



# COLLABORATIVE APPROACH = COLLECTIVE SUCCESS

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# Outline/Learning Objectives

- Present pre-design methods that ensure collaboration throughout the entire project.
- Identify strategies that build consensus through the Design Phases
- Describe methods to engage the owner, design and construction teams in the entire innovative process.
- Recognize reflections and recommendations two years into building occupancy



## Nebraska Medicine: Lauritzen Outpatient & Fritch Surgery Center



### Awards:

Healthcare Design Showcase Publication August 2017  
Healthcare Design Showcase Finalist August 2017  
2017 IIDA Great Plains Chapter Excellence Award



# Lauritzen Outpatient Center Project



- \$55,000,000 Construction Cost
- CM at Risk Delivery Model
- 170,000 SF MOB and ASC
- Parking Garage
- Comprehensive Delivery Model
- Design/Architect Team- RDG/HOK
- MCL Construction





# Lauritzen Outpatient Center Project



- 78 Exam Rooms/10 ORs
- Flex Clinic Module
- Orthopedic Research
- Tele-Medicine
- Designed for Future Efficiency
- Lean Design Process
- Speed to Market
- Underground Parking



# Designing for Future

- Envisioning the Future State
- SG2 Market Analysis
- Volumes Calculations
- Benchmarking
  - “One Stop Shop”
  - Self Check-in
  - Aesthetics
  - Efficiency in Flex Clinic Platform
  - The Experience



# Dare to be Different

- Innovative Ambulatory Center Operations Required an Innovative Design Process (Lean Design)
- Another Major Project Design Process Already Underway
- Collaborative Team from Day One
  - Owner
  - Design
  - Medical Planning
  - Engineering
  - Construction



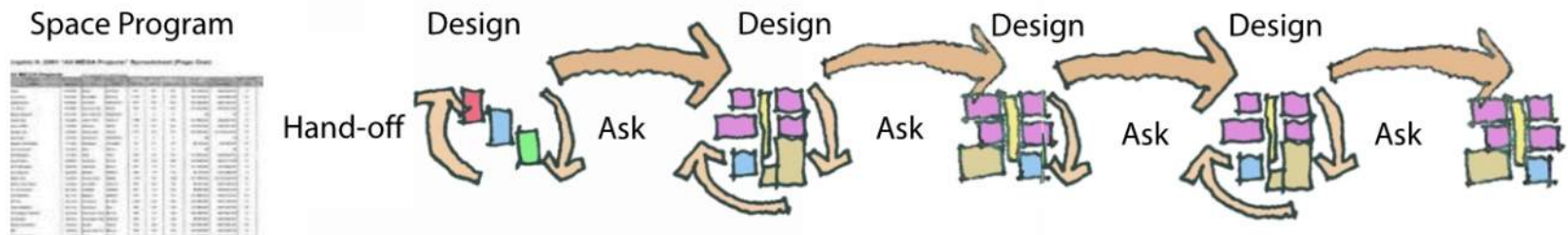
# The Lean Design Process

- Integrated Care Model, Integrated Design Process
- Enrich Project Design Participation
  - Across the Board Collaboration
  - Hands on involvement on design input
    - Multi-disciplinary Care Providers
    - Ancillary and Support Team
    - Administration
    - Design and Construction Team
- Consensus Building & Buy-in
- Speed to Market
- Early Core & Shell Packages

