Optimizing for Disruption Avoidance

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Palos Community Hospital
$80M Backfill Renovation
How do we minimize disruptions during phased renovation projects?

- We need to maintain space function and operation during construction of a new space.
- Traditional process causes delay – waiting on problems to be solved during construction
- Utility shutdown often unforeseen and hidden behind existing walls/ceilings
What is the biggest benefit of using BIM?

Current renovation project experiencing this challenge on $80M hospital renovation including upgrades to ED, Radiology, Imaging, Med Surge, Mechanical Rooms, and Kitchen.

PLAN THE WORK AND WORK THE PLAN
Who is in the way?

- MEP Coordination is 25% clash detection
- Understanding trade sequence can make or break a renovation project
- Sequencing of utility shutdowns should be integral with BIM process
Optimizing for Disruption Avoidance

Take a look at the big picture
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Take a look at the big picture
Lessons Learned:

• Don’t force technology
• Don’t model everything
• Focus on best solutions for everyone
• Early involvement is imperative

Results:

• Cut overhead MEP rough-in schedule by 25%
• Eliminated utility shutdowns altogether
• Revised design to improve space function
• Saved client $ in change orders
Questions?