



### ADVOCATE AURORA HEALTH ILLINOIS MASONIC SHEFFIELD

3021 N Sheffield Chicago, IL

**6 FLOORS** | **30% M/WBE** | **15 MODULAR**  
**23 Men** | **\$1.1 MILLION** | **EXAM ROOMS**

**11** MONTH  
DURATION

205,000 SF PROJECT COMPRISED OF 4 FLOORS  
OF PARKING AND FIRST FLOOR PHYSICAL  
THERAPY & SPORTS HEALTH CENTER

#### RG PROJECT TEAM:

- Brian Garcea—Principle in Charge
- Jim Podgorski—Director of Operations
- Adam Bessert—Senior Project Manager
- Dave Scobee—Superintendent
- Joe Bade—Foreman

#### PROJECT APPROACH:

RG Construction was chosen as a Major Trade Partner on Advocate Aurora Health's IPD project due to our preconstruction capabilities and operations excellence. The Sheffield project is the 2nd building of 3 that RG has completed under this contract format as part of the Illinois Masonic Campus master plan. RG participated in all aspects of the design process providing continuous budgeting and cost information to establish the Target Cost for our scope of work. Particular attention was given to the specialty ceiling systems for this project and providing several options to meet our target cost requirements. A major focus on this project was the off-site modular construction of the 15 exam rooms located within the space. RG used our BIM capabilities to fully model and coordinate our assemblies with our other trade partners to LOD 400. We took our coordination efforts further by using our final coordinated model to fully kit all of our framing members for each exam room. Leveraging our partnership with CarkDietrich each exam room came in one lift with each piece stacked and bundled by wall segment and in accordance with the sequence of construction to eliminate all waste from the process.

#### GENERAL CONTRACTOR:

Turner Construction  
 55 E Monroe Suite 3100  
 Chicago, IL 60603  
 Tom Nelson—Project Executive  
 (P) 312-327-2847  
 tnelson@tcco.com

#### ARCHITECT:

Smithgroup  
 35 E Wacker Dr. Suite 900  
 Chicago, IL 60601  
 Darin Couturiaux—Project Manager  
 (P) 312-622-5170  
 Darin.couturiaux@smithgroup.com

#### CONTRACT FORMAT:

Integrated Project Delivery (IPD)

#### SCOPES OF WORK:

- Exterior Cold Form Framing + Sheathing
- Interior Drywall Framing
- Insulation
- Drywall
- Shaftwall Assemblies
- Acoustical grid and tile
- Baffle Ceiling System

