

# MODULAR BUILDING OF THE MONTH

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June

## Queens Hospital Center Heal 11 – New Modular Building



**Permanent Modular Construction:** Healthcare Clinic

**Location:** Jamaica, NY

**Total Square Feet:** 5,000

**Time to Complete:** 219 days

**Company:** Axis Construction Corp.

**Affiliate:** NRB, Inc.

Located in New York City, the Queens Hospital Center is strategically placed at the center of New York City's Health & Hospital Corporations Queens campus and therefore the use of permanent modular construction was ideal to keep site disruption to a bare minimum while meeting the stringent New York City building codes and Department of Health regulations.

Due to the amount of disruption on-site construction would generate, Queens Hospital chose off-site construction as a solution to mitigating those interruptions and reducing construction traffic and related risks. NRB's unique "build-together" process ensured shorter site installation time as all the modules had been built together to ensure precision fit and finish at the plant before being deconstructed for transport. Further, this process allowed the building to arrive with all the exterior brick installed as well as a high level of completion on the interior, reducing site completion time significantly. The building was designed with minimal interior columns to allow for maximum flexibility in use. It was designed using high-efficiency, energy saving interior light fixtures with occupancy sensor controls in all rooms, low VOC paints, high-efficiency natural gas HVAC units, a reflective white EPDM roofing and large windows for natural daylighting with insulated glazing.

Building this facility in a controlled environment and away from the site helped reduce time and costs in project management and general conditions. Overall the off-site construction process saved Queens Hospital over \$300,000 in operating costs on this project.

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