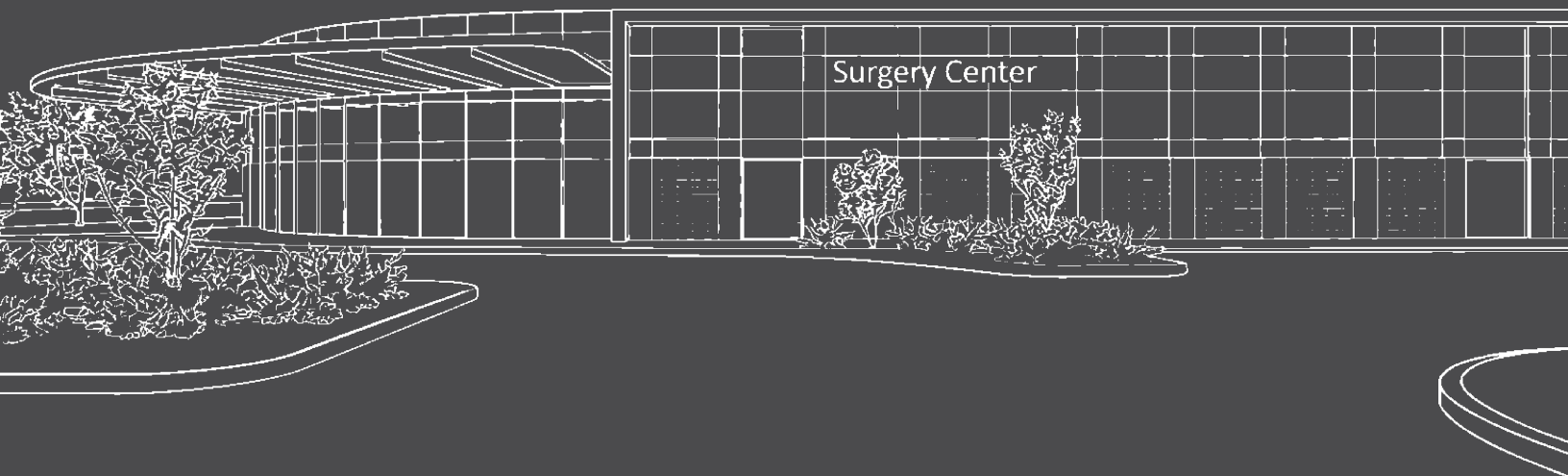




Ambulatory Surgery Center

Kit of Parts



Transforming Spaces. Empowering People.

Progressive Companies is a multidisciplinary national design firm connecting people, places and communities through transformative spaces, structures, pathways, and environments. We believe innovation is more than leading with the best technologies and latest trends – it’s a creative process beginning with curiosity and diving deep into understanding your world. As problem-solvers, our team of designers, architects, consultants, engineers, and strategists enthusiastically work alongside you to envision a bold, new future.

From modest beginnings of four original engineering partners in 1962, to over 350 employees serving clients across the nation today, Progressive Companies has always thrived on an entrepreneurial mindset. As an employee-owned business, individuals take personal accountability for representing the firm’s values of leadership, learning, trust, and diversity.

Our talented workforce brings decades of expertise in all facets of architecture, engineering construction, and planning – with a broad and deep portfolio representing 12 markets and projects in 49 states. Strategically located in Grand Rapids, MI; Detroit, MI; Charlotte, NC; Asheville, NC; Greenville, NC; and Durham, NC our teams are poised to help you reach new heights from a strong foundation.

Expertise

- Architecture
- Civil Engineering
- Community Workshops
- Construction Management
- Controlled Environments
- Electrical Engineering
- Healthcare Planning
- Interior Design
- Landscape Architecture
- Lighting Design
- Logistics
- Master Planning
- Mechanical Engineering
- MEP System Commissioning
- Information and Communication Technology
- Program Design and Delivery
- Roads and Utilities
- Structural Engineering
- Sustainable Design
- Traffic Engineering
- Universal Design
- Workplace Strategy
- Worship

Markets

- Civic
- Education
- Health & Wellness
- Logistics
- Mixed Use
- Retail
- Science, Industry & Technology
- Sports & Entertainment
- Transportation
- Urban Design & Planning
- Water Resources
- Workplace

“

Healthcare real estate is evolving rapidly. Outpatient growth, advancing medical technology, and increased competition for prime land demand a more strategic approach to ambulatory surgery development.

The most successful healthcare projects are not defined solely by speed to market - they are defined by foresight, flexibility, and disciplined early planning with patient experience also taking center stage.