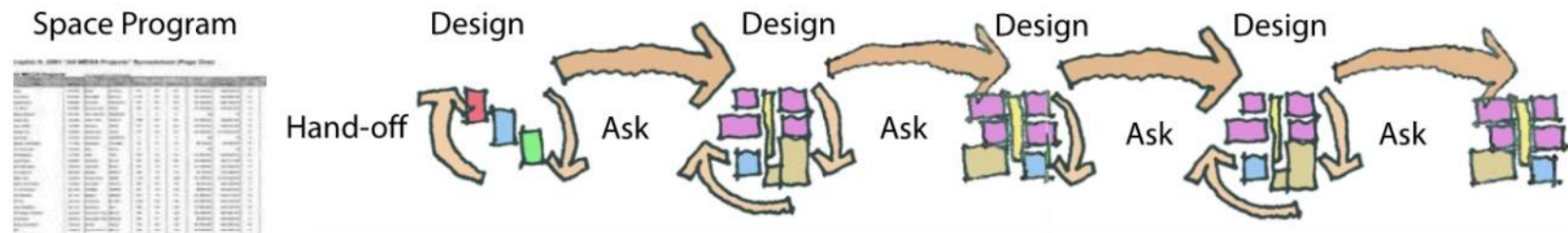




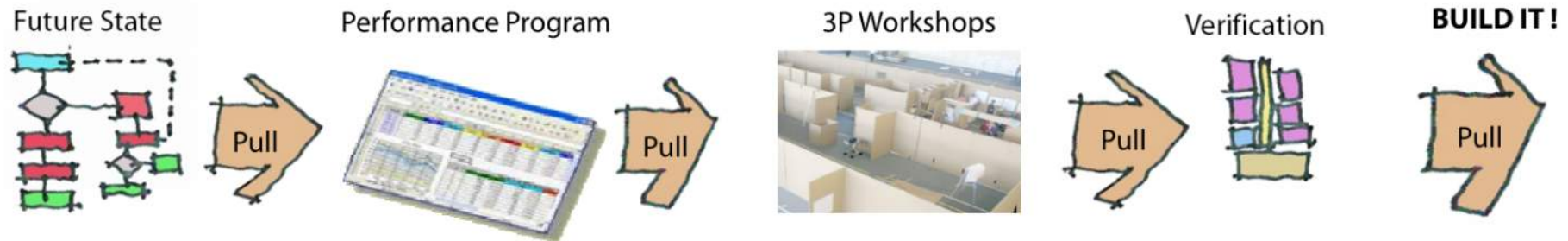
## Traditional Iterative Design (User-group Meeting Process)



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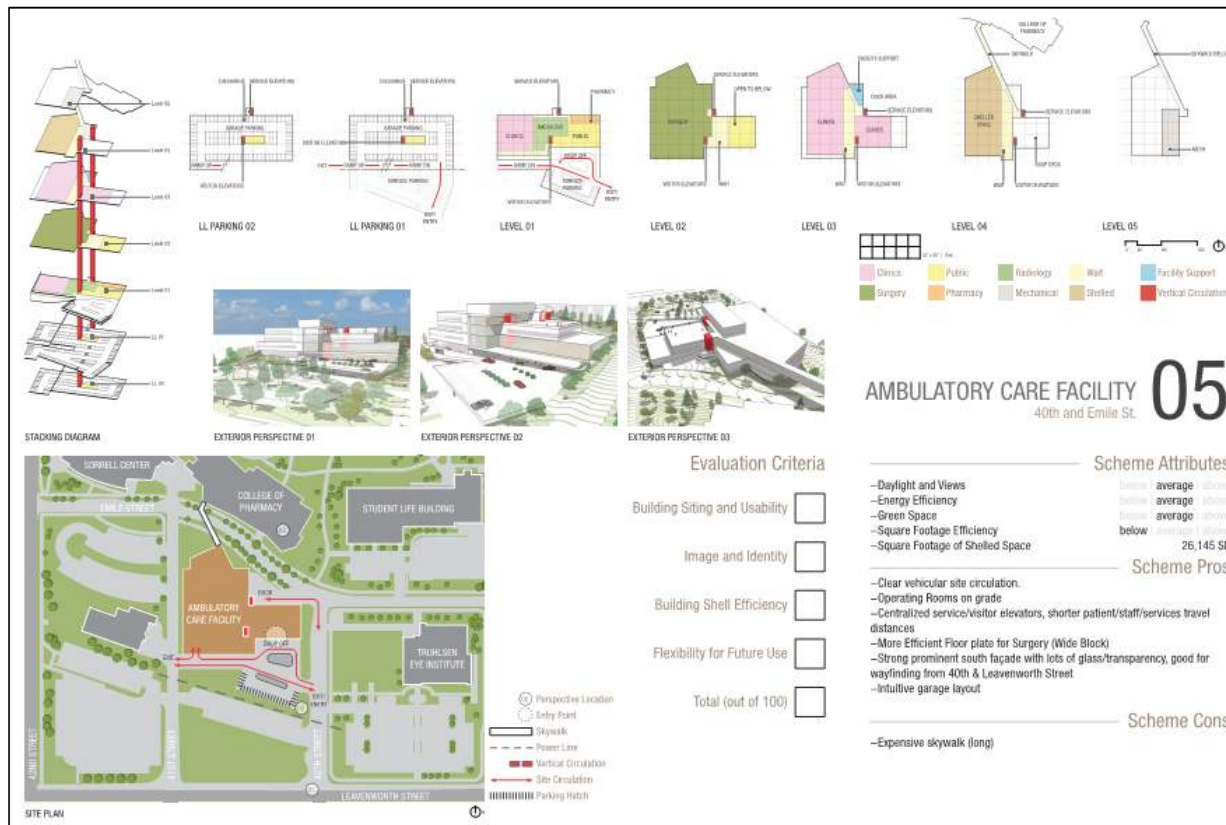


