



## SISTERS OF CHRISTIAN CHARITY

### Motherhouse Dormitories

#### CHALLENGE

- Avoid operational disruption, especially for Assisted Living residents
- Upgrade to current ADA and long-term care standards
- Integrate modules built off-site with site-built structures
- Tight schedule

#### SOLUTION

- Dormitories completed mostly off-site—including interiors and exterior siding—minimizing site impact/speeding installation
- Built to meet ADA standards and HVAC requirements for long-term care facilities
- BIM ensured precise fit between modules and site-built spaces/structures

#### SUCCESS

- No displacement of Assisted Living residents
- Energy saving interior lighting with occupancy sensors, low VOC paint, reflective EPDM roofing, and large insulated windows for natural lighting
- Project completed in a fraction of time compared to conventional construction process



The Motherhouse for Sisters of Christian Charity is a hybrid project that employs both off-site construction and conventional site-built construction.

On a pre-existing 112-acre parcel of land, the new 164,910 sf motherhouse was constructed — 84,780 sq. ft. developed through off-site modular construction. This multi-phase project consisted of 120 resident bedrooms, a chapel, a kitchen, a dining area, and a hydrotherapy treatment facility. The schedule was tight and the modular construction process allowed for quick, efficient installation of 184 custom units to minimize disruption to the day-to-day operations.

Although there are many important pieces to this multifaceted project, one of the most important aspects is the fact that no residents in the Assisted Living wing were displaced during construction. Sisters, ranging from 22 to 103 years old, are now praying, living, and serving together in this incredible facility.



■ Honorable Mention - Permanent Modular Dormitory



# SISTERS OF CHRISTIAN CHARITY

## Motherhouse Dormitories

### TIMELINE

48 weeks

### SIZE

84,780 SF (184 Modules)

### LOCATION

Mendham, NJ

### BUILDING PARTNERS

Del Sano