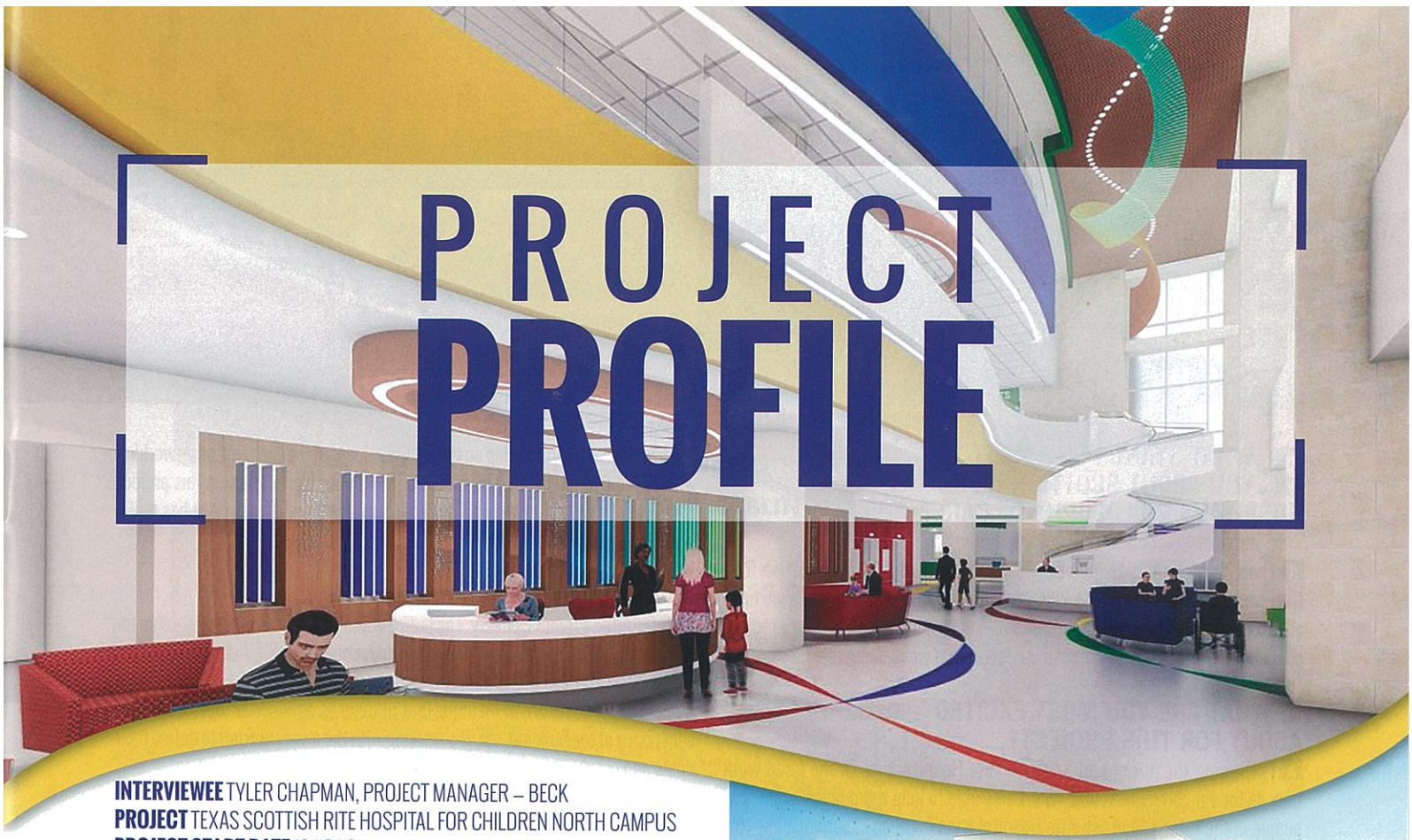

PROJECT PROFILE

INTERVIEWEE TYLER CHAPMAN, PROJECT MANAGER – BECK
PROJECT TEXAS SCOTTISH RITE HOSPITAL FOR CHILDREN NORTH CAMPUS
PROJECT START DATE 10/19/16
ESTIMATED PROJECT COMPLETION FALL 2018
ARCHITECT HKS
PROJECT DELIVERY GMP
MAJOR TRADE PARTNERS TDINDUSTRIES, PRISM ELECTRIC, CAPFORM, INTEGRATED INTERIORS, & DEE BROWN

PROJECT DESCRIPTION Scottish Rite Hospital's North Campus, expected to open in fall 2018, is being designed by HKS and built by The Beck Group. It will be located on 40 acres at the Northeast corner of Lebanon Road and Dallas North Tollway. The five-story, 345,000-square-foot facility will have a footprint of approximately 10 acres on the campus. The hospital is hoping to fulfill a growing need for patient care in the rapidly growing area of North Texas. Approximately 25 percent of Texas Scottish Rite Hospital for Children's current patient population comes from cities north of Dallas, so it hopes to ease some of the travel burden on current patients, as well.