## Lean Based Design Process



# Lean Design Process > 7 Shells

# Lean Design Process > Choose by Advantage



# 3P – Production Preparation Process







# Lean Design Process > 3P Outcomes



*\*Replaces the traditional Schematic Design Process*

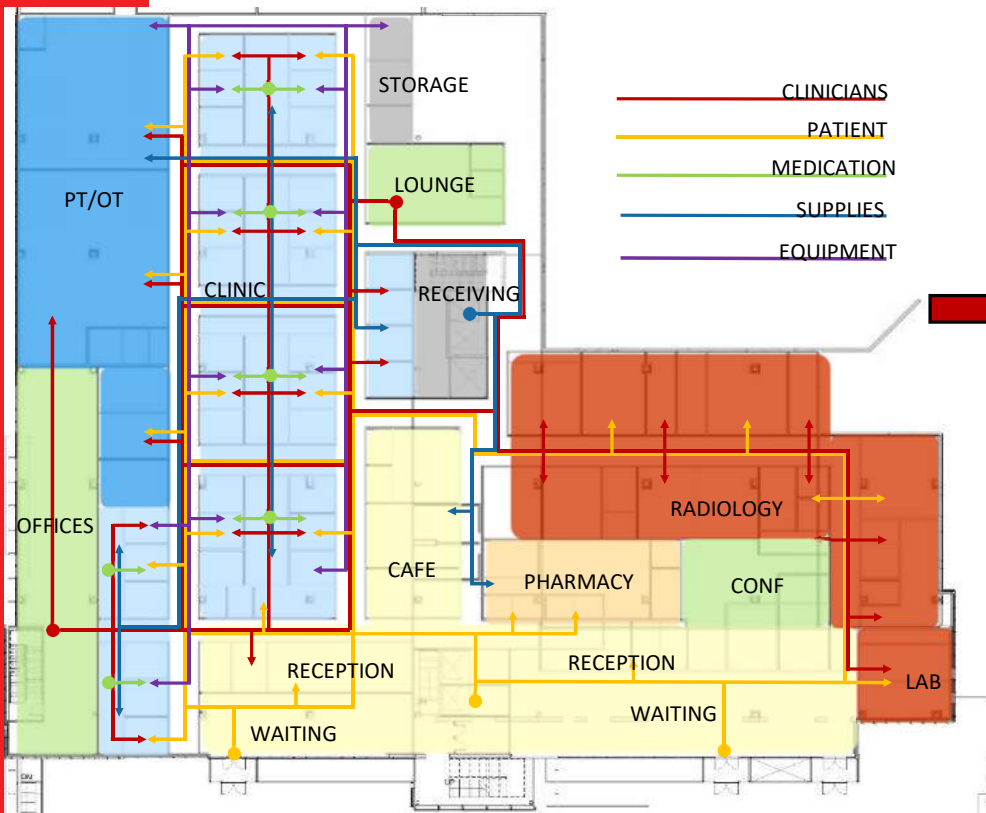


