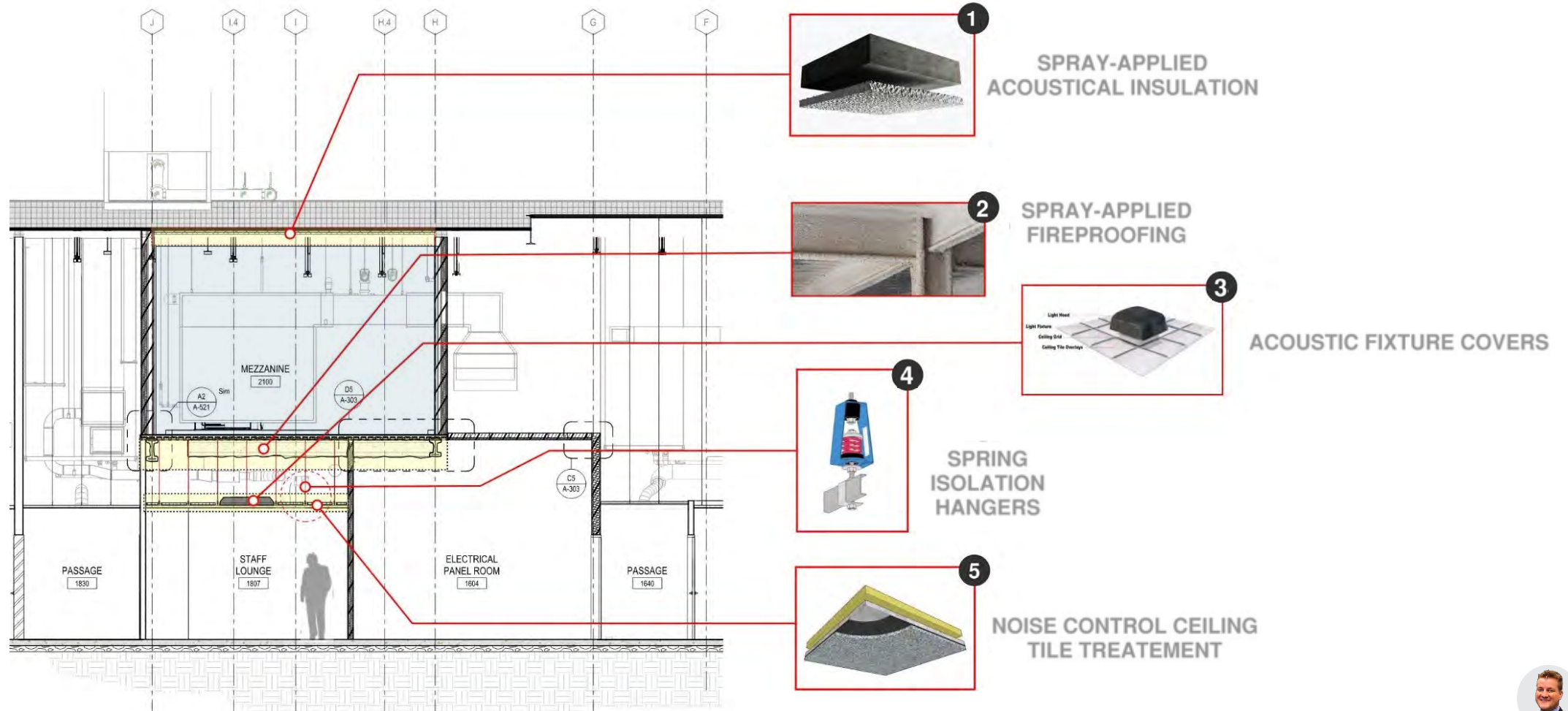


DISADVANTAGES

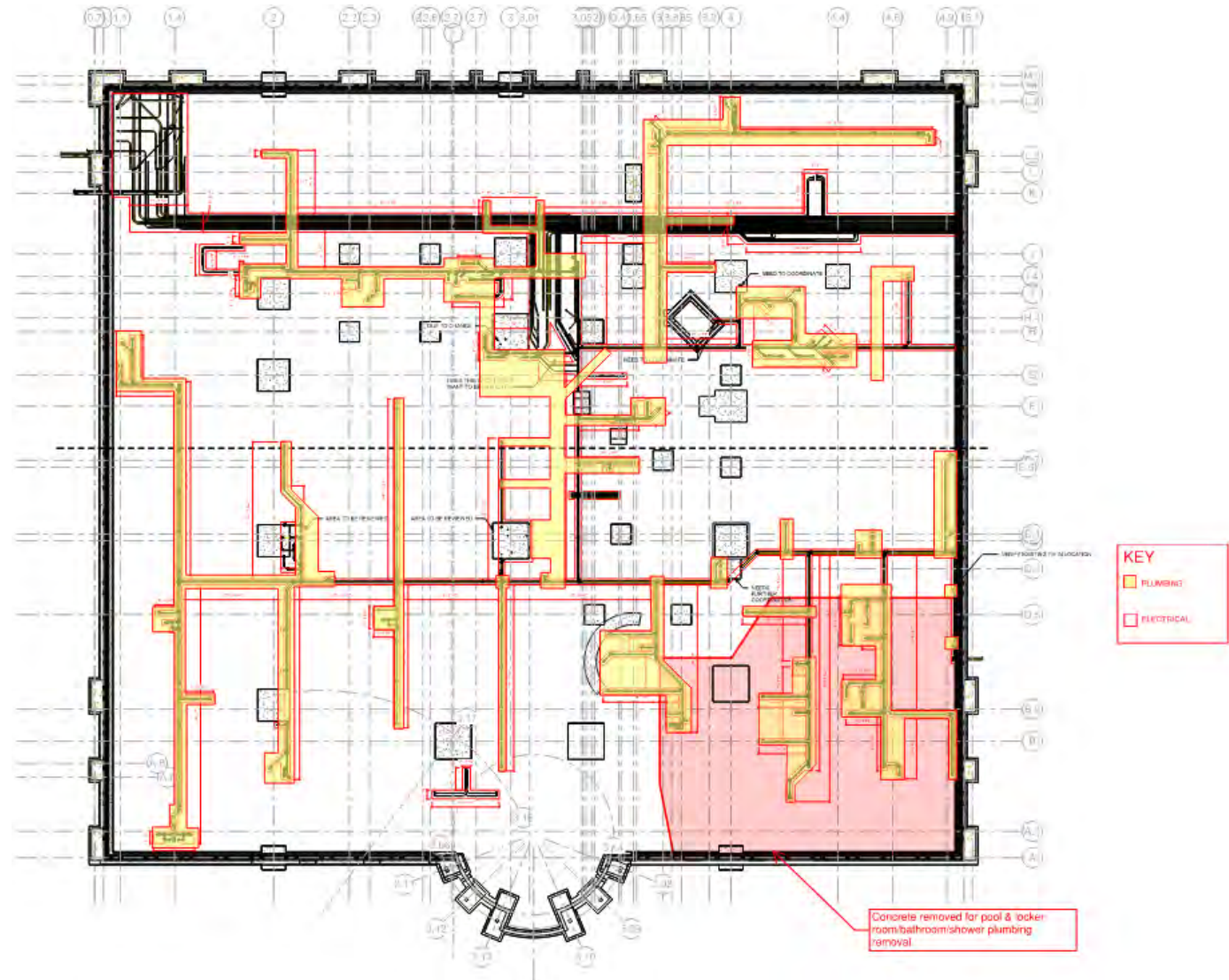
- Columns supporting the mezzanine remained, impacting layouts
- Maintaining occupancy and smoke separations where walls engage with mezzanine structure
- (\$) Noise impact of AHUs and mechanical equipment required additional acoustic solutions, adding additional costs



