



## CASE STUDY

# Reusable Walls Generate Significant Cost-Savings

### Client

UC San Diego Health

### Project Site

Hillcrest Hospital

### System Type

30' one-sided *McCain Walls* with one single door, and two 90-degree corners

### No. of Times Used

Ten

### Return On Investment

965%

### Savings

\$31,400

### Initial Investment

\$3,296

### Project Schedule Accelerations

Installation and removal of *McCain Walls* took hours vs. days required with drywall partitions

### For Additional Information

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## OVERVIEW

### UC San Diego Health Construction Team Saved Over \$31,400 By Reusing McCain Walls® One-Sided System

The infectious control construction team at UC San Diego Health purchased *McCain Walls* system in 2016 and had reused it over ten times to date at their Hillcrest Hospital in San Diego.

On each of the projects, they've generated cost-savings by reusing the modular walls, reducing labor hours and building material waste.

The initial investment of \$3,296 included a 30' run of wall with a single door and two 90-degree corners. On the first project, the department attained an 18% return on investment (ROI), and on the second use, the ROI increased over 100%.

By the tenth project at Hillcrest Hospital, UC San Diego Health saved over \$31,400 and with an impressive 965% ROI!

Not only did *McCain Walls* reusable modular system generate cost-savings over and over again, it highly elevated the customer experience - physicians, patients, and visitors alike.

## CHALLENGE

UC San Diego Health was previously installing level-three drywall partitions, which added extra days to their construction schedules, due to the extensive process - build out the steel studs, attach drywall panels, apply plaster, taping, sanding, priming, and painting.

Containments were required to reduce public exposure to hazardous VOCs and potential silica particles released into the air during the installation and removal of the temporary drywall partitions.

They decided it was time to get away from the dusty, time-consuming process and look for a cleaner, green alternative.

## SOLUTION

After reviewing all the available products on the market, UC San Diego Health chose *McCain Walls* reusable modular system as their green alternative.

The drywall issues they were experiencing were solved by using *McCain Walls*:

- Quick and easy to install and remove
- Air-friendly (dust-free application)
- Reusable and recyclable
- Eliminated building material debris

In 2016, they purchased a 30' run of *McCain Walls* with a single door and two 90-degree corners. In the last two years, UC San Diego Health has reused the modular walls over the course of ten projects throughout Hillcrest Hospital.

## RESULTS

### MAJOR MAJOR SAVINGS

UC San Diego Health saved considerably by reusing *McCain Walls* instead of one-time use materials. Over the span of ten projects, they saved:

\$ 44,320.20 Drywall

12,899.51 *McCain Walls*

**\$ 31,420.69 Savings (964.70% ROI)**

Project #	Drywall Cost P/Project	McCain Walls Cost P/Project	Accumulated \$ Drywall	Accumulated \$ McCain Walls	Benefit	ROI
1.	\$4,792.02	\$4,197.23			\$ 594.79	18.26%
2.	\$4,392.02	\$ 966.92	\$ 9,184.04	\$ 5,164.15	\$ 4,019.89	123.42%
3.	\$4,392.02	\$ 966.92	\$13,576.06	\$ 6,131.07	\$ 7,438.99	228.39%
4.	\$4,392.02	\$ 966.92	\$17,968.08	\$ 7,097.99	\$10,870.09	333.74%
5.	\$4,392.02	\$ 966.92	\$22,360.10	\$ 8,064.91	\$14,295.19	438.90%
6.	\$4,392.02	\$ 966.92	\$26,752.12	\$ 9,031.83	\$17,720.29	544.06%
7.	\$4,392.02	\$ 966.92	\$31,144.14	\$ 9,998.75	\$21,145.39	649.22%
8.	\$4,392.02	\$ 966.92	\$35,536.16	\$10,965.67	\$24,570.49	754.38%
9.	\$4,392.02	\$ 966.92	\$39,928.18	\$11,932.59	\$27,995.59	859.54%
10.	\$4,392.02	\$ 966.92	\$44,320.20	\$12,899.51	\$31,420.69	964.70%

## PROJECT SAVINGS

### PROJECT 1

The first *McCain Walls* project took place in a physician's lounge, which took three men and three hours to install, and 1.5 hours to remove. Both phases totaled 13.5 labor hours, with a total duration of 4.5 shift hours.

The phases included site survey, component delivery and removal to/from a job site, staging, and supervision.

If labor-intensive drywall had been used, it would have taken a total of 52 labor hours for the install and removal phases, for a total of 19 shift hours.

With a difference of 14.5 hours at a prevailing straight-time wage of \$66.76 (with the standard 15% project markup) the cost to install a *McCain Walls* system was less than drywall:

\$ 4,792.02 Drywall

4,197.23 *McCain Walls*

**\$ 594.79 Savings (18.26% ROI)**

### PROJECTS 2 - 10

On projects 2-10 the cost went down significantly. The walls were previously purchased, and besides a few expendables (gloves and cleaning solution), labor (remained the same), and an occasional rail replacement purchase for the door, the cost for a temporary wall on each project was \$966.92.

In the second project they attained over 100% ROI, and by the tenth project, they achieved an impressive ROI of 965%, a savings of \$31,400! If they had continued to use drywall for all ten projects, UC San Diego Health would have spent \$44,320.20 on one-time use material (except a reusable door) that would have gone straight into a landfill.

- Labor time was cut by 14.5 labor hours on any given project, for a **total savings of 20 days**.
- **Saved over 12,000 lbs** of temporary drywall partitions byproducts from landfills.
- **Eliminated exposure to potential silica dust** from drywall applications.
- The **projects became safer, cleaner, and the indoor air-quality was unharmed** with *McCain Walls* dustless, and orderless applications.



30' *McCain Walls* run was installed in three hours while the physicians' lounge was occupied with doctors on their computers.