



Permanent Modular Healthcare under 10,000 sq. ft.

Entry Name: Honeygo Animal Hospital

Entrant: Wilmot Modular Structures, Inc.

Number of Modules: 5

Affiliate: Diamond Builders

Location: White Marsh, MD

Total Square Feet: 3440

Building Use: Veterinary Clinic

Days to Complete: 209

Architectural Excellence

The building is being used as an Animal Hospital. It is located in an industrial area so a 2 tone high rib steel exterior finish, reverse A gabled front porch with stone accented posts dressed up the front to give it a contemporary appearance but matched the industrial environment. The modules were configured to allow for a main area with a module attached to the rear used as a surgical ward and recovery space for animals. The interior layout allowed the process flow for customers with pets, a segregated area for aggressive animals, a freezer area to hold animal corpses. Private rooms were sized for special cages to separate dogs from cats. Countertops and cabinetry were added for pharmacy, workstations. X ray room was designed around customer installed equipment. Strategically positioned access allowed separation between employees space and main customer areas.

Technical Innovation & Sustainability

The original design approach was to raze an existing building and use its foundations. But it was determined that it could not be re-used so we developed a back-up solution. The building was built on the side of a hill so a full perimeter concrete wall system and up to 9' h walls were built on the rear elevation. This resulted in a basement condition which the owner could expand her operations into at a future date. The concrete stem wall was built with a ledge so the building's steel frames could fit inside of them and be welded into place. When the building was in design review we learned that its footprint could not encroach within protected areas along the rear of the property. The building was redesigned which resulted in maximizing the most space that could be built on the property within the available area that we could build it, and also avoid the need for Storm Water Management Controls. That saved the owner 200K in additional site costs.

Cost Effectiveness

The interior layout was creatively designed as efficiently as possible and the final result removed the requirement for a fire suppression system to be needed which saved the owner over \$100k in additional costs. By redesigning the foundation and building to stay within the existing footprint, we were also able to save the owner approximately \$200K in additional site costs while also providing additional space for future growth. The customer chose the modular delivery method because she was currently operating in a strip mall-style space with an expensive monthly rent. The faster construction occurred, the shorter time she had to pay rent as well as construction loan payments. There were delays on the job but they were due to county issues and permits. So even though it took longer than normal for a modular construction job, it was still shorter than if the owner had dealt with the county delays and then had to wait for a stick built building to be completed.