COST IMPACTS – MEZZANINE UTILIZATION



PLUMBING & ELECTRICAL UG OVERLAY

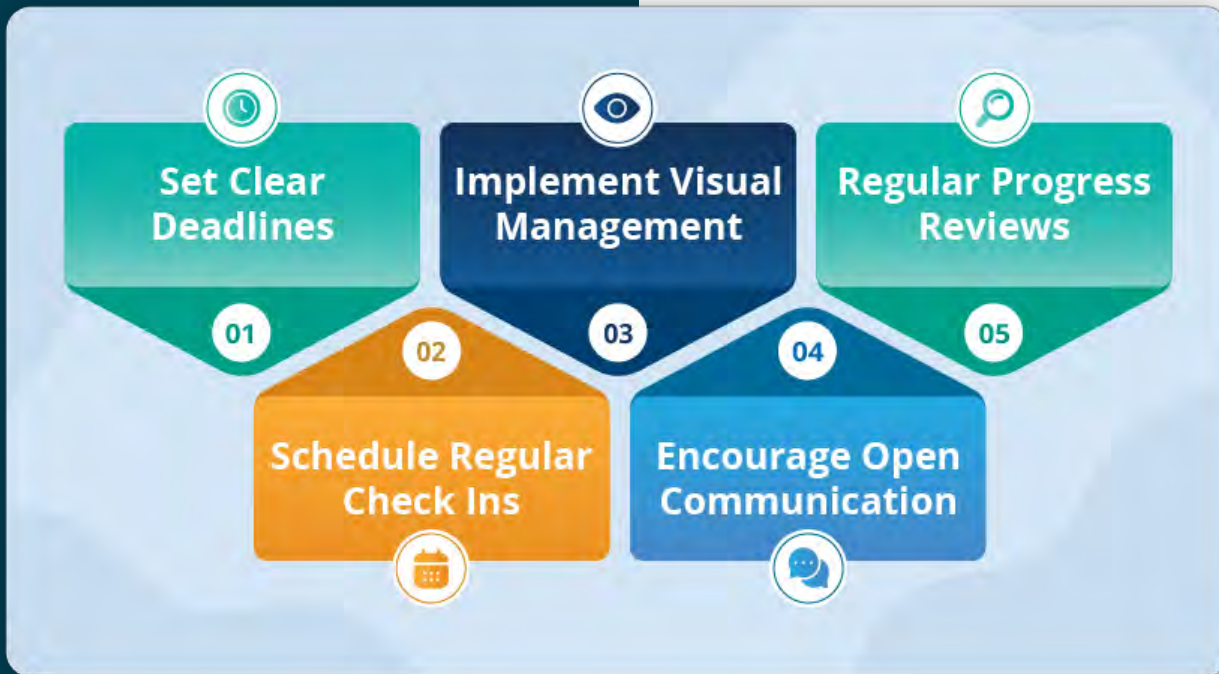


BIM

(Building Information Modeling)

WEEKLY BIM WORKFLOW

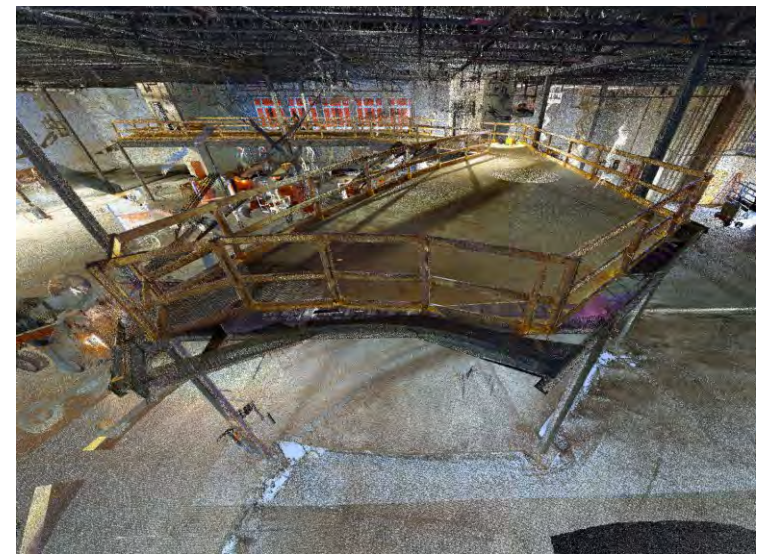
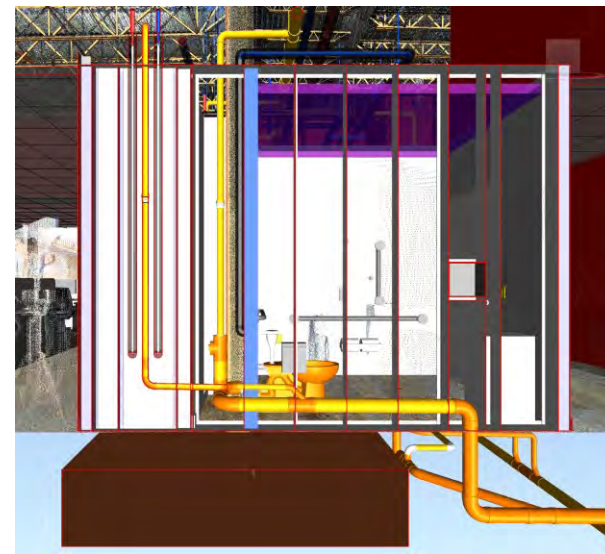
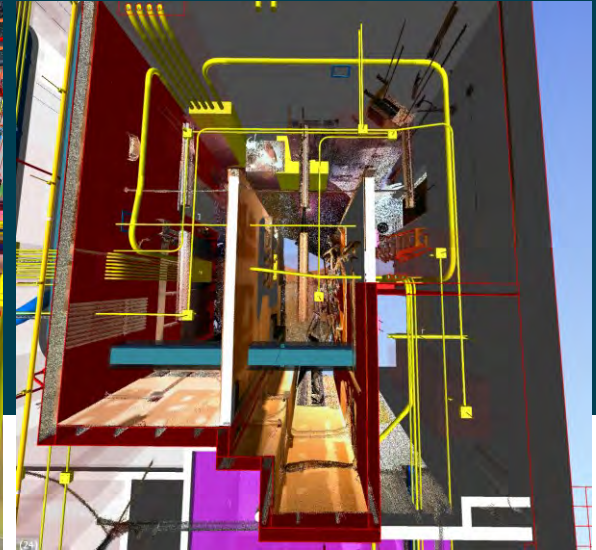
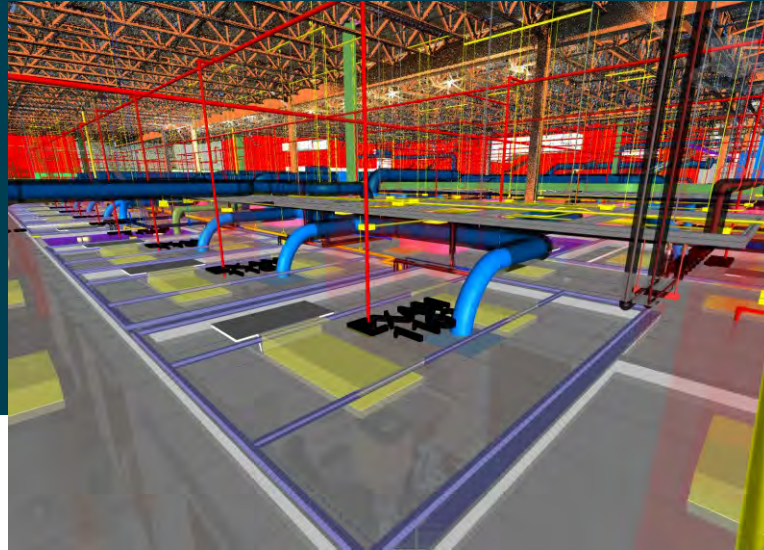
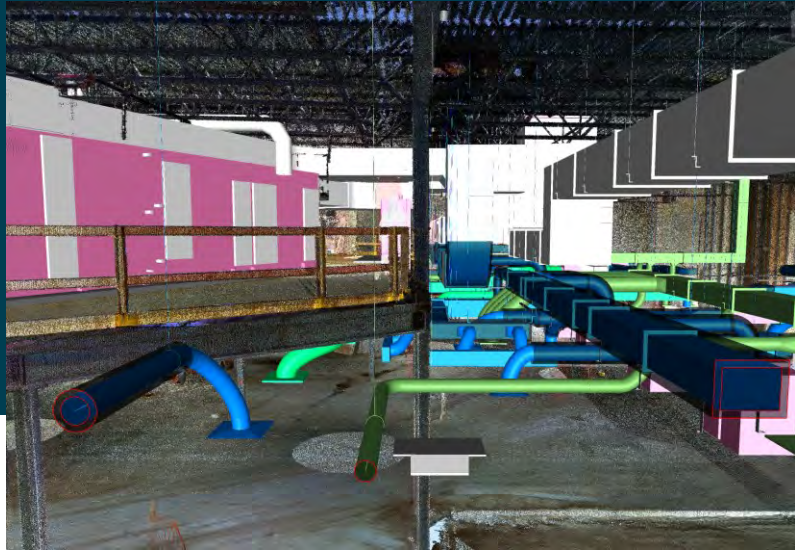
- Schedule/drawing updates from OAC meetings
- Model updates from design and trade partners
- Clash detection throughout the week
- Trade coordination meeting
- Next steps assigned to team members