Jonathan Clark, AIA

Health and Wellness
Practice Leader



Preparing the Groundwork

For Ambulatory Surgery Center (ASC) Development

Successful healthcare real estate projects begin with disciplined early planning. Before introducing a modular ASC Kit of Parts, Progressive Companies helps developers establish the strategic foundation needed to maximize its benefits; understanding regulatory requirements and needs, reducing risk, verify reimbursement strategies, validating feasibility, and ensuring the facility can scale as care delivery evolves.

STRATEGIC SITE & FEASIBILITY ANALYSIS

Strategic healthcare sites are increasingly competitive. Early feasibility testing ensures the proposed facility can perform within real-world constraints.

We evaluate:

- Prototype fit against site conditions
- Parking, circulation, and access
- Utility capacity and redundancy
- Soil conditions and subsurface risk
- Traffic studies and entitlement complexity

Identifying these factors early protects both capital investment and project schedule.

EARLY ARCHITECTURAL PLANNING

Engaging an architect before acquisition or entitlement allows development teams to align facility planning with operational and financial goals.

Early planning enables us to:

- Test real-world feasibility of the program
- Recognize when the site cannot accommodate a standard facility footprint
- Plan phased occupancy strategies
- Evaluate vertical expansion opportunities
- Size infrastructure for future growth

This ensures facilities are designed not just for today's clinical needs, but for evolving outpatient care models.

ENTITLEMENTS, SCALABILITY & DELIVERY

Successful healthcare facilities must navigate regulatory approvals while remaining flexible for future growth.

Our integrated planning approach supports:

- Proactive entitlement and regulatory strategy
- Horizontal and vertical expansion opportunities
- Shell space planning for future services
- Infrastructure redundancy and technology integration
- Early architect-contractor collaboration for cost validation and schedule certainty

THE RESULT

Healthcare developers who invest in early planning and scalable design deliver facilities that:

- Protect capital
- Reduce risk
- Accelerate delivery
- Adapt to evolving care models
- Increase long-term asset value

With this foundation in place, development teams are well positioned to take advantage of a more efficient planning strategy: **The ASC Kit of Parts.**



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Across workplace and healthcare development, the challenge is speed to market without sacrificing long-term value. The ASC Kit of Parts introduces a repeatable planning framework that helps developers move from concept to feasibility faster while maintaining flexibility for future growth.

Melissa Brown, NCIDQ

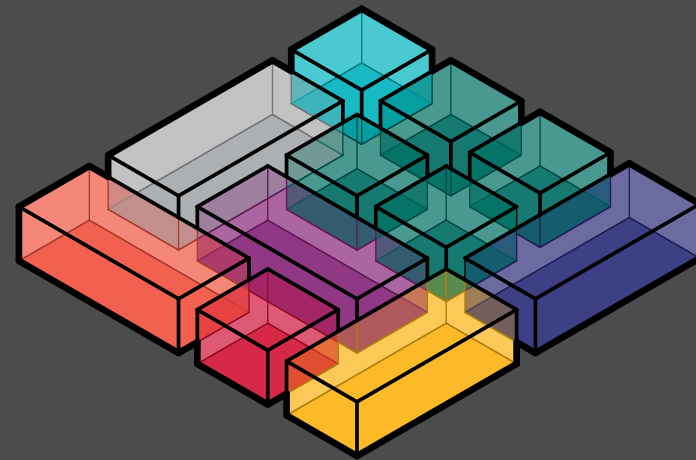
Workplace
Practice Leader



Start Smart. Scale Seamlessly.

A Smarter Way to Build an Ambulatory Surgery Center

The ASC Kit of Parts is a modular planning framework for ambulatory surgery centers that organizes the essential components of a surgical facility into coordinated building blocks. Instead of starting from scratch, developers and physician groups begin with a proven baseline configuration, such as operating suites, prep and recovery areas, staff and building support, and mechanical infrastructure, then customize the facility by adding modules like imaging, sterile processing, pharmacy, or expanded surgical capacity. This approach provides a flexible foundation that can scale to meet different clinical programs, investment models, and operational goals.



- PUBLIC ENTRY
- WAITING
- RECEPTION

PERIOPERATIVE CARE

PHARMACY

IMAGING

OPERATING ROOMS

FUTURE EXPANSION

TEAM
SUPPORT

BUILDING SUPPORT

STERILE
PROCESSING



Grass Lake Ambulatory Surgery Center, Grass Lake, MI

What it Solves & Delivers

Why it Matters

01 CLARITY IN EARLY PLANNING

Physician groups and healthcare developers often begin with a clear clinical vision. Early planning helps translate that vision into a comprehensive understanding of the infrastructure, support spaces, and regulatory considerations required to successfully develop and operate an ASC; **creating a faster, more confident path to feasibility.**

