

Cost: **Registration**
\$50.00 Members, non-members and students.

Use this link for registration: <https://www.cchrb.org/annual-seminar-2021/>

Co-sponsors: AIA Chicago: Chicago Chapter of the American Institute of Architects
APT: Architecture Practice Talks
BOMA Chicago: Building Owners and Managers Association of Chicago
MBI: Modular Building Institute
CTBUH: Council on Tall Buildings and Urban Habitat
SFPE - Chicago: Chicago Chapter of the Society of Fire Protection Engineers

Additional Information: Mr. Jose Estrada, Seminar Chair, joseestrada7@hotmail.com

Continuing Education: Four hours of AIA LU continuing education credits are available for members of AIA, when registering make sure you enter AIA number. A certificate for 4 hours of continuing education will be provided upon request for those needed when registering, please ensure to note a certificate is requested.

Schedule:

12:45 PM	The Zoom website opens.
1:00 PM	Welcome – Jeff Harper, CCHRB Chair, Jose Estrada, CCHRB Seminar Task Force Chair
1:10 PM	Opening Speaker: “State of the Industry,” Tom Hardiman, Modular Building Institute
1:30 PM	Presentation 1: “The Business Case,” Stacy Scopano, JE Dunn Construction
2:00 PM	Presentation 2: “Parametric Engineering for Local Utilization of a Modular System,” Roger Krulak, Full Stack; and David Farnsworth, Arup
2:45 PM	Remarks: “City of Chicago Permits and Inspections for Modular Construction,” Deputy Commissioner Grant Ullrich, Chicago Building Department
3:00 PM	Break: CCHRB 50th Anniversary Video
3:15 PM	Presentation 3: “PODS – Chicago’s Modular Beginning,” Don Flight, Hill Engineering; and Josh Odelson, Power Construction
3:45 PM	Presentation 4: “Multi-Story Modular Construction for Healthcare,” John Buongiorno, Axis Construction; and Jim Gabriel, MODLOGIQ
4:15 PM	Presentation 5: “Structural aspects of Modular,” David Weihing, Thornton Tomasetti
4:45 PM	Round Table Discussion and Q & A by presenters
5:00 PM	Conclusion

Opening Remarks

State of the Industry

Mr. Tom Hardiman, Modular Building Institute

Tom Hardiman, CAE has been the Executive Director for the Modular Building Institute (MBI) since January 2004. MBI is the international non-profit trade association serving as “The Voice of Commercial Modular Construction®.” In this capacity, Hardiman oversees the governance and compliance of the association, and implements the organization’s strategic initiatives. Hardiman is also the Executive Director of the Modular Home Builders Association (MHBA) and currently chairs the National Institute of Building Science Off-Site Construction Council.



Presentation 1

The Business Case

Mr. Stacy Scopano, JE Dunn Construction

Stacy Scopano is the Vice President, National Prefabrication & Manufacturing Director at JE Dunn. Stacy has a focus on providing overall direction, development, and leadership for JE Dunn's integration of prefabrication and manufacturing processes into commercial construction, including identifying and developing partnerships with key designers, trade partners, and manufacturers. Stacy has significant experience in prefabrication and volumetric modular construction as well as technology. Previously, Stacy was on the executive leadership team at Skender, which produced modular and prefabricated components for commercial projects. Prior to Skender, Stacy was an Innovation and Strategy executive at Skanska USA, Autodesk and Trimble.



Presentation 2

Parametric Engineering for Local Utilization of a Modular System

Roger Krulak, Full Stack David Farnsworth, Arup

Roger Krulak is founder and CEO of Full Stack Modular. With over 25 years in the construction industry, Roger has extensive experience on both the construction and development sides of the real estate business. Prior to starting FC Modular within Forest City Ratner Companies, Roger spent 12 years at Forest City Ratner Companies as SVP of Mixed Use and Residential Development, entitling and planning over 1,000 residential apartment units integrated into many of FCRC's retail projects. In 2008, Roger spearheaded the first R&D project for modular construction which led to the creation of FC Modular and, subsequently, the creation of a factory and business to build the tallest volumetric modular building in the world.



David Farnsworth is a Principal with Arup's New York office and has a depth of experience in the design and management of projects both locally and globally. David leads Arup's Americas Property Market and Tall Buildings Business with property and high rise design experience encompassing all program types, construction materials, and modern methods of tower construction. He has designed some of the world's most iconic tall building structures including the towers at Marina Bay Sands in Singapore, Northeast Asia Trade tower in Incheon Korea, & the Citic Tower in Beijing. David has worked the past decade developing volumetric modular systems for high rise construction. His modular work includes the 32-story modular residential apartment tower at 461 Dean Street in Brooklyn which was the tallest modular building in the world when completed. He is currently working on a number of volumetric modular projects in California ranging in height from 6 to 15 stories.



Mid-Afternoon Remarks

City of Chicago Permits and Inspections for Modular Construction

Grant Ullrich, Deputy Commissioner, Chicago Department of Buildings

Grant Ullrich is a Deputy Commissioner in the City of Chicago Department of Buildings, and is charged with responsibilities for code development, policy, and administration. He is currently leading a multi-year effort to better align the City of Chicago's construction requirements with the latest model building codes and standards, including the International Building Code.