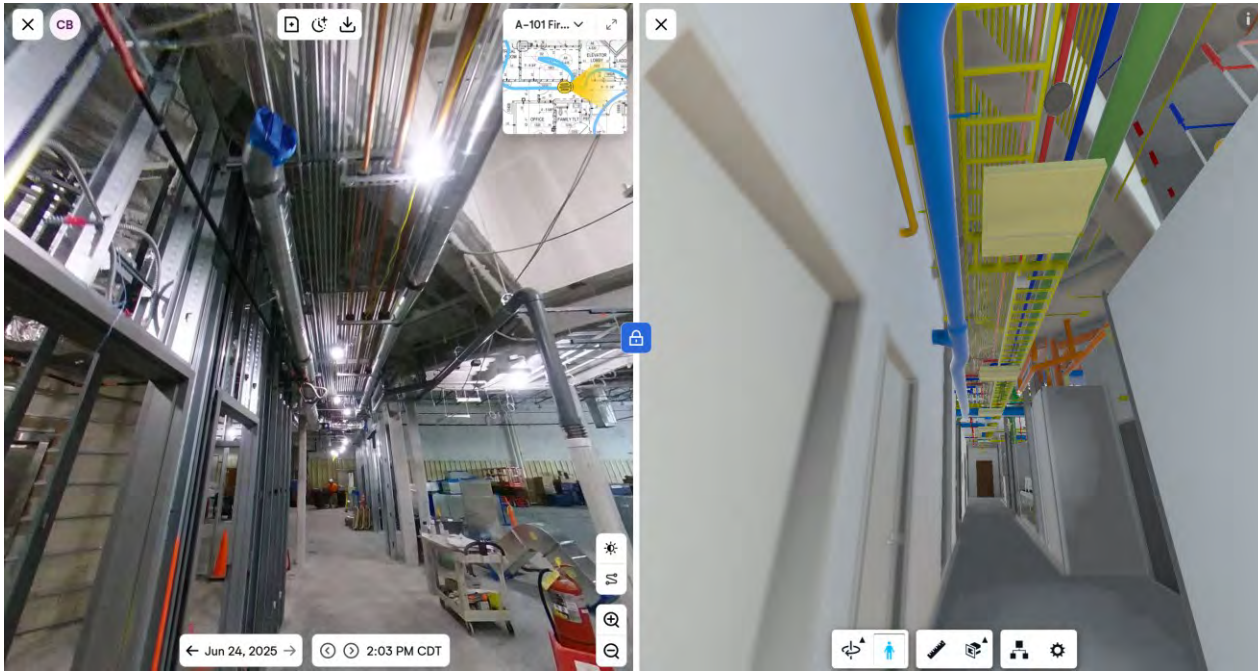
<https://tcard.leantransitionsolutions.com/gemba-walk>



LASER SCANNING

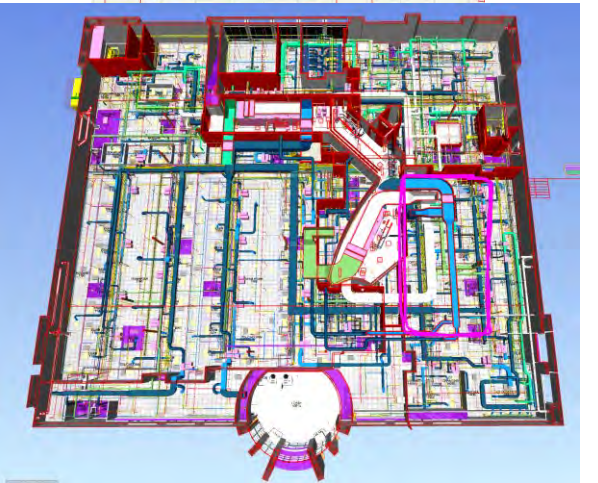
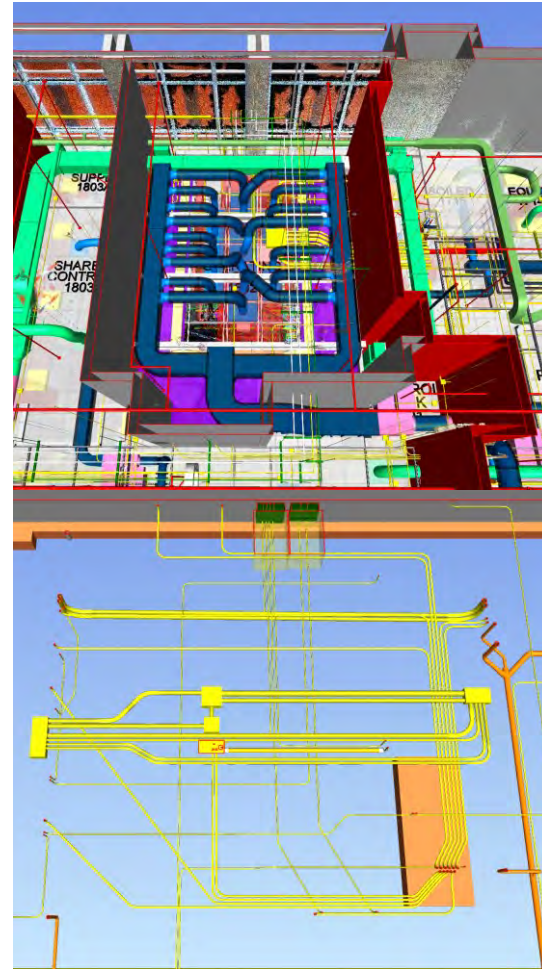


