



## BACKGROUND & PROJECT SCOPE

The Encompass Health project in Town & Country, Missouri, is a 120,000-square-foot medical facility constructed to meet high-performance standards with an accelerated timeline. TJ Wies Prefab was contracted by Blox Prefab to deliver critical prefabrication components, including:

- 45,000 SF of prefabricated exterior backup wall panels
- Installation of 40 modular bathroom pods built by Blox
- Complete framing, drywall, and ACT ceiling installation

## WHY PREFABRICATION?

Prefabrication was the ideal solution to meet the demands of this fast-paced project. The approach addressed:

- **Speed:** Significantly reduced construction time
- **Cost-efficiency:** Minimized labor and rework costs
- **Site constraints:** Less congestion and material storage needs
- **Sustainability:** Reduced waste and improved quality control

When Blox was unable to fabricate the exterior scope internally, they turned to TJ Wies Prefab for our capacity, experience, and proven reliability in prefabricated systems.

## DESIGN & PLANNING

The project was designed with prefabrication in mind from the start.

- **System Used:** Prefabricated backup wall panels incorporating AVB (Air/Vapor Barrier), continuous insulation, and rain screen with Z girts
- **Precision Planning:** Our team utilized BIM coordination and CAD-integrated layout tools, including total station layout, to ensure exact alignment and eliminate margin for error
- **Standardization:** Uniform detailing across components simplified fabrication and improved field efficiency



## FABRICATION & ASSEMBLY

- **Manufacturing:** All exterior wall panels were fabricated at the TJ Wies Prefab facility
- **Transportation:** Panels were delivered to the site via truck and trailer in a carefully scheduled sequence
- **Installation:** The TJ Wies crew executed a clockwise setting plan, completing the full exterior wall installation in just 7 working days

## SCHEDULE & EFFICIENCY

Prefabrication enabled a 30% reduction in build time compared to traditional methods.

- Zero delays encountered
- Swift installation enabled other trades to start earlier
- Increased accuracy and reduced need for on-site adjustments



# CASE STUDY: Encompass Health Town & Country, MO



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

## COST & LABOR BENEFITS

While crane and hauling costs were added, these were outweighed by:

- 40% reduction in on-site labor
- Zero rework due to precise modeling and cutting
- Virtually no material waste thanks to model-driven BOMs and pre-cut materials
- The real value: accelerated project completion and early building availability.

## CHALLENGES & SOLUTIONS

Like most prefab jobs, this project faced:

- Tight tolerances
- Compressed timelines
- Transportation logistics
- On-site coordination

TJ Wies overcame these through meticulous preplanning, expert team execution, and continuous communication with all stakeholders.

## SUSTAINABILITY & QUALITY

### Sustainability Wins:

- Reduced on-site impact
- Waste eliminated through exact prefab cuts
- Fewer deliveries and minimized packaging waste

### Quality Gains:

- Fabrication in climate-controlled conditions
- Excellent lighting and thorough QA/QC inspections
- Consistency and precision that exceed field-built standards

## COLLABORATION & TECHNOLOGY

Collaboration was driven by transparency, coordination, and shared goals. TJ Wies maintained open communication with all trades and the GC to ensure seamless integration.

### Tech Tools Used:

- **Total Station** layout for precise on-site execution and deviation reporting



## OUTCOMES & TAKEAWAYS

Project Success Metrics:

- Time saved
- Reduced labor and waste
- High-quality finish
- Early occupancy approval

**The Result:** A facility that opened on time, passed state inspection, and impressed everyone from inspectors to owners.

### Client Testimonial:

*“Encompass had their Grand Opening and Bureau of Hospital Standards state inspection yesterday. The building looked great—we were given a lot of compliments on how nice everything looked, and the state approved the building for First Patient next week. Overall, we couldn’t have hoped for a better day. We appreciate the push at the end and all the work from the TJ Wies team. Huge thanks for all your work on this project!”*

— Mike Michael, Project Director, Impact Strategies