02 ALIGNMENT OF PROGRAM & COST EXPECTATIONS

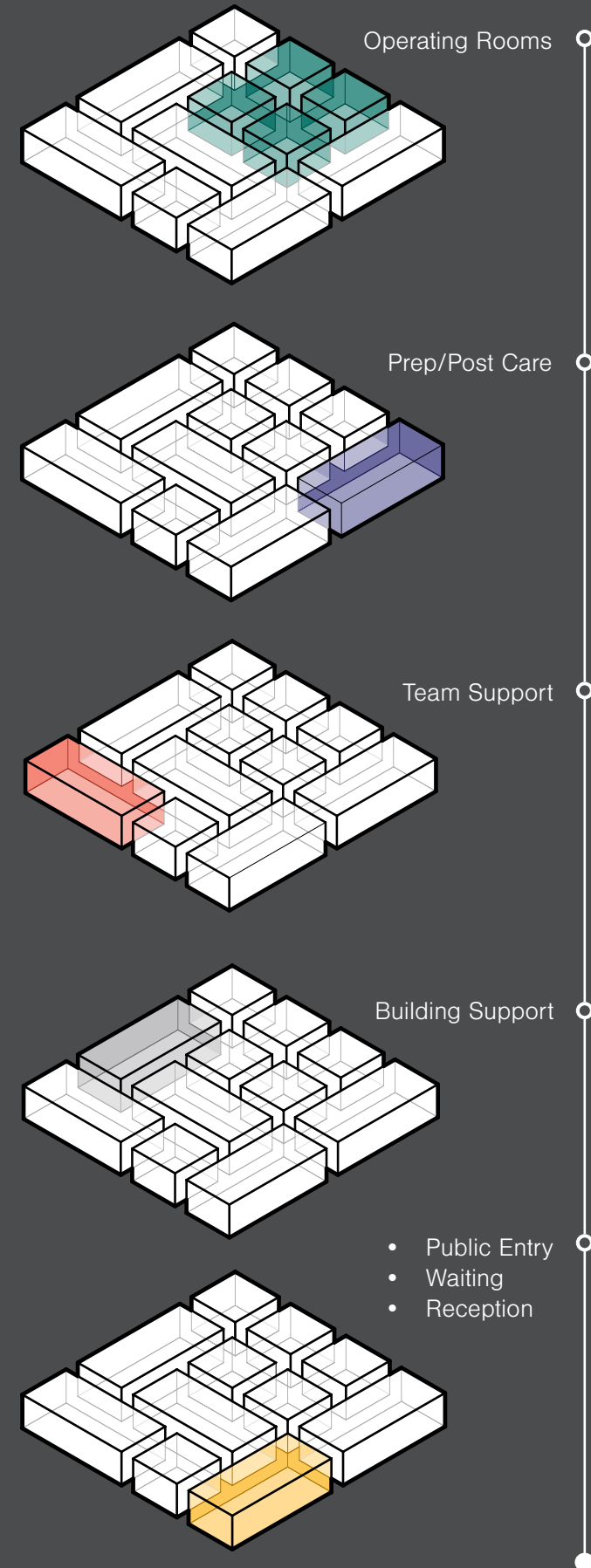
A structured planning framework aligns space planning, building systems, and project investment early in the process. Modular planning strategies also support future growth; **allowing surgical capacity, imaging services, and support functions to expand without requiring a full facility redesign.**

03 CONFIDENT & EFFICIENT DECISION-MAKING

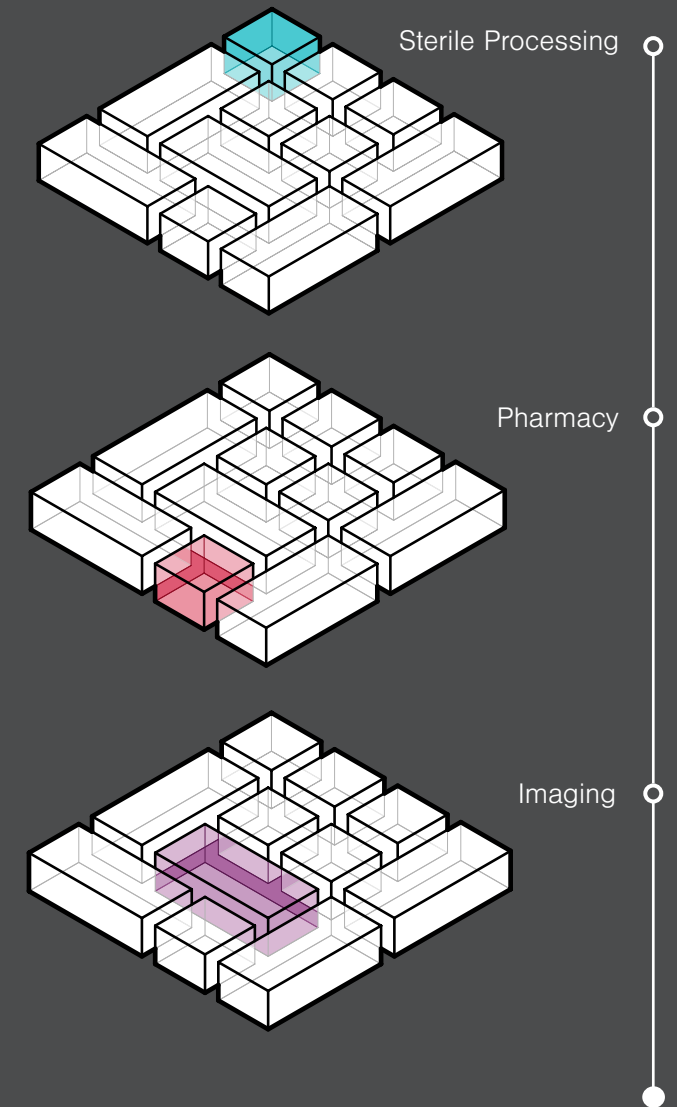
Establishing a clear planning framework early allows teams to visualize scale, operational needs, and investment requirements. Grounded in proven operational and regulatory best practices, this approach supports informed decisions while **reducing development risk and uncertainty.**