TRADE COORDINATION

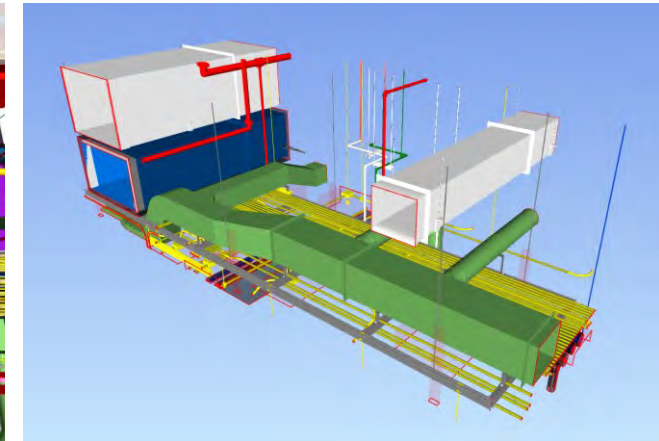
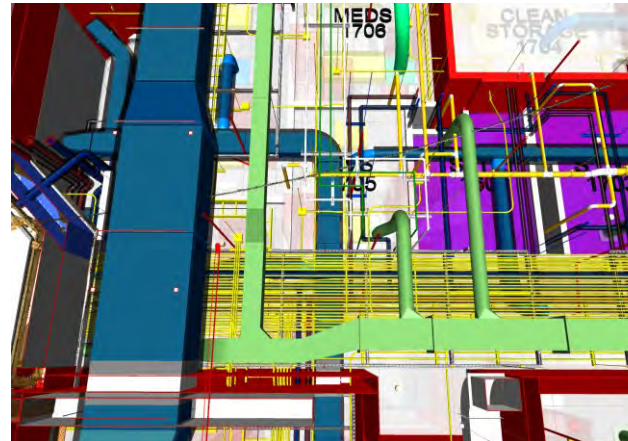
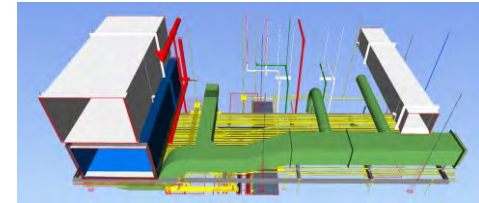
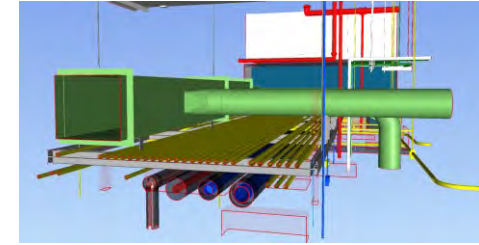
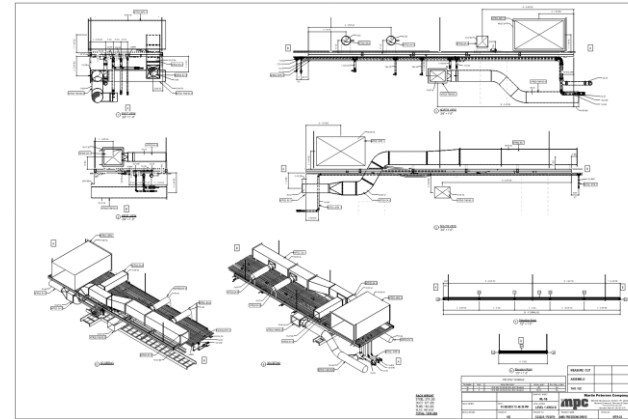
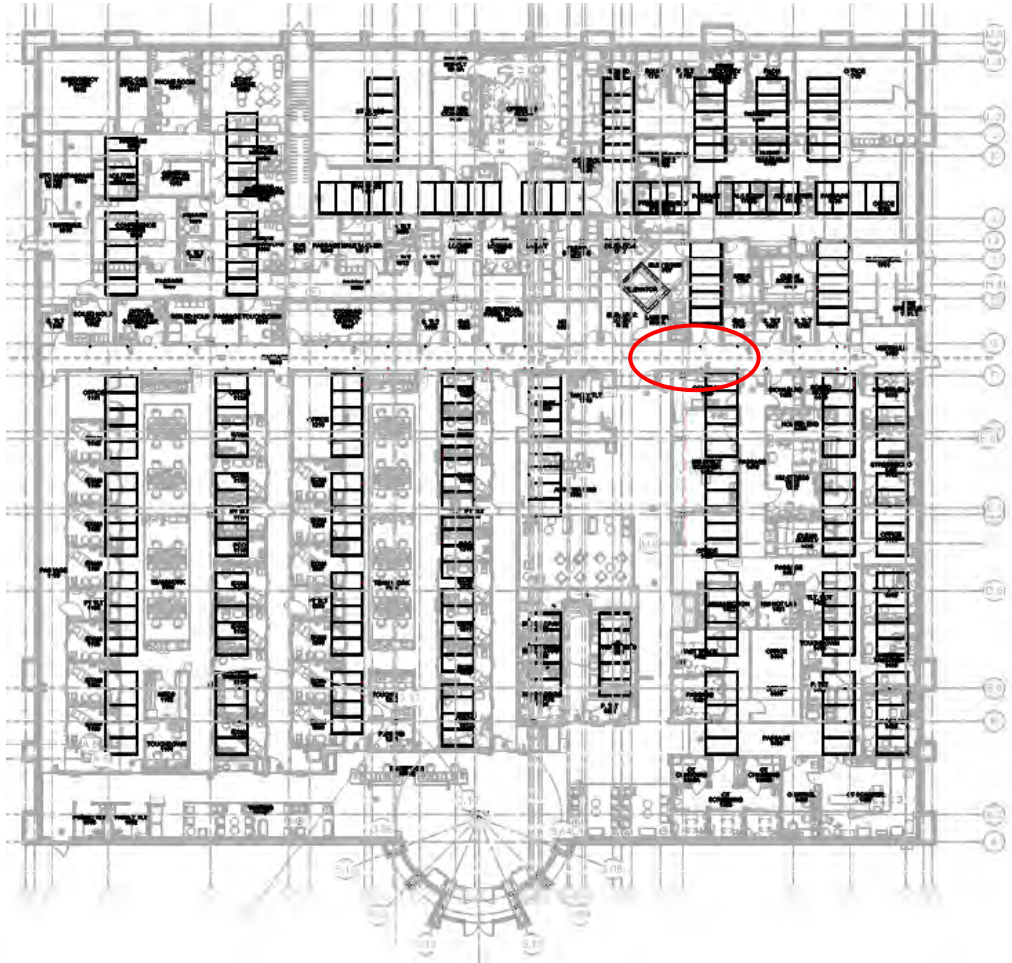


