

Odyssey House

Behavioral Health Facility

Ward's Island, New York

Healthcare



Preconstruction obstacles were numerous for constructing this 3-story, 60-bed annex on a constrained, triangular plot of land, using prevailing wages and a tight budget. To overcome these, Axis Construction led a complete redesign of the project—originally imagined as a conventional build—to be fully modular. The 71 modules were fabricated in just 10 months and installed on site in only 10 days, resulting in an overall timeline of less than 12 months. As a result, the George Rosenfeld Center for Recovery was able to open the facility, treat patients, and generate revenue more than one year sooner compared to conventional construction.

Modules arrived on site with a high level of completion, minimizing operational disruption while reducing completion time significantly to maintain strict adherence to budget requirements.

The facility includes a dining room, kitchen, admin spaces on the first floor. Second and third floors feature 30 bedrooms, counseling areas, nurse's office, large lounge spaces, & staff offices—all meeting stringent NYS building codes and Health regulations.

The building fulfills the critical HVAC requirements of a health care facility by utilizing RTU's, VAV boxes and supplemental split systems—controlled by a state-of-the-art controls system.

It includes high-efficiency, energy saving interior light fixtures with occupancy sensor controls, low VOC paints, a reflective white roofing and insulated windows for natural daylighting. Energy efficient properties include continuous rigid insulation on exterior walls and roof & sprayed insulation under the floor for a superior performing envelope.

FASTER Helped overcome preconstruction delays by opening 12 months sooner than conventional construction would have allowed

LESS DISRUPTION Avoided impacting underground utilities bordering the building footprint while also minimizing disruption to operations in adjoining building

PROJECT TYPE
Steel framed, non-combustible modular construction

DESCRIPTION
Behavioral health treatment with in-patient residential living spaces

OWNER
George Rosenfeld Center for Recovery

ARCHITECT
Posen Architects

CONSTRUCTION COST
\$24.7 million

SIZE
21,171 sq. ft.

