

CASE STUDY: AMAZON FWA4

Bringing Speed & Innovation

TO DEVELOPMENT OF NEW IXD FACILITY IN FT. WAYNE

From the moment FWA4 was given the green light, speed was the name of the game. By partnering closely with local officials, optimizing key activities and leveraging innovative technology, Ambrose pushed the boundaries of what was possible to exceed schedule expectations. The result was a new IXD facility ready to go live for the 2021 holiday season.

Location: Ft. Wayne, Indiana

Size: 629,232 square feet; 137 acres

Green Light Given: August 04, 2020

Project Start: October 15, 2020

Target First Access Turnover: March 17, 2021

Actual First Access Turnover: March 04, 2021

Target Completion: September 01, 2021

Actual Completion: August 13, 2021



FROM GREEN LIGHT TO ON SITE IN TWO MONTHS

On August 4, 2020, Ambrose received approval from Amazon the development of a new 629,232-square-foot IXD facility located near Ft. Wayne International Airport. With the site selected, Ambrose began working in earnest to obtain city approvals and develop a strategy for fast-tracking work on site.

Amazon's targeted first access date of March 17, 2020 was critical to making sure the facility was ready for the 2021 holiday season, and any delays to early development activities had the potential to push the project off schedule.

Ambrose immediately began partnering with Allen County, the City of Ft. Wayne and the Ft. Wayne-Allen County Airport Authority to fast-track entitlements and approvals.

Through close coordination with the county, city and airport authority, Ambrose reduced a traditional six-month process to just two months, enabling sitework to begin by mid-October 2020.



WORKING 24/7 TO BEAT WINTER CONDITIONS

With winter quickly approaching, time was of the essence to prepare the site and begin building erection.

Initial earthwork activities ran 24/7. In what should normally take eight weeks, the team was able to establish the building pad in just three weeks and enable precast and steel erection to begin prior to the arrival of harsh winter conditions – ensuring a path for delivery of the first access date in March.

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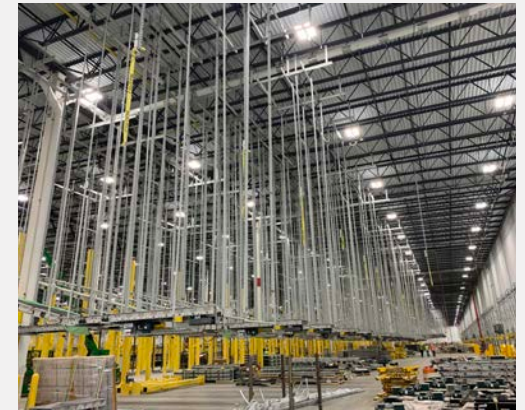
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To ensure streamlined activities, the project team negotiated and awarded precast and steel prior to starting earthwork to have delivery dates locked in and prevent the potential for any delays. Local trade partners were also leveraged, with 81% of local trade participation.

LEVERAGING VIRTUAL CONSTRUCTION TECHNOLOGY TO REALIZE TIME SAVINGS IN THE FIELD

Newer to Amazon's building design at FWA4 was ceiling installation of dematics MHE. To ensure proper coordination and expedite on-site installation, the project piloted clash detection using Building Information Modeling (BIM) for an IxD prototype. Coordination of the dematics MHE against the steel design through BIM resulted in clashes being identified and resolved virtually, resulting in minimal rework on site and saving valuable time in the schedule.

Ambrose also engaged a commissioning agent to ensure a smooth punch list and turnover process.



READY AHEAD OF SCHEDULE

Set up for success from the start, FWA4 met or exceeded all turnover dates throughout construction and achieved substantial completion on August 13, 2021 – nearly three weeks ahead of schedule. The facility is now ready to finalize operations, perform all operational readiness testing and go live in time for the 2021 holiday season.