GO-BACK AREAS

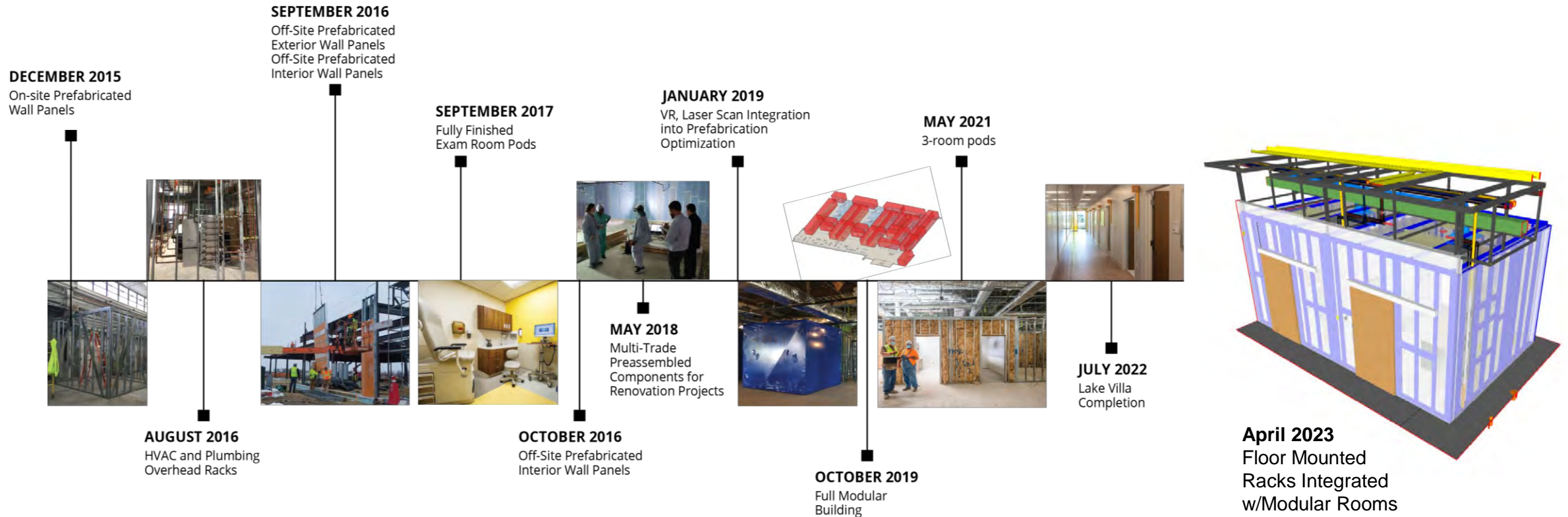
- **Operating Room**
 - Vendors
 - Siemens
 - Stryker
- **CT Scanner**
- **Nuc Med To X-ray Room Change**