The new facility will be an ambulatory care center that will offer clinics and day-surgeries for children with orthopedic issues. The campus will be anchored by its Center for Excellence in Sports Medicine, led by Assistant Chief of Staff Philip L. Wilson, M.D. and will provide specialized treatment for sports-related orthopedic conditions and concussions.

BECK'S RELATIONSHIP WITH SCOTTISH RITE HOSPITAL Scottish Rite has been a client of BECK's for more than 30 years and BECK has done almost all of the hospital's construction work exclusively at their Main Campus near downtown Dallas with HKS being the architect.

Scottish Rite Hospital felt like they had a need to expand their services to the northern suburbs, where a lot of their patient referrals come from. They spent several years finding the right location and developing their programming. Scottish Rite Hospital hasn't had a second location in its 96-plus-year history, so this is a huge project near and dear to their hearts.

Scottish Rite Hospital's philosophy is to make sure every child in need receives world-renowned care from its team of doctors and staff. No matter what.

Q: WHAT STANDS OUT MOST TO YOU ABOUT SCOTTISH RITE HOSPITAL'S PHILOSOPHY OF CARE?

A Their entire goal is to give children back their childhood. Scottish Rite Hospital makes it all about the kids. It's a phrase as the project team we have adopted as well. When you're tired and working through the budget, or a project challenge arises, we always remind ourselves that we're doing this for the kids.

Q: WHAT ARE YOU MOST EXCITED ABOUT FOR THIS PROJECT?

A Furthering the mission of Scottish Rite Hospital and all the good work they do for our community, and, now, being able to help them reach even more people in the future. Scottish Rite Hospital hasn't had an experience like this in a long time–so it's an honor to be entrusted to manage and run a project of this magnitude.

Q: WHAT DOES A DAY IN THE LIFE OF YOUR JOB LOOK LIKE?

A There is no typical day. It all depends where we are on the project, what's going on out in the field and what fires I need to put out. My main job is to set up our team for success and ensure they're lined out to be functioning with the owner, design team, and all trade partners to deliver a product the hospital is proud of and that we're proud of too.

Q: WHAT CHALLENGES DID YOU FACE ON THIS PROJECT?

A The biggest project challenge was that we were originally $9M over budget when turning in our GMP. However, by implementing a target base design process and value engineering enhancements we were able to provide the most value for the hospital that met their needs, wishes and desires for the project.

Q: WHAT IS SOMETHING THAT SETS YOU APART FROM YOUR COMPETITION?

A One small thing we do that separates us from our competition is providing an onsite worker's lunch area where personnel are provided shade, running water, and a place to sit down and relax while they're on their break. There is also a hand washing station with fans onsite for employees to use.

Q: HOW HAVE YOU MAINTAINED A SPIRIT OF COLLABORATION THROUGHOUT THE LIFE OF THE PROJECT?

A Our project team (BECK, TDIndustries and Prism Electric) have been working on this specific project for over two years. The owner's intent was working with BECK and HKS to deliver this project based on our 30-plus-year history together. The owner allowed us to bring on the trade partners we were comfortable working with to provide the best value for them. One of our big focuses on this project is the collaboration between all project team members. This project has really functioned with the essence of an IPD team.

Q: WHAT IS IPD?

A Integrated Project Delivery. The entire intent is to provide the most value for the owner. It's clearly defining value based on the owner's needs. For example, through the process of collaboration we work directly with the owner to learn if operational costs are more important to them as opposed to when they take occupancy of the building, etc. It's working with the owner upfront to define their goals and establish a roadmap to guide us for the life of the project.

By working with HKS, we were able to learn and implement the owner's wishes and desires for the project based on how they defined value. You can see the collaboration through the team's pull planning sessions–our entire team is doing that.

We have a trailer onsite that's 800SF solely dedicated for collaboration–pull planning, target value design, retrospectives, etc.

The greatest benefit is that we want to work together and as a team we are always keeping the project's best interest at the forefront. Additionally Scottish Rite also wants to see us as a project team succeed.

Q: LET'S ASK YOU SOME FUN STUFF. WHAT IS YOUR FAVORITE PLACE AROUND THE JOBSITE TO EAT?

A Tupy's Mexican Food Supreme–and they're Aggies so it's a double bonus!

Q: WHAT DO YOU DO TO KEEP THINGS FUN ON THE JOBSITE?

A We have a wall of shame in the jobsite trailer. For example, if you get your car stuck onsite or do something embarrassing you should be prepared to be up on the wall with your photo!

Q: YOU HAVE CHILDREN. HOW DO YOU EXPLAIN YOUR JOB TO THEM?

A My son told me I could build anything one time and I said, yes, yes I can. We will drive by a hospital and my son will ask, "Daddy did you build that?" It's very humbling and rewarding.

Q: HOW DO YOU DEFINE A SUCCESSFUL PROJECT?

A I would define the project successful if the entire OAC team all wants to work together in the future, and if we want to build the next project together, that would be success for me.