

Client: Arcadis

Administrative Building

Swing Space



Arcadis, a contractor based in Massachusetts, undertook a high-profile project for a pharmaceutical company in Ohio involving renovating the second floor of their office building. The pharmaceutical company needed temporary swing space to accommodate its employees during the renovations. They opted for a wide-open BLOCS standard building consisting of ten modular units, which would serve as workspace for 6 to 8 months.

The project faced several site-specific challenges, including limited space, high-security requirements, and critical safety concerns. During installation, essential considerations included roof tie-offs, fall protection measures, and heightened awareness of working in enclosed, congested areas. To reduce disruption to daily operations, the modular units were stored in a staging lot while site preparations were in progress. These preparations involved removing light posts while preserving their concrete bases for future reinstatement. The installation team worked over the weekend to set the units, avoiding disruption during the workday and using an unobstructed parking lot to place the modules.

Despite initial plans for two complexes, the project scope evolved into a single complex with 10 modules and an accelerated installation timeline. The team encountered permitting challenges that temporarily halted progress, but once resolved, the installation proceeded swiftly. The availability of new buildings for immediate deployment helped mitigate potential delays caused by the condensed timeline. Within two weeks, the temporary workspace was ready for occupancy, with switchback ramp system for ADA compliance. The resulting open floor plan, free from support columns, provided employees with a flexible and unexpectedly quiet temporary work environment, demonstrating the success of this innovative solution in meeting the client's needs during the renovation period.

Project Details

Location
Butler County, Ohio

Square Feet
7,200

Modular Units
10

Lease Terms
6-8 Months