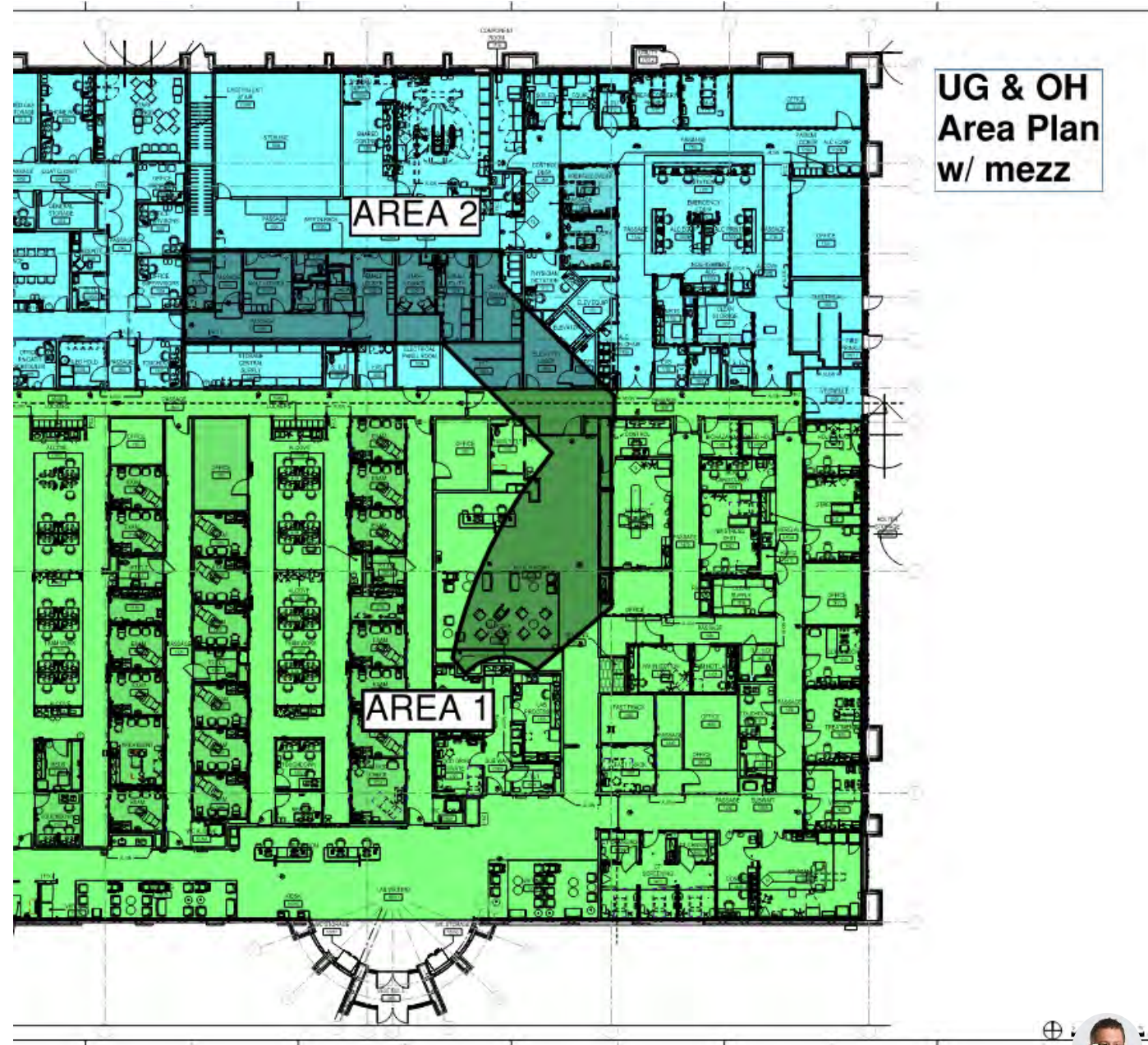
MULTI-TRADE RACKS



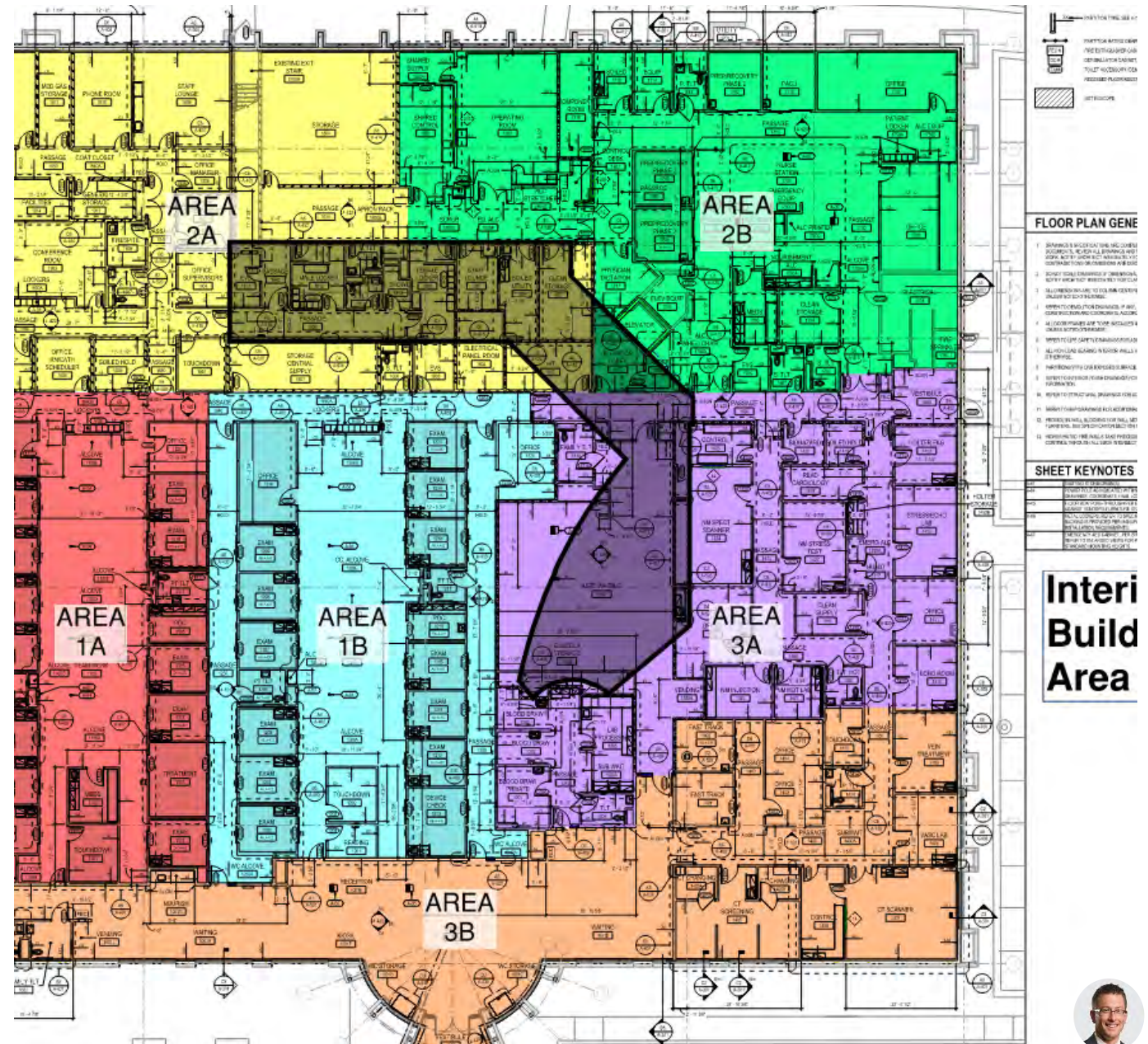
INNOVATION AND EVOLUTION OF MODULAR/PREFAB