# Lean Design Process > 30/60/90 Day Meetings

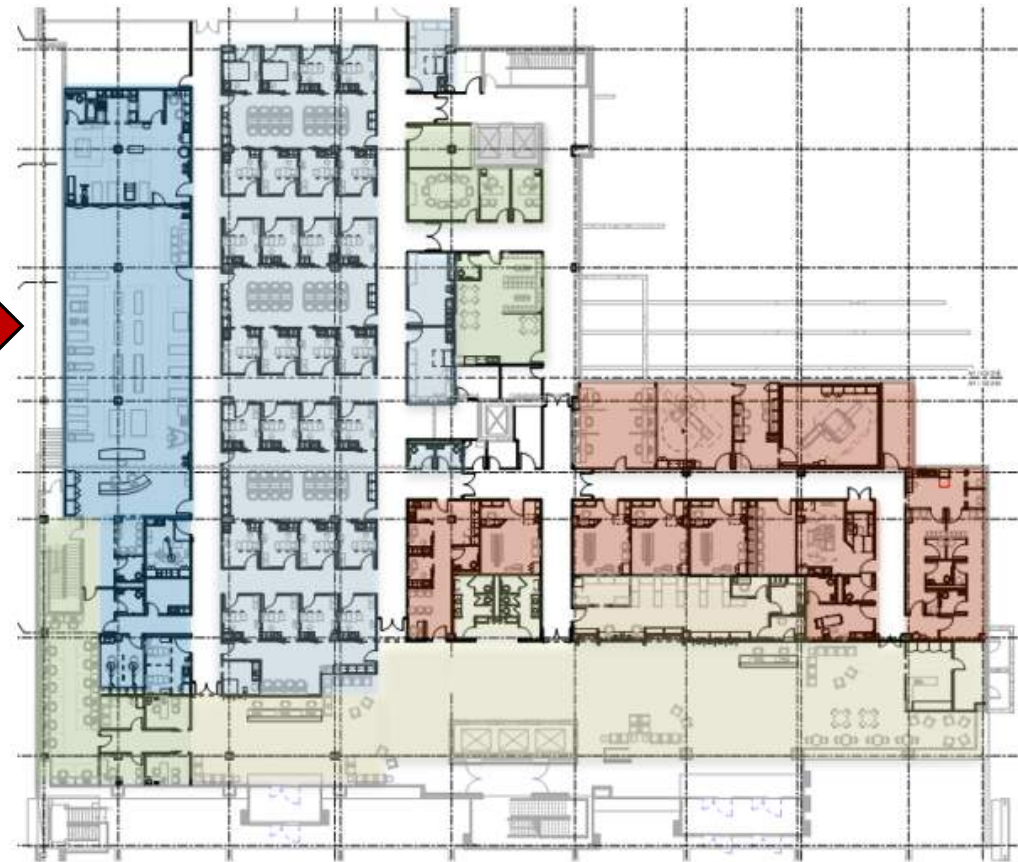


*\*Replaces the traditional Design Development Process*

# Lean Design Process > Final Outcomes



3P Workshop Plan



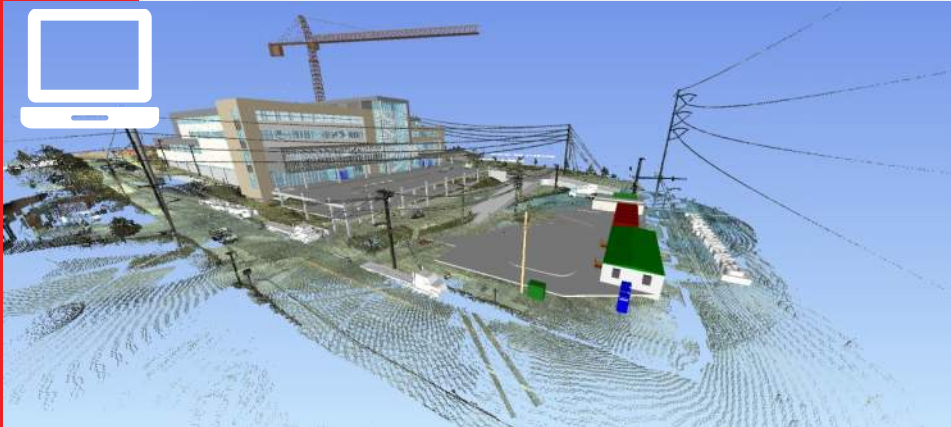
Final Documented Plan

# Construction Process

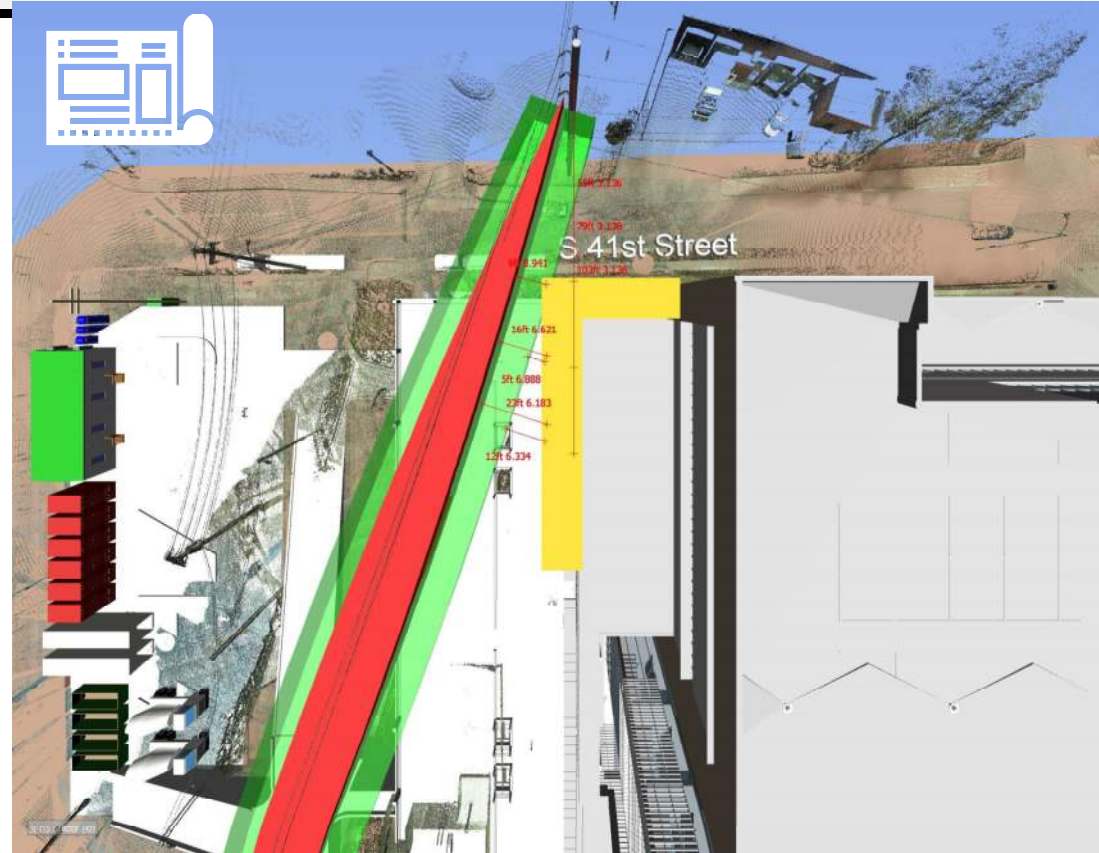




# Solutions to a Complex Site



High Definition  
Scanning



Complex Site  
Conditions





# Collaborative Approach to Creative Procurement Strategies

- Capitalize on Window of Opportunities
- Aggressive approach to onboarding
- Get vertical quickly
- Expedite Enclosure
- Increase Concurrent Activities



