KADEAN
CONSTRUCTION

Schedule Compression Plan

Prefabricated ASC Facility

Kadean E# 29623

May 15, 2024

The concept Kadean has proposed for a fully repeatable, prefabricated ASC produces an operating facility months sooner than traditional projects. Every traditional or pilot project encounters coordination complications that must be overcome, with many of these stemming from customization of features. Our approach standardizes every component of a project, down to the wall outlets and structural screws, fully coordinated with the suite of Philips equipment for your procedures.

For the pilot and second facility for each procedure, our team will approach the process as though we are programming a new ASC layout, allowing the time on the front-end to design, coordinate, and procure effectively. The significant benefits arrive in the downstream developments of Facility #3 and beyond, with multiple levers available with all affecting schedule improvements and some providing cost benefits simultaneously.

The side-by-side comparison details the improvement in delivery date from traditional programming/delivery vs Kadean's prefabricated approach; demonstrating the competitive advantage gained with the experience. The details below list elements critical to maximizing the schedule improvements shown.

1. Due Diligence & Site Selection Teamwork
    a. Success in compressing the timeline of property identification to operating facility, regardless of all other advantages, depends on the site selection and robust due diligence to verify existing/required entitlements and permitting processes.
    b. Kadean ASC Facility designed for general attractiveness and consistency with most suburban/urban architectural reviews. Skin system, however, can be switched without modifying structure. Change from brick in Kansas to stucco/EIFS in New Mexico without modifying any other components.
    c. FGI Standard Baseline places the facility in-compliance with many state/regional/local and healthcare system standards with AHJ approvals by reference. Local modifications or individual state requirements will be assessed on a case-by-case basis to determine the impacts to the repeatable nature of the original design. This step can be accomplished simultaneously with entitlement reviews prior to property going under contract to optimize site selection.
    d. Reviewing critical permitting/utility/deposit/inspection processes prior to property closing offers our team acceleration opportunities unavailable to any other groups due to the fully coordinated and pre-designed facility being "dropped" onto the site.
    e. Due Diligence with dedicated resources places Kadean in a position to partner with local Surveying, Civil, & Geotechnical firms who will assist us with site design concepts prior to closing to be ready for permit submittal either ahead-of or immediately following closing, substantially reducing the time needed to bring the space.

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2. Prototype Design & Modular Components
    a. 2 OR & 4 OR have same footprint/layout.
    b. Operating spaces designed for universal application permitting a single floorplan to accommodate Imaging or Procedure from Day 1 allows other rooms/systems to remain identical and plug/play.
    c. Exterior and loadbearing wall systems panelized with door/window locations optimized to modular increments permitting perfect repeatability of a 3-panel system vs continuous reengineering. In nearly all cases, specific location structural engineering requirements can be incorporated with stud gauge and screw pattern adjustments without modifying spacing or wall thicknesses.
    d. Door and hardware systems, cabinetry, ICU-doors, curtains/track systems, lighting fixtures – all components that will remain identical from project to project, permitting a master purchase agreement with national vendors. These agreements ensure consistent volume pricing and delivery.
    e. Kadean's In-House Virtual Design & Construction (VDC) personnel support the modeling process from concept, through integration, and during construction. Company-owned Matterport cameras improve quality control and record as-built conditions in 3D, generating a realtime model at each interval that can be edited to a full time-lapse QC survey.

3. Medical Equipment (PEL) Standard
    a. MEP connections and clearances translate directly from facility-to-facility based on identical replication of equipment. When this programming remains consistent, front-end planning is reduced.
    b. Familiarity in circuitry and loads from standardized equipment means electrical and HVAC systems remain consistent with original design, which permits bulk/multi-facility orders.
    c. Delivery and final connections of equipment is expedited on the completion end with consistent plans.

4. Bulk Standard Equipment Orders
    a. Multi-facility orders for major components with staggered delivery dates set at time of purchase. Each project ID has established date to confirm all final engineering details prior to the scheduled delivery.
    b. The design-build partnerships ensure expedited responsiveness with equipment vendors as engineering/pricing are the same company.
    c. Multi-location groups can take advantage of the bulk ordering while in Due Diligence phase knowing the program for their team will be "5 locations" or "8 locations" within a given timeframe. Some components will include bulk purchase savings.
    d. Bulk orders with standard MEP equipment across all facilities reduces lead-time in procurement. Downtime/delay associated with coordinating manufacturers and equipment dimensions, verifying specifications, and securing manufacturing/delivery dates is reduced to days instead of months.

5. National Partnerships for Complex & Time-Sensitive Components
    a. National reach with selected partners for skilled labor in the most labor-intensive scopes – electrical, HVAC, framing/drywall. The team prioritizes time-effective delivery/installation of our detailed Kit of Parts (KOP) design.
    b. Locally procured furnish/install subcontracting removed from most critical path scopes. Option to incorporate local labor possible to meet municipal or healthcare systems requiring local construction labor programs.

6. Offsite Fabrication & Rough-In in Kit of Parts (KOP) System
    a. The offsite fabrication of wall systems, MEP systems, roof structural members; and the resultant weeks of time savings on the site are the most recognized components of this delivery method.

b. The kit of parts (KOP) shipping and assembly allows Kadean to meet local jurisdictional inspection requirements onsite if necessary with minimal reduction in productivity due to the open-wall nature of the system.
c. KOP system allows installation onsite with traditionally-sized construction equipment and staging space vs a volumetric modular concept that ships fully-fabricated cubes. Onsite staging, deliveries, and equipment require relatively little space and are installed almost immediately on arrival. Staging lots, backup units or downtime to repair/replace a unit in shipping, are unnecessary with KOP systems.
d. Kadean has developed the KOP components for shipping with standard widths and heights of DOT regulations, permitting shipment of prefabricated components without special permits or routing.
e. Volumetric modular requires completed structures assembled in a very specific linear schedule fashion and loss/replacement of a single unit can be catastrophic to a schedule. Due to the partially-assembled KOP system Kadean and our partners have developed, in the event of a shipping mishap; replacing the lost components of most assemblies can be performed in days vs weeks/months. The onsite work can continue at a high level of performance almost without interruption.

** END **