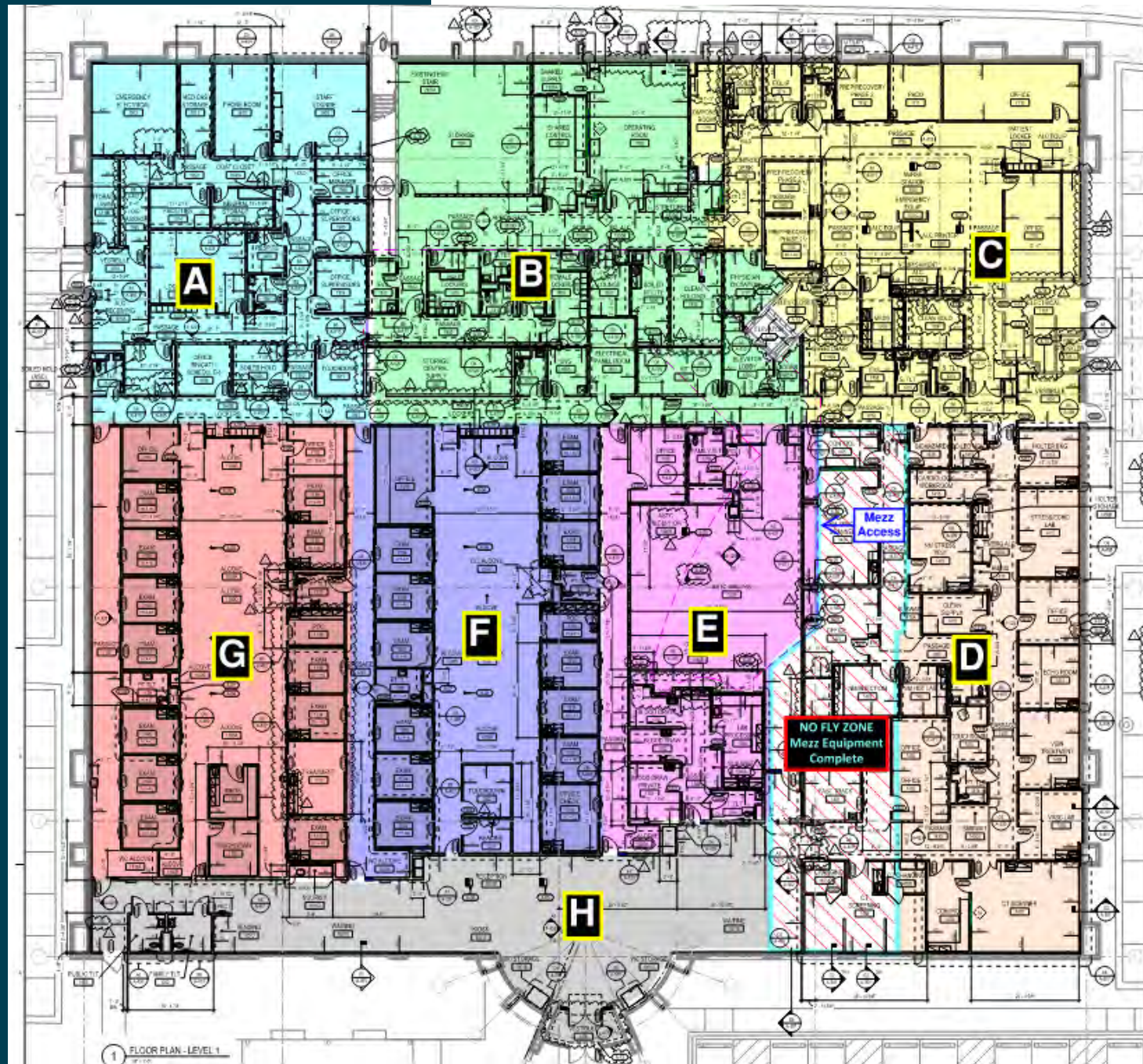


WORK PLANNING AREAS

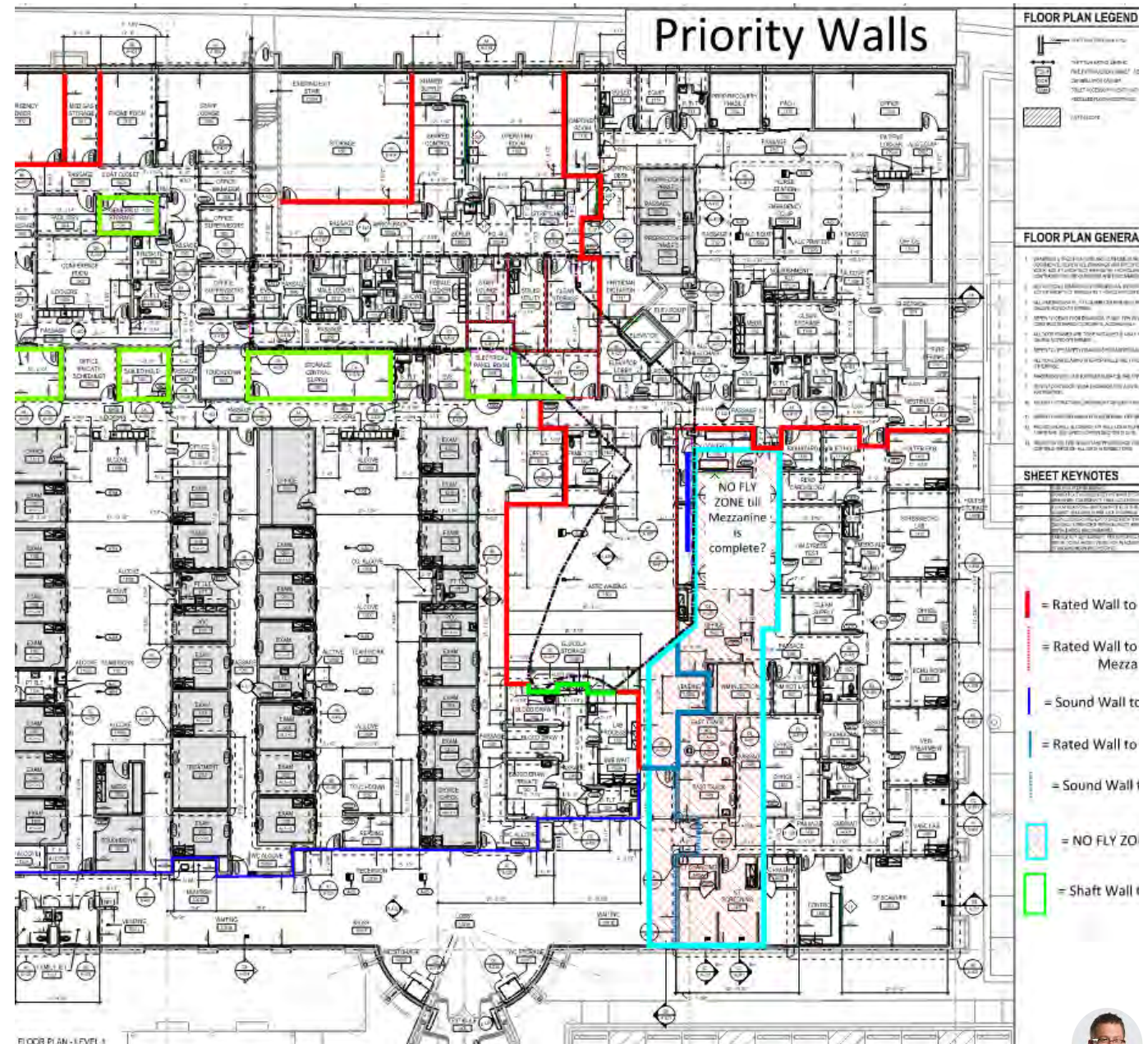


ORIGINAL INTERIOR BUILD-OUT PHASING

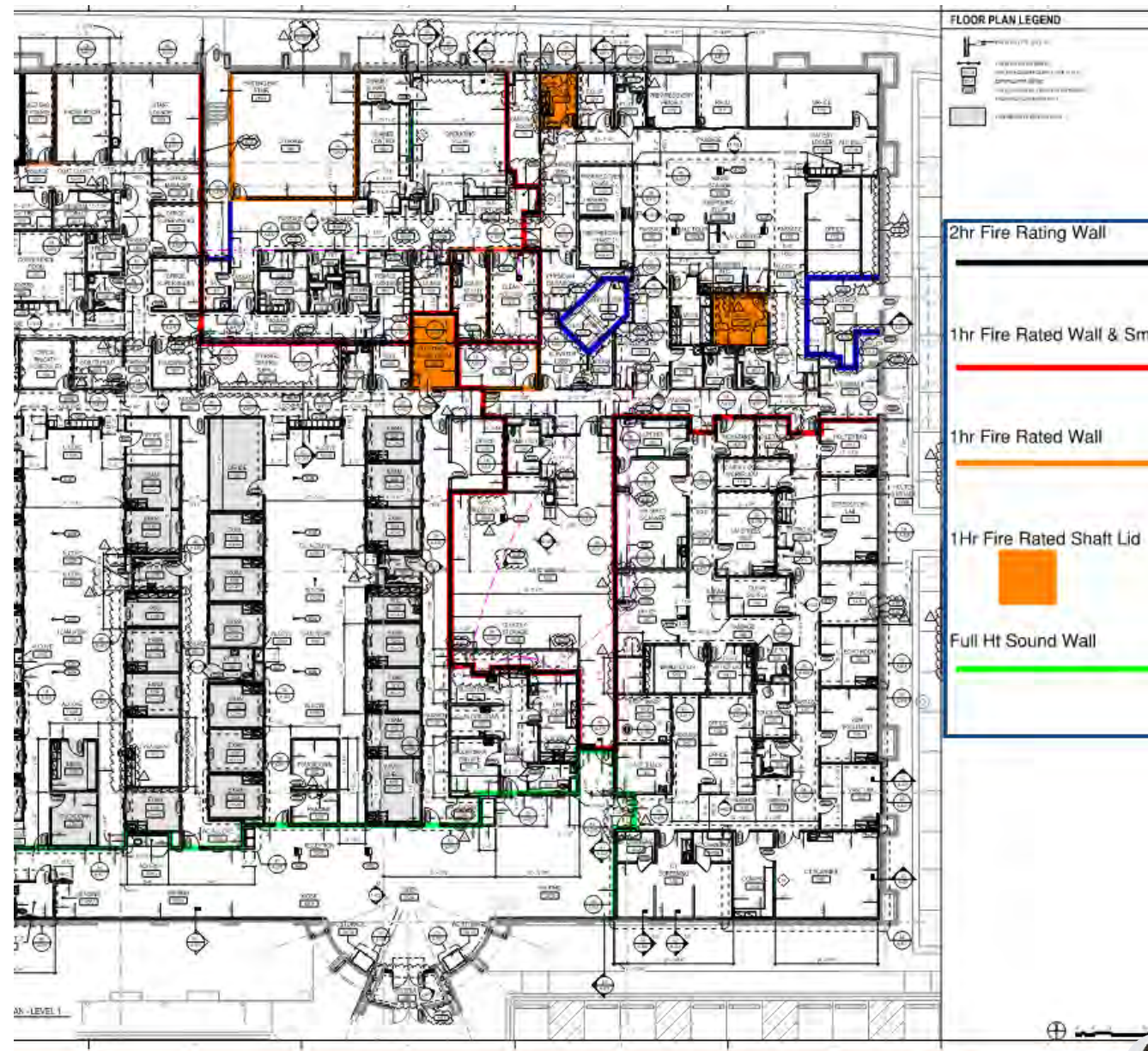




ORIGINAL PRIORITY WALLS



REVISED PRIORITY WALLS





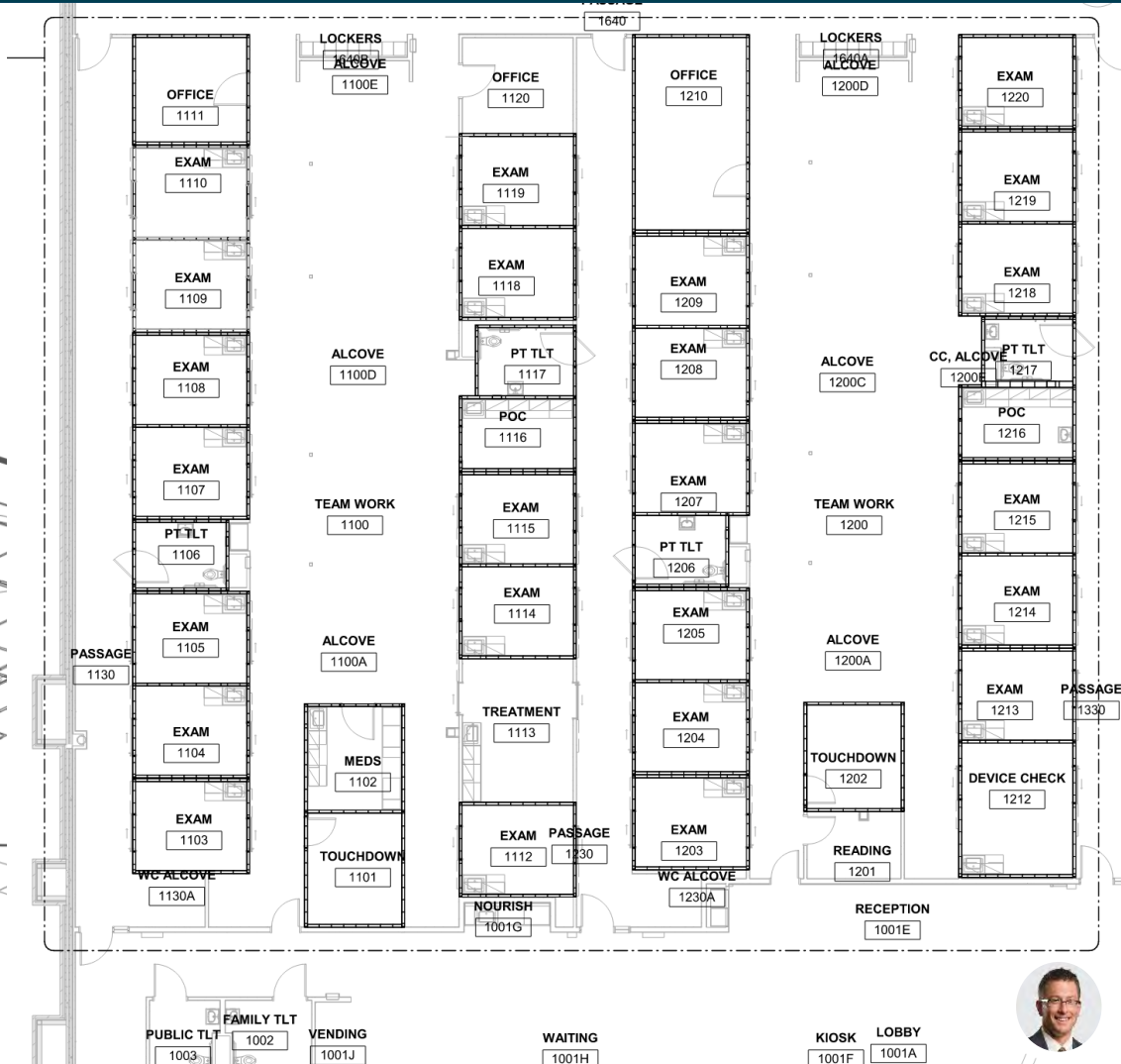
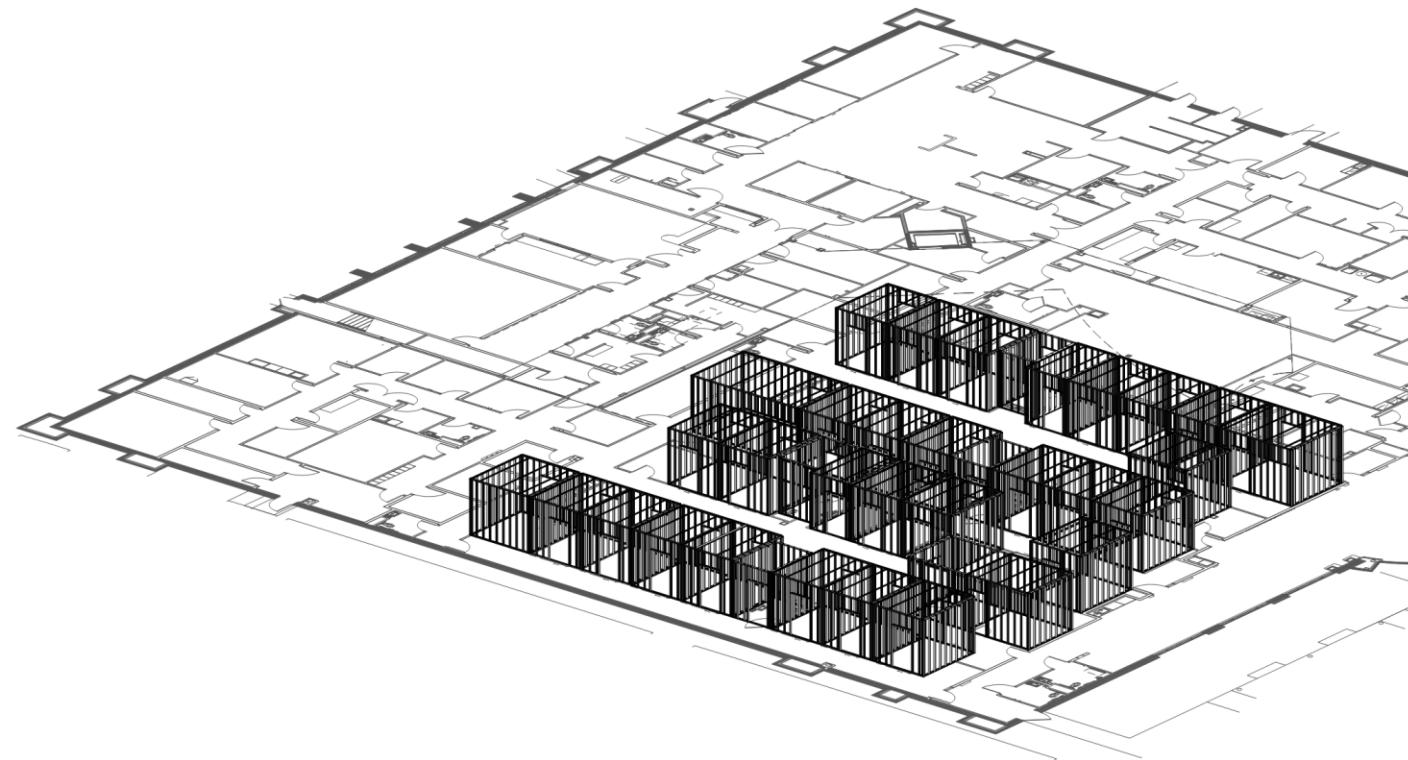
AOC/ASTC NAPERVILLE FD MODULAR ROOMS

INITIAL FLOOR PLAN REVIEW



AOC/ASTC NAPERVILLE FD MODULAR ROOMS

ADVOCATE AURORA HEALTH
NAPERVILLE - POD LAYOUT



PREFABRICATION SHOP

LOCATED IN MONTGOMERY, IL

- Opened in January 2021
- All Fabrication by Trade Partners
- Phased Delivery to Jobsite



PROJECT COMPLETED TO DATE

- **BURBANK**
2-room Pods
- **WEST NAPERVILLE DREYER**
3-room Pods
- **LAKE VILLA**
Modular Load-bearing Rooms
- **PARK RIDGE**
2-story Delivery
- **SIX CORNERS**
2-story Delivery in Chicago
- **SOUTH ELGIN**
Modular Room with Floor-Mounted Racks
- **LAKEMOOR**
Just-in-time Delivery
- **CHICAGO WEBSTER**
Just-in-time Delivery
- **HOFFMAN ESTATES**
Just-in-time Delivery
- **WESTMONT**
Just-in-time Delivery
- **NAPERVILLE FD**
Just-in-time Delivery



DELIVERY ON-SITE



DELIVERY ON-SITE



QUESTIONS?



RYAN YOHO
Area Manager
Boldt



THADDEUS JEDRZEJAK
Director, Planning, Design &
Construction, Midwest Non-
Acute Services
Advocate Health



ANDREW SHAW
Senior Associate
IMEG



CHRIS MARTIN
Project Manager
HDR