



#### GENERAL CONTRACTOR:

Welty Gilbane JV  
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#### ARCHITECT:

HGA  
333 E Erie St  
Milwaukee, WI 53202  
Peter Balistrieri—Principal  
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#### CONTRACT FORMAT:

Integrated Project Delivery (IPD)

### FORTUNE 200 GLOBAL RESEARCH AND DEVELOPMENT FACILITY

9800 Brecksville Rd, Brecksville, OH

**9 BUILDINGS | 22 FLOORS | 257,000 SF**

**90 Men | \$27.5 MILLION | LAB SPACE**

**28 MONTH DURATION**

**600,000 SF R&D COMPLEX, PROVIDING BENCH LAB SPACE, LAB SUPPORT, PILOT PLANT, OFFICE AND CONFERENCE SPACE.**

#### RG PROJECT TEAM:

- Brian Garcea—Principal in Charge
- Jeff Lister —Director of Operations
- Adam Bessert—Director of Preconstruction
- Adam Scheitel—Project Manager
- Gene Burrow—Superintendent

#### SCOPES OF WORK:

- Exterior Cold Form Framing + Sheathing (Prefabricated)
- Interior Drywall Framing
- Insulation
- Drywall
- Shaftwall Assemblies
- Acoustical + Baffle Ceilings
- Acoustical Plaster Systems
- Acoustical grid and tile

#### PROJECT APPROACH:

Through a national qualification based selection process, RG Construction was selected as the Wall and Ceiling Major Trade Partner ("MTP") for this \$380+ Million Integrated Project Delivery ("IPD") project. Preconstruction started pre-validation in late 2020 and ran through September 2022, with our initial construction activities focused on our 90,000 SF prefabricated exterior wall panels that covered the 3 laboratory bars, the central spine building, administrative building and backside of the warehouse. As it was our first project in NE Ohio, RG focused on developing local market subcontracting partners that while not able to execute the work on their own, with RG's preconstruction approach and project management oversight, we were able to create digestible bid packages for the local market to help execute parts of the work. In total we had 8 subcontracting partners, in addition to RG self-perform scopes of work including Layout, Top Track, Enclosure, Specialty Ceiling and Wall Systems, and Plastering. RG provided thought leadership on lean construction and worked with the other IPD partners to proactively manage risk and seek out every opportunity to maximize value for our client.

