



## PROJECT PROFILE



# ODYSSEY HOUSE

## Behavioral Health Facility

### CHALLENGE

- Maximize capacity on small, triangular plot of land adjoining an existing building
- Meet stringent NYS building codes and health regulations yet adhere to tight budget
- Overcome preconstruction schedule delays
- Avoid underground utilities closely bordering the building footprint

### SOLUTION

- Innovative design, including cantilevered upper floors
- Type IIB building—71 modules finished to 85% completion level—fabricated with factory efficiency
- Fast, 10-day installation avoided impacting underground utilities

### SUCCESS

- Spacious 21,171 square foot facility delivered on confined footprint—with minimal disruption to operations
- Critical HVAC requirements addressed via RTU's, VAV boxes, and supplemental split systems managed by state-of-the-art controls system
- Opened a full year sooner than possible with conventional construction

SCHEDULE ACCELERATION

LEAST SITE IMPACT

COST CERTAINTY



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The cost and challenges of building this 3-story, 60-bed annex on a constrained, triangular plot of land adjoining an existing building—including a tight budget and prevailing wage requirement—were too much for conventional construction. SMART OFF-SITE CONSTRUCTION was the solution. To make up for time lost pursuing the conventional approach, 71 modules were fabricated in just 10 months at MODLOGIQ's factory to an 85% finish level to reduce completion time and maintain budget. Installation was completed in just 10 days, avoiding unwanted impacts to the adjoining building and underground utilities bordering the building's footprint. MODLOGIQ's schedule acceleration enabled the George Rosenfeld Center for Recovery to start treating patients

more than a year sooner than would have been possible with conventional construction, delivering 12+ months of incremental revenue.

Three floors house a dining room, kitchen, admin spaces, 30 bedrooms, counseling areas, nurse's office, large lounge spaces, and staff offices—all meeting stringent NYS building codes and health regulations. RTU's, VAV boxes, and supplemental split systems managed by state-of-the-art controls meet the critical HVAC requirements of a health care facility. Energy-saving insulation, high-efficiency interior light fixtures, low VOC paints, reflective white roof, and insulated, natural daylighting windows deliver reduced maintenance and lower lifetime operating costs.



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## Behavioral Health Facility

### TIMELINE

12 months  
fabrication/installation/completion

### SIZE

3 Floors / 21,171SF

### LOCATION

Ward's Island, NY

### BUILDING PARTNERS

Axis Construction

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