



**TJ WIES
PREFAB**
Safety. Efficiency. Certainty.

CASE STUDY:

Prefabricated Construction for
a National Financial Institution -
Boise, ID



PROJECT OVERVIEW

Client: Global Real Estate
Services Firm

Location: Boise, Idaho

Building Type: Commercial
(Single-Story Bank)

Size: 5,000 sq. ft.

Fabrication Site: St. Peters, MO

Construction Timeline: 2 months
fabrication + 4-day on-site install

Time Saved: Approx. 10 weeks

Man Hours Saved: Approx. 400

BACKGROUND & CONTEXT

In Boise's harsh winter conditions, speed was critical. The sooner the NER (electrical) room is operational, the faster the bank could open its doors. With a pressing need to beat the weather and stay on schedule, the project team turned to prefabrication for a faster, more efficient solution.

DESIGN & PLANNING

Why Prefabrication?

- Speed to market
- Minimized site congestion
- Weather mitigation
- Material waste reduction

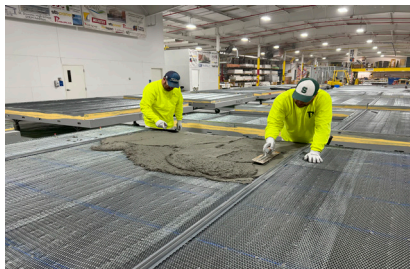


Prefabricated Elements:

- 1 fully wired & plumbed NER Room Pod
- 2 complete Bathroom Pods
- 30 exterior wall panels with multi-finish façade (ACM, metal siding, stucco)

Design Process:

- VDC (Virtual Design & Construction) enabled full 3D modeling
- BIM-driven coordination for architecture, MEP, and logistics
- Digitally-generated Bill of Materials (BoM) reduced material waste to near zero



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FABRICATION & ASSEMBLY

Off-Site Manufacturing:

- Prefab components built in a controlled environment in St. Peters, MO
- Transported via truck & trailer to Boise

On-Site Installation:

- All prefabricated elements installed in just 4 days
- Minimal equipment used (mobile crane, scissor lift)
- Exterior wall panels installed in tilt-up style - eliminated need for long-term scaffolding

SCHEDULE & EFFICIENCY

Time Saved:

- 2 weeks saved through prefabrication
- Additional 2 weeks saved via pod installation (NER & bathrooms)
- Total timeline reduction of 10 weeks compared to conventional methods

No Delays:

- Installation went according to plan
- Eliminated weather-related delays on the exterior

COST IMPLICATIONS

- Labor Efficiency: Reduced need for on-site crews
- Waste Reduction: Near-zero material waste
- Back-End Cost Savings: Accelerated schedule saved overhead costs

CHALLENGES & SOLUTIONS

Key Challenges:

- Precise tolerances required by the National Financial Institution
- Complex MEP coordination
- Schedule logistics
- Transportation constraints

Solutions:

- Extensive pre-planning & digital QA/QC documentation
- CNC milled drywall and plywood enabled accurate electrical box placement
- Deviation reports ensured layout precision post-steel erection

SUSTAINABILITY & QUALITY

- Reduced On-Site Impact
- Zero Material Waste (via BoM-driven procurement)
- Enhanced Quality Control: Fabrication in controlled setting with documented QA/QC processes
- Energy Efficient Construction Process

HOURS & SAFETY

- 1,913 Total hours were reported for this job - 1,611 Prefab hours & 302 install hours
- Zero incidents were reported



OUTCOMES & LESSONS LEARNED

Project Wins:

- Entire exterior and pod installation completed in 4 days
- Avoided winter weather delays
- Accelerated project turnover
- Set a benchmark for future National Financial Institution prefab builds

Key Takeaway:

Prefabrication enabled rapid construction with zero compromise on quality, all while navigating weather risks, tight tolerances, and high-performance standards. The collaboration and digital tools ensured that this project was not only faster—but smarter.



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