Grant is a licensed attorney and holds professional degrees in law and architecture from the University of Illinois at Urbana-Champaign. Prior to joining the Department of Buildings, he worked in the City's Law Department for eight years, handling a wide variety of matters including civil prosecutions, legislative drafting, and high-profile constitutional litigation. In 2019, Grant was elected to the International Code Council's Major Jurisdictions Steering Committee. He is an Associate member of the AIA.

Break

15 Minutes: The CCHRB 50th Anniversary Video will be available for viewing during this time.

PODS – Chicago’s Modular Beginning with Healthcare

Don Flight, Vice President, Hill Mechanical

Josh Odelson, Senior Project Manager, Power Construction Company, LLC

Don Flight is Vice President of Construction who leads four construction teams that focus on healthcare, laboratories, pharmaceutical, data-centers, commercial and higher education clients. Donald has also overseen the modular construction division for the company since 2012. Don has focused his career primarily in the healthcare industry, working on various size projects from smaller interior renovations and equipment replacements to new patient bed towers and replacement hospitals. The modular division (IMD) was a natural integration into Don’s group with the healthcare industry leading the implementation of modular in the Midwest market segment. IMD has successfully completed healthcare modular pods over the past ten years for patient bathrooms, patient exam rooms and pre-op/post-op rooms. IMD has also built modular central cooling plants and data centers.



Josh Odelson has been with Power Construction since 2012 and is currently a Senior Project Manager with the firm. Josh has been leading Power Construction's modular development efforts starting in 2012 with 91 modular patient bathrooms for a new hospital bed tower at Advocate Christ Medical Center. From there, he has continued to develop the firm's approaches for modular rooms, surgical ceiling systems, and combined MEP rack systems. Josh holds a B.S. in Civil Engineering from the University of Notre Dame and an M.S. in Civil and Environmental Engineering from Stanford University. Josh works primarily with healthcare and developer clients on everything from small renovations to new buildings. With experience on over a dozen integrated project delivery projects, he is also a respected local subject matter expert on developing IPD projects and teams. Josh is a regular speaker at the annual Lean Construction Institute (LCI) Congress and other local LCI events. He has also been an industry mentor for Stanford's AEC Global Teamwork program since 2007.



Collaboration in Multi-Story Modular Construction for Healthcare

**John Buongiorno, Director of Modular Division, Axis Construction Corp.
Jim Gabriel, General Manager, MODLOGIQ**

John Buongiorno has over 33 years of experience in the modular industry and has been the Director of the Modular Division at Axis Construction Corp. for over 21 years. His extensive knowledge of the modular building industry has led to long, successful partnerships with the top modular building manufacturers, architects, suppliers and contractors throughout the USA, Canada, and Europe. This track record of success is a key reason John sits on the Board of Directors at the Modular Building Institute. Relevant to this CCHRB seminar presentation, John also serves on the Facilities Guidelines Institute subcommittee which is revising the guidelines for mobile/modular healthcare buildings. As an award-winning leader in modular construction, John is a frequent presenter on the topic of modular building construction at industry events throughout the country.



Jim Gabriel is a self-described modular visionary, with more than 30 years of modular construction and construction industry experience in healthcare, education, hospitality, QSR, government, and retail. His deep understanding of market segments and industry trends plays a key role in his ability to lead MODLOGIQ in the elite Volumetric Modular segment, delivering multi-story, permanent modular projects that achieve finish levels in the plant of 85%-95%. Jim focuses his off-site construction team on forging collaborative partnerships with leading architects and designers, engineering firms, and general contractors to produce innovative, award-winning modular solutions that deliver schedule acceleration, cost certainty, and the least site impact. Pertinent to his CCHRB Seminar presentation, MODLOGIQ has won multiple Awards of Distinction, including Best of Show for Multi-Story Modular Construction Projects for Healthcare. He is a sought-after speaker, presenting at MBI conferences, Off-Site Construction Expo, and other industry events.



Presentation 5

Examining Modular Structural Considerations

David Weihing, PE, SE, LEED AP, Thornton Tomasetti

Dave Weihing is a senior principal and office director for Thornton Tomasetti in Chicago, Illinois. With over 25 years of experience, Dave has contributed to the structural engineering of several of Thornton Tomasetti's most innovative projects including leading the design of the recently completed, 56-story office building at 110 North Wacker Drive in Chicago, numerous global U.S. embassies and consulates, and many local healthcare, education and cultural projects. As a leader in prefabrication and modular designs, Dave has served as the engineer of record for volumetric modular projects. In addition, Dave continues to lead Thornton Tomasetti's internal group, Modular Community of Practice, helping explore volumetric modular solutions for a growing list of clients.



Round Table

Discussion and Q+A:

Presenters/Moderator

Notes:

The Chicago Committee on High Rise Buildings (CCHRB) is a not-for-profit organization founded to investigate problems or enhancements; support research and disseminate information for the economic design, construction, operation, and rehabilitation of high rise buildings. Its members are experienced and skilled in the design, construction and operation of high rise buildings. CCHRB was formally established in 1969, reportedly making it the first organization in the world established to specifically advance knowledge of high rise buildings.

Proceeds from this annual Half-Day Seminar help fund the Chicago Committee on High Rise Buildings (CCHRB) Scholarship program. This \$5,000 yearly scholarship supports graduate students, and highly qualified senior and junior-level undergraduates at any college or university with an alumnus who serves as a member of the CCHRB, provided the student's area of study is directly related to some aspect of the design, construction, operation and/or rehabilitation of high rise buildings. Applicants must submit an essay or a proposal; and must demonstrate academic achievement, community service, extracurricular activities and financial need.
