

**Project:**  
*Medical Office Building  
Fort Wayne, Indiana*



Irmscher, Inc. was the single-source Design/Builder for this three-story Medical Office Building #2. A twelve-month schedule was guaranteed and delivered. Irmscher's Design/Build Team was challenged to improve on the design of Medical Office Building #1, which was built with a traditional delivery process at a higher cost. Irmscher, Inc. delivered the project on time with a high degree of value by:

- Removing all roof mechanical systems and providing them on grade
- Increasing the amount of glazed areas
- Increasing elevator quantity and speed
- Establishing a clearly defined entrance for Medical Office Building #2

Utilizing the Design/Build method, Irmscher, Inc. was able to build a better product at a substantially lower cost.

**Client:**  
*Lutheran Hospital of Indiana*

**Architect:**  
*Irmscher, Inc.*

**Services Provided:**  
*Design/Build*