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# Beaumont Troy Expects OR Upgrades

**Interior renovation and expansion of operating rooms.**

Roncelli eagerly awaits the commencement of work to begin later this year on a new Operating Room (OR) Renovation project at Beaumont Hospital's Troy location.

The OR Renovation project is part of an overall program which addresses solutions to the increasing demands of surgical services at the hospital. Roncelli will be performing Construction Management services for this multi phase, multi year interior renovation and expansion of the hospital's Operating Rooms. The project will require Roncelli's project team to carefully manage the construction adjacent to active hospital areas. The design is focused on improving efficiencies, operational flows, right sizing and adding future OR's. The project aligns with the hospital's current First Floor Master Plan, occupying areas that were freed up upon the completion of the CPD Department move to the second floor and the completion of an initial phase of the Outpatient PACU on the 1st floor. This \$14 million, 37,000 square foot renovation is currently in its PreConstruction phase with Roncelli performing various design-assist, scheduling and budget development duties. Construction is expected to commence in late 2013.

The project will not be without many challenges. Roncelli's Director of Healthcare, Jeffrey Pfeifer said "The safety and well being



Beaumont Hospital, Troy, Michigan

of the patients, caregivers and those that are visiting the hospital during construction hours is always in the forefront in all decision making. The project team will be responsible for managing and minimizing construction related vibrations, noise and dust from the renovation area into the functioning OR areas." He added, "Roncelli's team will ensure that all critical electrical, mechanical and communications/data services of the hospital are at no time compromised. They will also manage multiple phased moves of equipment and personnel from existing areas of the hospital into newly renovated areas. All moves must ease transitional stress and disruption by facilitating seamless changes that allow Beaumont business to continue without interruption or downtime."

## Oncology Unit Open

*This new 44 bed Oncology/Hospice unit at Beaumont Health System occupies 44,000SF of the 5th floor West Bed Tower at Beaumont's Troy Michigan Campus. Roncelli paid special attention to the fourth floor area below the new hospice suites, staying in constant communication with the staff, in order to minimize disruption to those patients on the fourth floor. Continual management of Beaumont's interim Life Safety Plan and Epidemiology control plan helped ensure that patient risk was minimized and controlled. All utility work was scheduled at times that presented the least possible interruption to hospital operations.*

*This project was completed within a six month schedule.*



# Detroit Metro Airport Consolidates Operations

**Three primary airport operation facilities to be consolidated into one.**

Roncelli was selected by the Wayne County Airport Authority through a qualifications-based procurement process to successfully deliver three (3) primary airport operation functions: 1) Building #610-Conversion into Police Operations, 2) Critical Systems of the Airport and Emergency Center, and 3) North Terminal Airport Operations Administrative Facilities. The program involves both Design-Build and Construction Management At-Risk contracts that include PreConstruction Services working through a collaborative, partnered approach with the Authority.

Through a shared vision for the Airport Authority's success, the program involves working closely with Air Operations, Credentials, Safety, Utility & Infrastructure, Environmental, Fire Marshall and Project Management team members to consolidate Police Operations and Critical Systems of the Airport and Emergency Center into one fortified facility. The program also includes



the development of an Administrative Office building to be located at the North Terminal to house Airport Authority administrative functions currently located at the Smith Terminal.

PreConstruction activities began in January of 2012 with construction expected to be complete in August 2014. This is the fifth project Roncelli has been awarded by the Airport Authority and includes projects at both Detroit Metropolitan Wayne County and Willow Run Airports.

## RONCELLI GEARS UP FOR LATEST MJR THEATER



New Troy MJR Theater

Rendering compliments of Paradigm Design

Roncelli recently began work at the site of the all new MJR Troy Grand Digital Cinema 16 at the southeast corner of Maple Road and Livernois in Troy, Michigan. This will be the fourth theater in eight years that Roncelli has completed for MJR. The 74,000 square foot complex will house 16 screens with 3,200 seats. MJR expects to draw over 800,000 patrons per year to the site.

MJR Troy Grand will have five auditoriums

with 3-D format, and one large 460 seat auditorium which will feature an 80 x 48 foot screen, and over stuffed leather lounge chairs that are 3 to 4 inches wider than typical movie theatre seating. A new state of the art Dolby Atmos sound system will provide an exciting movie going experience.

The new MJR Cinema is scheduled to open in late April or early May of 2014.



## EXCELLENCE IN SAFETY

On May 17, 2013, Roncelli received a safety certificate from the Construction Association of Michigan (CAM). CAM presented Safety Achievement Awards to 29 Member companies. Roncelli earned an Award for Days Away/Restricted/Transfer Rates (DART) and Recordable Injury and Illness Rates (IR) below the 2011 construction industry standards, of 2.1 and 3.8 respectively, while maintaining an Experience Modification Rating (EMR) below 1.0. Roncelli was awarded with a certificate in the Silver category for achieving injury rates well below the industry average in the Lost Workdays, OSHA Recordable Injuries, and 200,000 to 499,999 Hours Worked Categories.

### Outstanding commitment to promoting worker safety



Today, Roncelli's DART and IR rates are both ZERO and their EMR rating is .55. After receiving the award for Roncelli, Safety/Quality Manager Mike Hines said "Roncelli is one of Michigan's premier construction companies and has demonstrated an outstanding commitment to promoting worker safety on all its projects."



LG Chem Battery Plant, Holland, MI

## Controlling Quality

**Quality control requires the project team to inspect the accomplished work to ensure its alignment with the project goals and objectives.**

Eight quality management principles from the foundation for Roncelli's Project Control System (RPCS) focused on improving project performance.

**Principle 1 – Customer focus:** Roncelli depends on its customers and understands their needs.

**Principle 2 – Leadership:** Leaders establish unity of purpose and direction for Roncelli.

**Principle 3 – Involvement of people:** People at all levels are the essence of an organization.

**Principle 4 – Process approach:** A desired result is achieved when activities and resources are managed as a process.

**Principle 5 – System approach to management:** Identifying, understanding and managing interrelated processes as a system.

**Principle 6 – Continual improvement:** Continual improvement of Roncelli's overall

performance is a company objective.

**Principle 7 – Factual approach to decision making:** Effective decisions are based on the analysis of data and information.

**Principle 8 – Mutually beneficial vendor relationships:** Roncelli and its vendors share mutually beneficial relationships that enhance the ability to create value.



I'M GOING TO NEED A LITTLE MORE FOR THE ROOT CAUSE THAN, WHO'DA THINK.