“As a former Director of Perioperative Services, I know how critical it is for clinical workflow, safety, and efficiency to be considered from day one. A well-developed kit of parts allows us to plan environments that support caregivers, streamline operations, and help physician groups move from vision to opening day with confidence.

Stacy Mockridge, RN, MSN
Healthcare Planner



OPTIONAL PROGRAM ELEMENTS



The ASC Kit of Parts brings clarity to one of the most complex facility types in healthcare development.

ASC Concept Samples

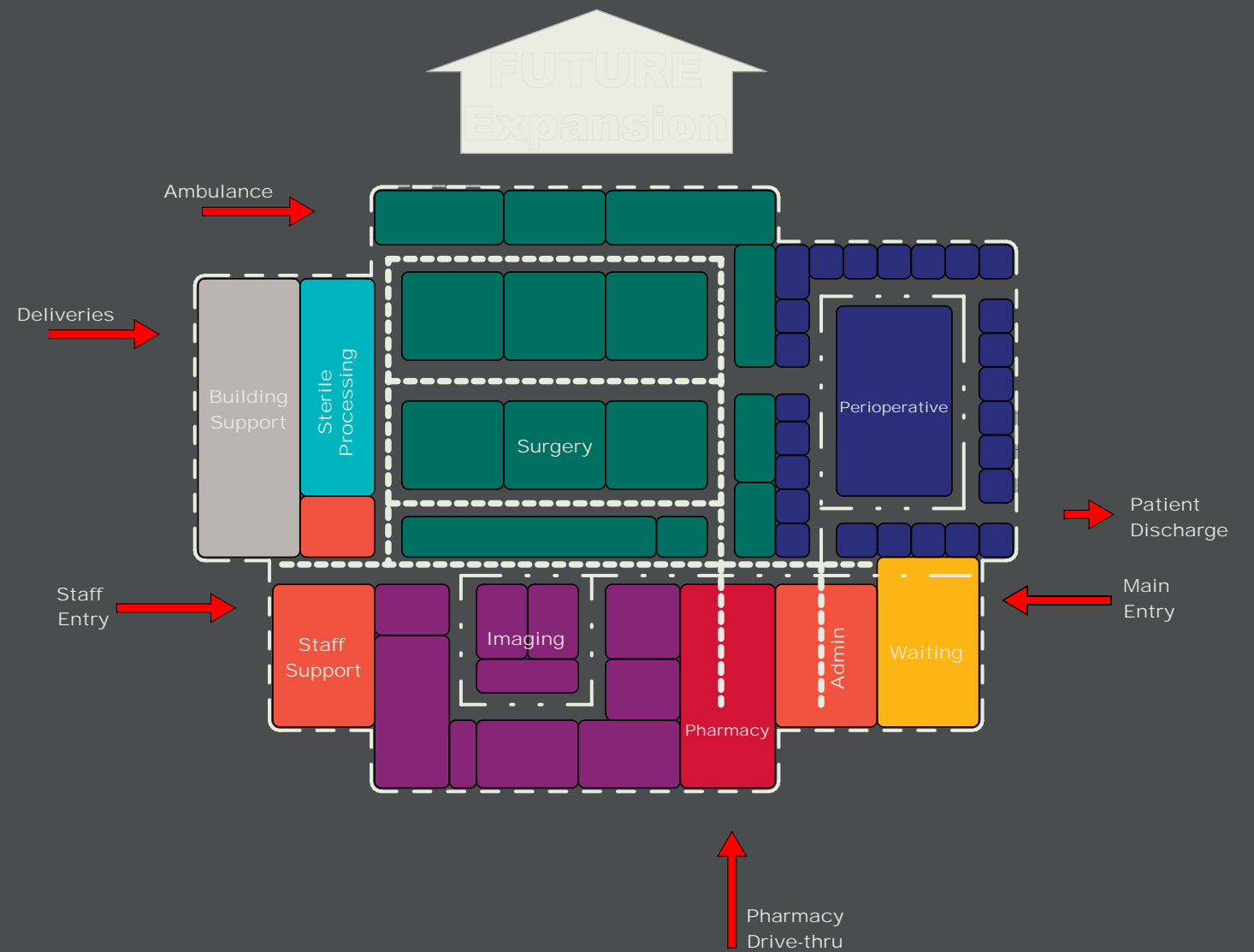
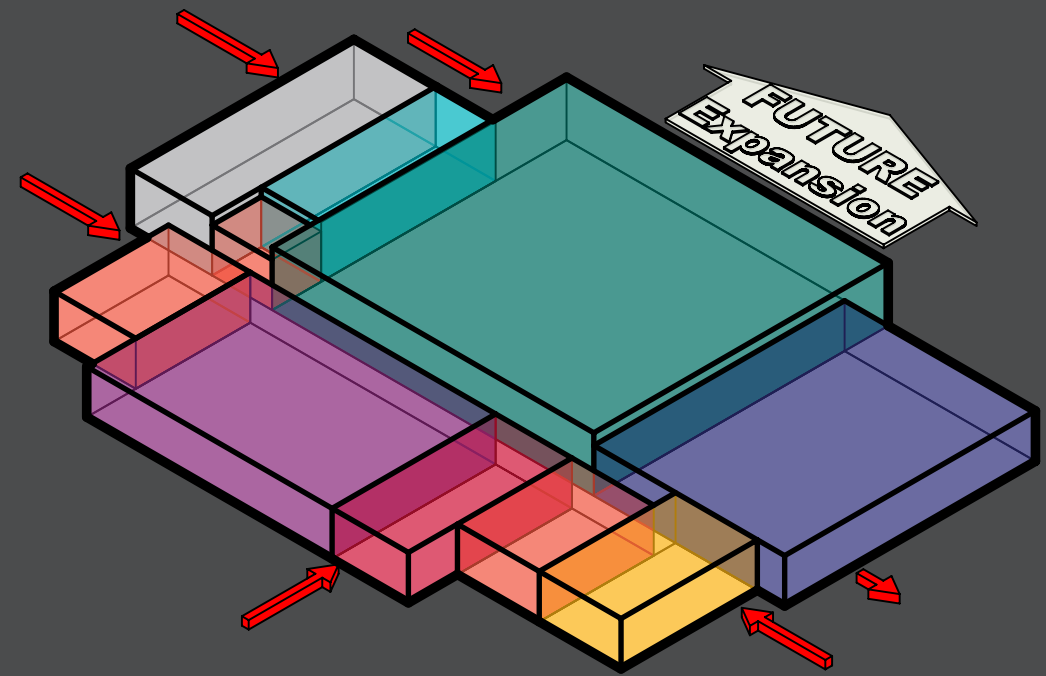
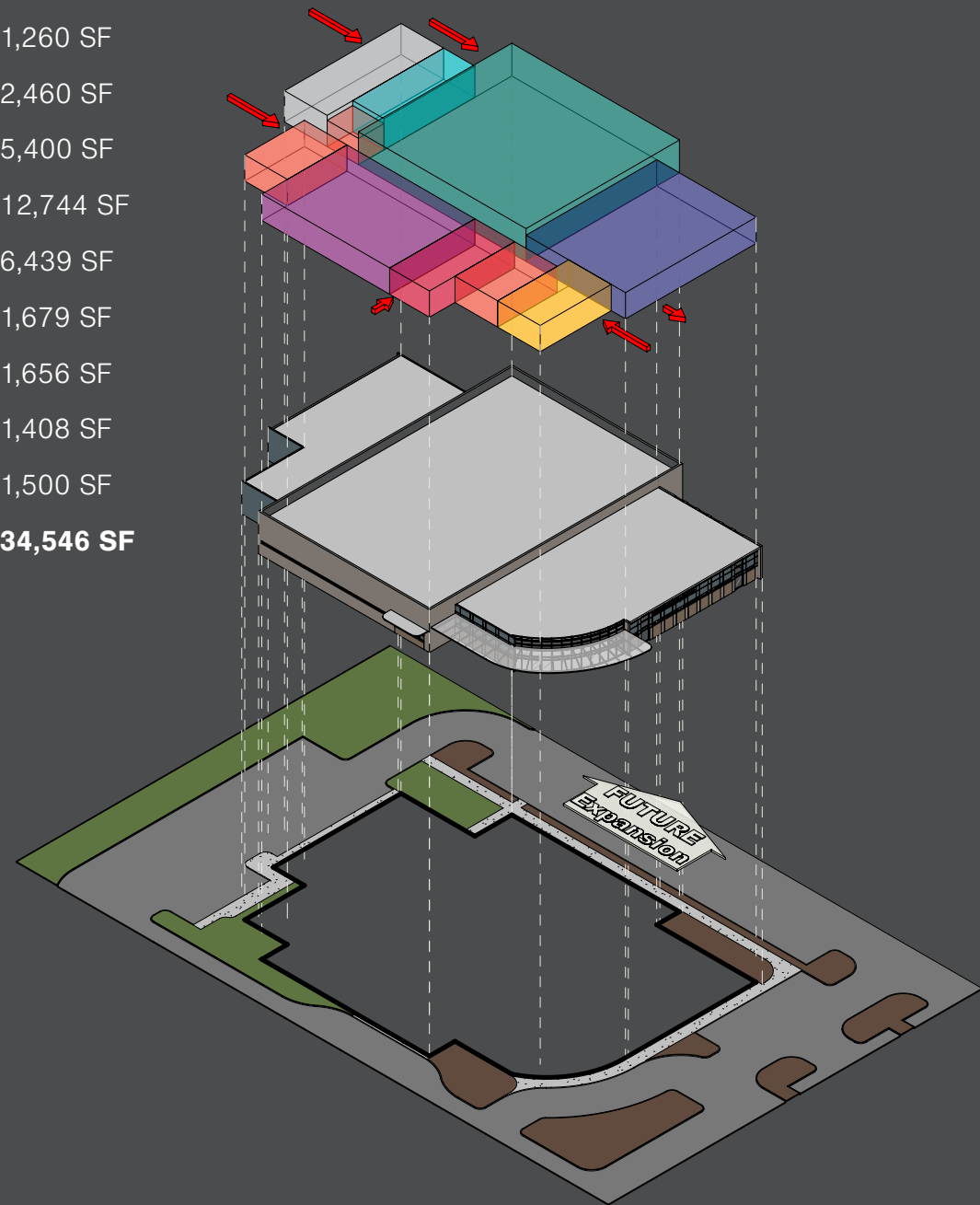
01 CONCEPT SAMPLE