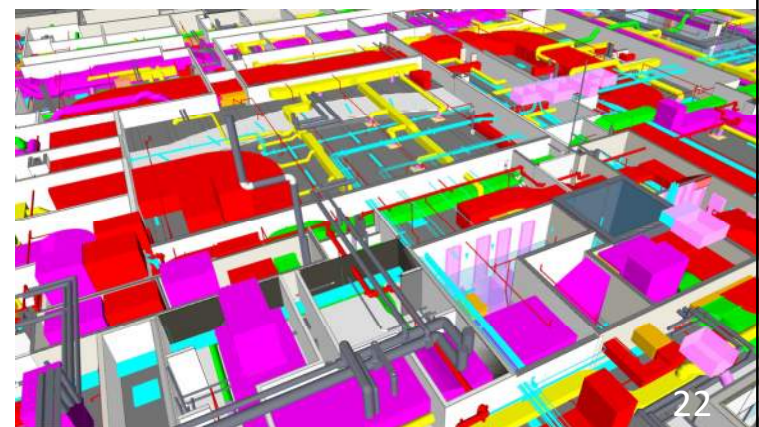




# System Coordination

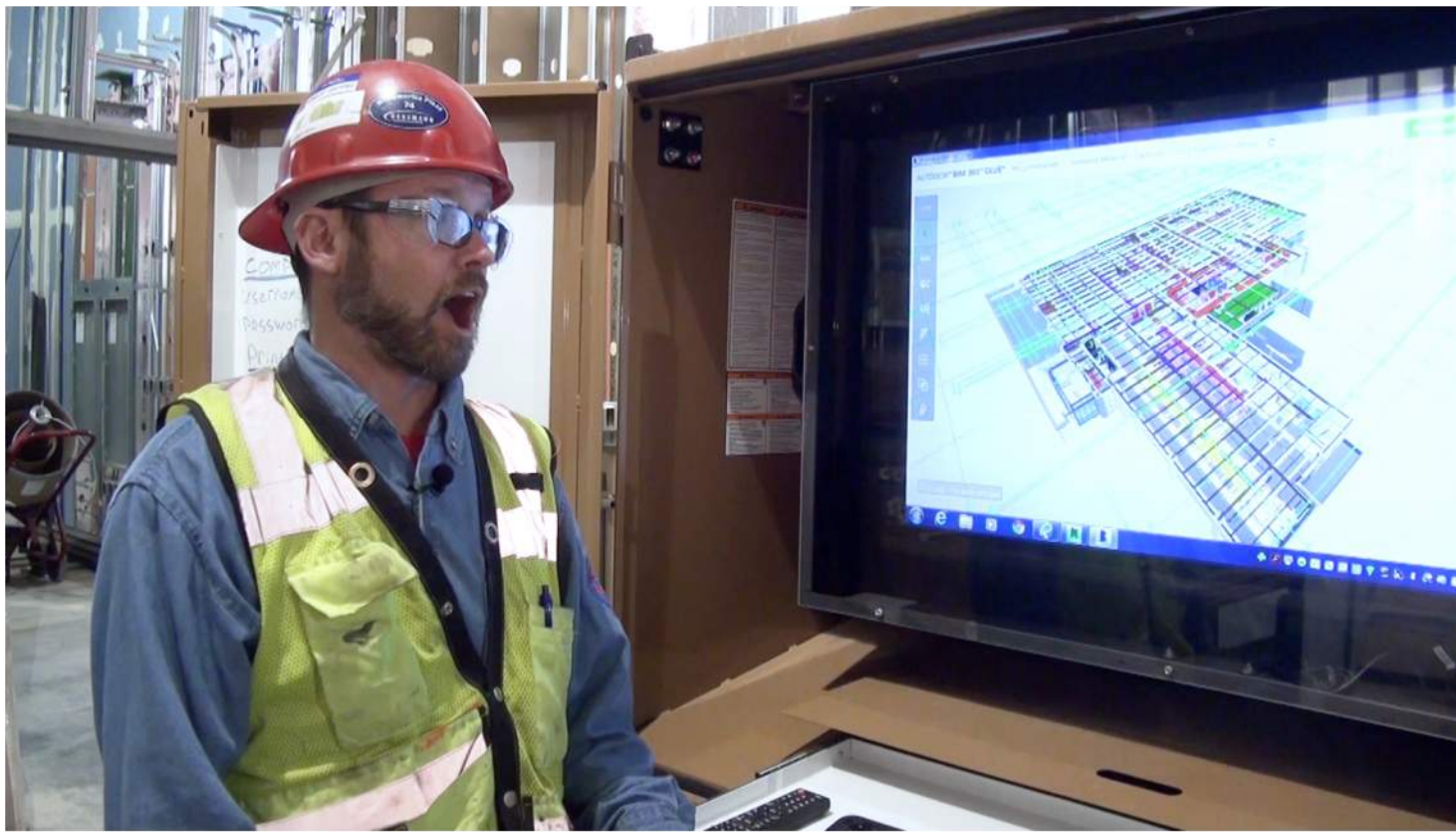
## Integrated Approach

- Complete Project Team & Campus Integration
- Made instantaneous design decisions
- Quality Assurance Walks
- Reprioritize Traditional Predecessors
- Asset to delivering Expedited Delivery





# Real Time Communication



# FINAL SOLUTION







# Public Spaces Wayfinding



# Orthopedic Clinic





# Orthopedic Offices



# Physical and Occupational Therapy





# Orthopedic Research Lab

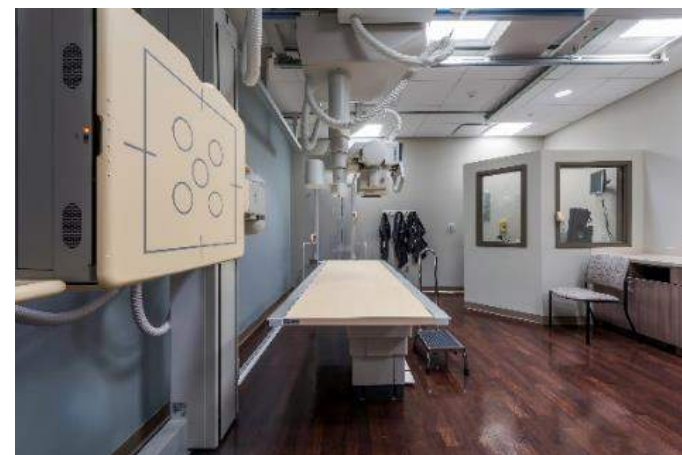


# Outpatient Surgery





# Imaging



# Outcome

- Shorten Schedule from 4 to 2-1/2 years
- Cost vs. Cash Flow
- Operational Improvements
- Patient Satisfaction
- Staff Satisfaction





# Recommendation

- **Bring together a “team”** from the beginning that respects each other’s expertise, has a deep trust and understanding of individual skills and is committed to collaboration.
- **Don’t let egos get in the way**, rather promote and seek collaborative attitudes from ALL team members.
- **Set clear goals and priorities early** with buy in from all participants. Continually enforce and make it the cultural norm.
- **Refer back to the principles** and priorities the collective team reinforced from the earliest stages.
- **Be open to unfamiliar processes** and tools, be the pioneer of different methodologies that align with your vision, goals and objectives.