(6) ORs + Sterile Processing + Imaging + Pharmacy | **35,000 SF**

SQUARE FOOTAGE Per Component

● Administrative	1,260 SF
● Building Support	2,460 SF
● Imaging	5,400 SF
● Operating Suite	12,744 SF
● Perioperative	6,439 SF
● Pharmacy	1,679 SF
● Staff Support	1,656 SF
● Sterile Processing	1,408 SF
● Waiting	1,500 SF

TOTAL 34,546 SF



ASC Concept Samples

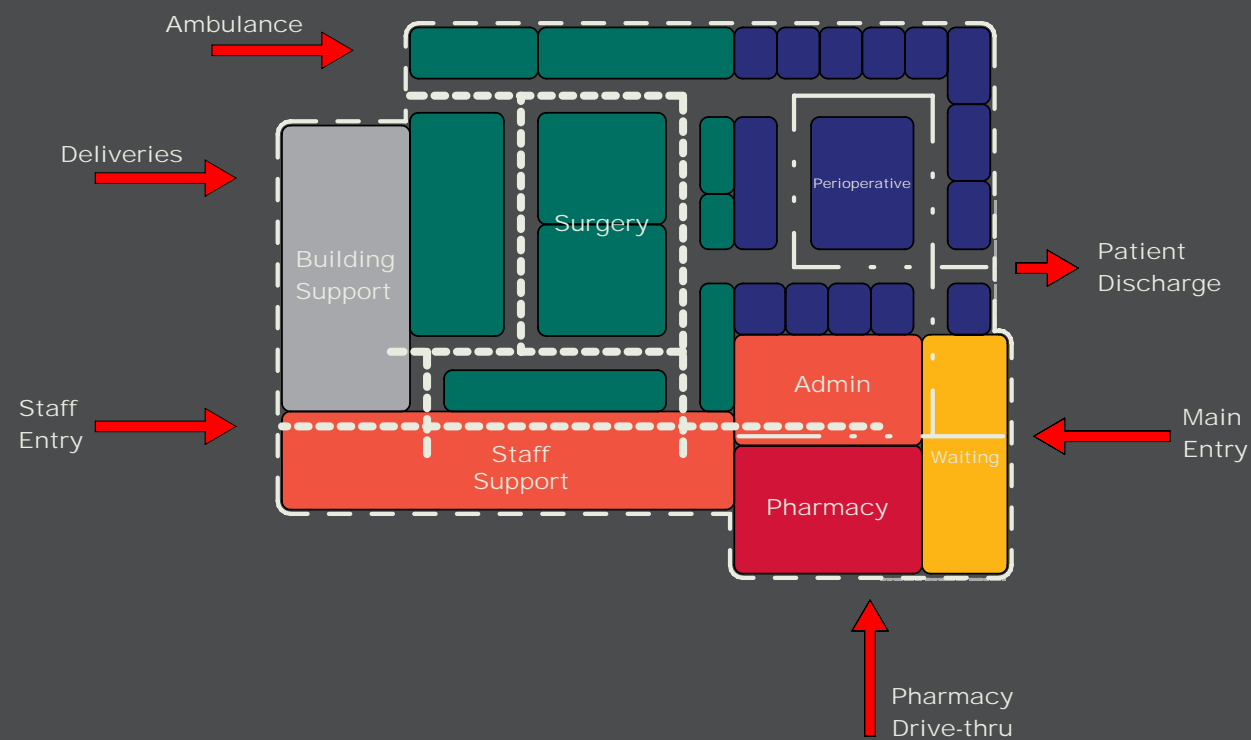
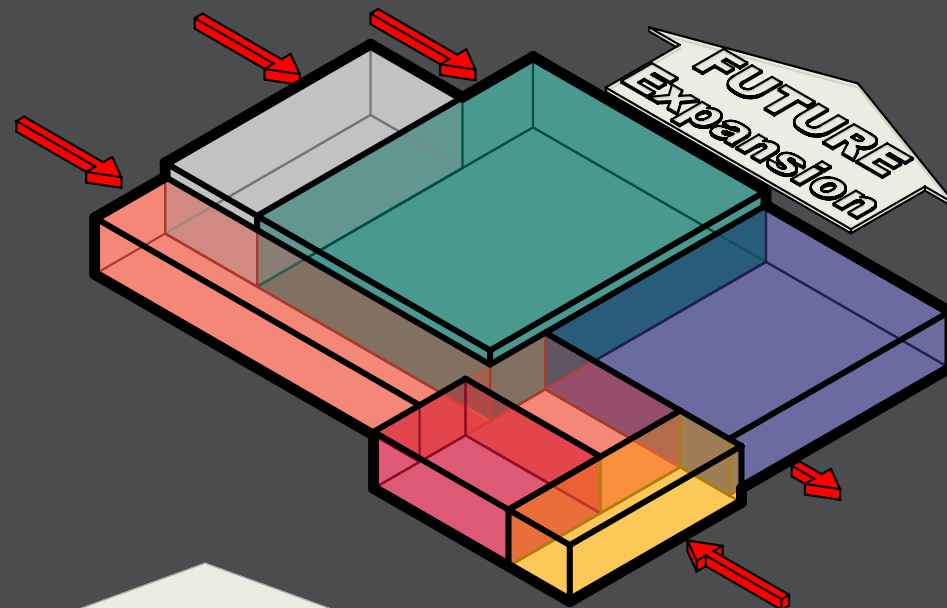
02 CONCEPT SAMPLE

(2) ORs + Pharmacy | **20,000 SF**

SQUARE FOOTAGE Per Component

● Administrative	1,144 SF
● Building Support	2,010 SF
● Operating Suite	6,840 SF
● Perioperative	4,320 SF
● Pharmacy	1,320 SF
● Staff Support	2,438 SF
● Waiting	1,120 SF

TOTAL 19,192 SF



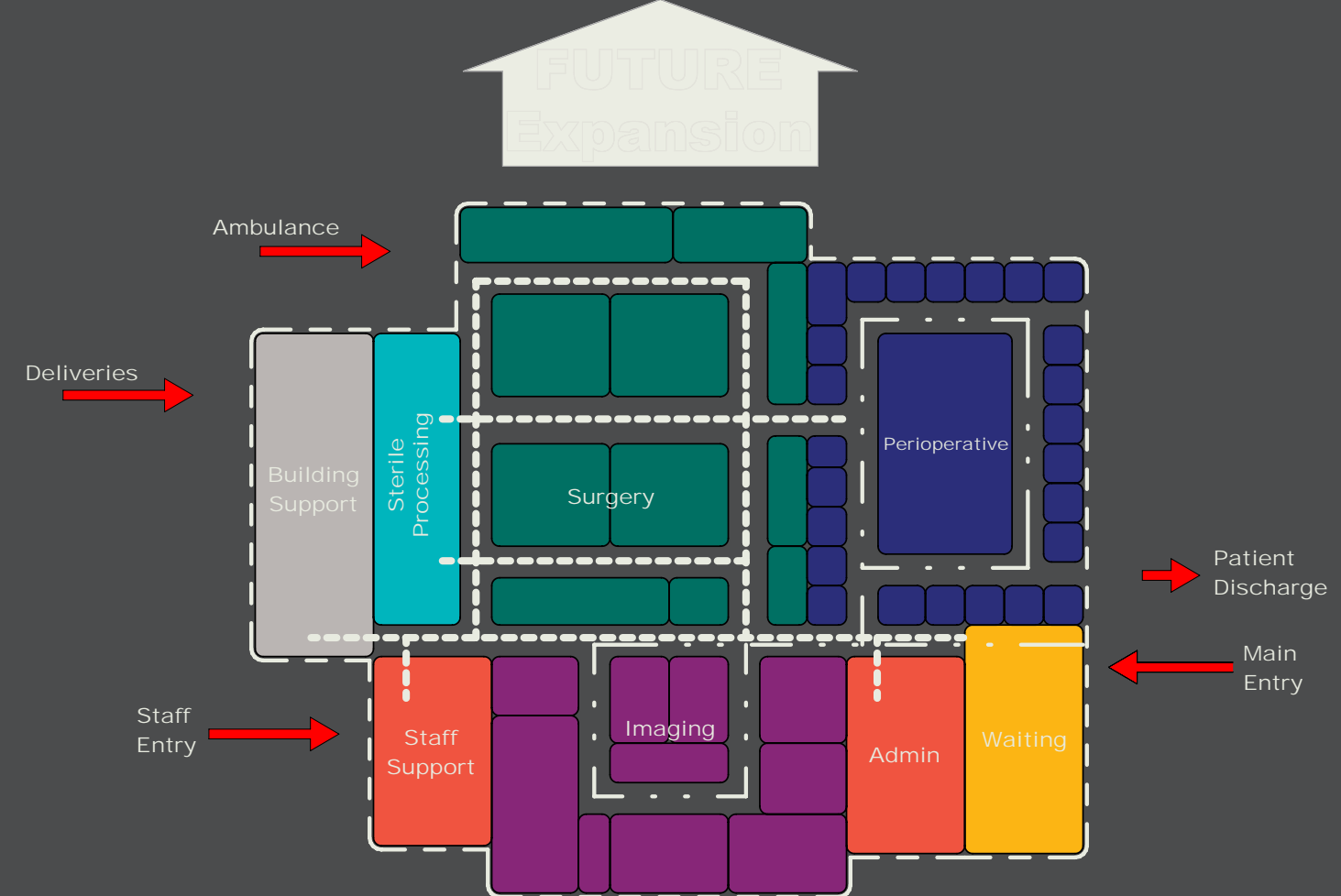
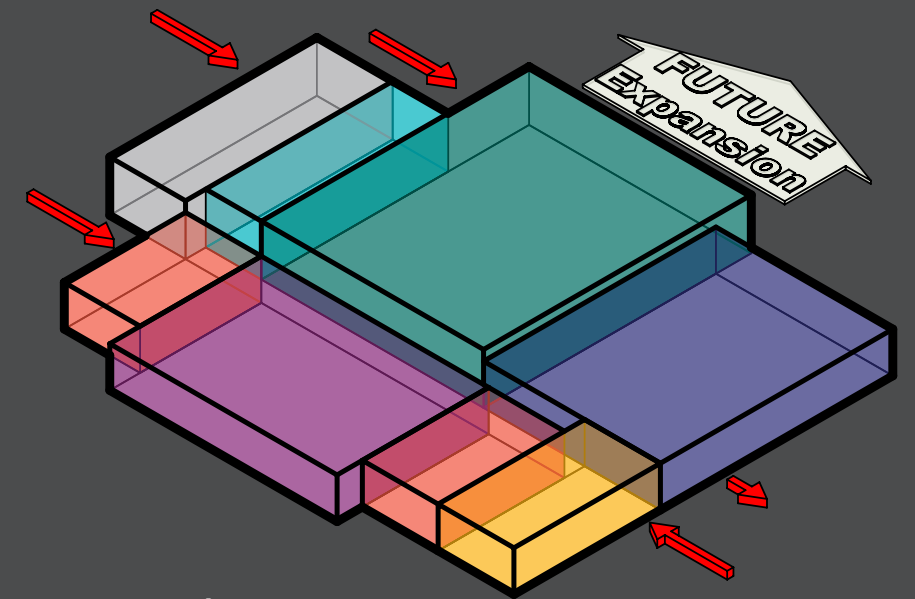
03 CONCEPT SAMPLE

(4) ORs + Sterile Processing + Imaging | **30,000 SF**

SQUARE FOOTAGE Per Component

● Administrative	1,500 SF
● Building Support	2,460 SF
● Imaging	5,400 SF
● Operating Suite	9,327 SF
● Perioperative	6,441 SF
● Staff Support	1,440 SF
● Sterile Processing	1,628 SF
● Waiting	1,740 SF

TOTAL 29,936 SF





Surgery Center

LET'S TALK ABOUT HOW THE ASC KIT OF PARTS
CAN ACCELERATE YOUR MISSION TODAY



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