CitA | TECHLIVE 2026

Intelligence, Integration and Transformation



Dexcom Stadium, Galway,
12th November 2026



Shaping the Future of Construction

Supply Chain Integration Across Offsite Construction

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remagin by etex



The Challenge:

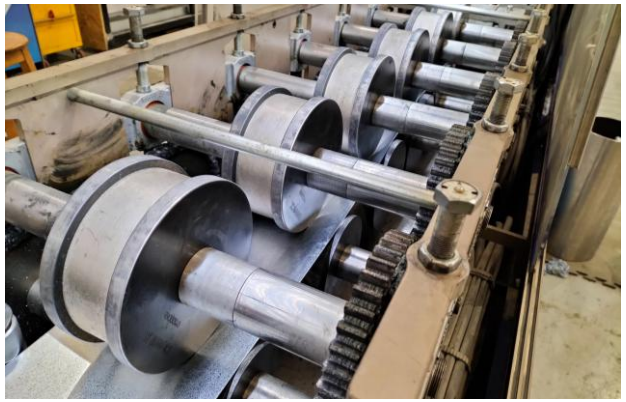
Earlier decisions enable a streamlined workflow

Offsite construction's potential benefits depend on how we organise the whole project.

1. Choose the offsite methodology early
Agree the construction approach before key design decisions become fixed.

2. Coordinate the design around it
Develop the building around the chosen system and its requirements.

3. Resolve the interfaces
Agree how adjoining packages connect, who owns each detail and when decisions are needed.





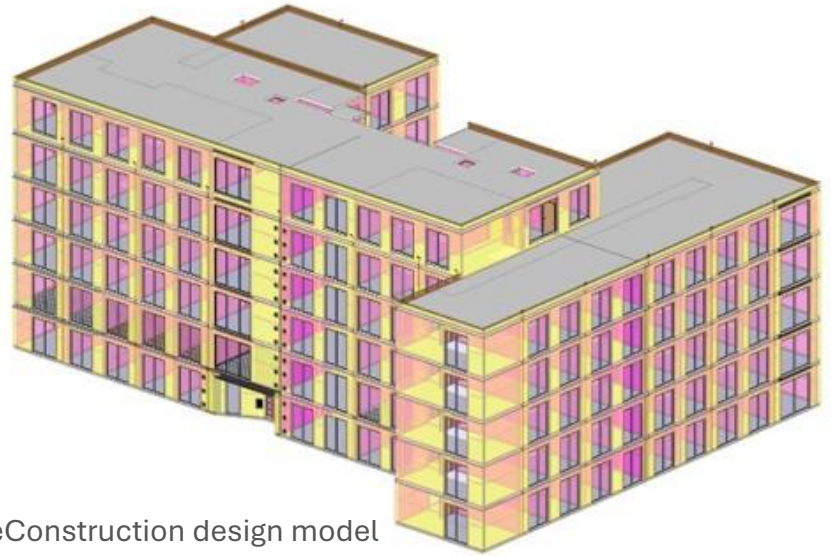
The critical decisions come before manufacture.



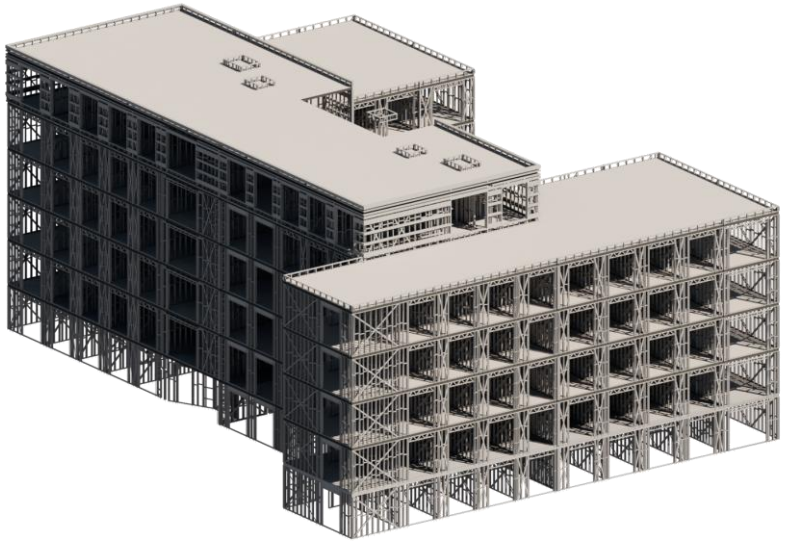
Offsite/MMC changes the delivery model

	Traditional construction	Offsite construction
Decisions	Often develop progressively on site	Key decisions move earlier
Interfaces	Packages may develop separately	Interfaces resolved before manufacture
Changes	Site work may accommodate changes	Changes affect procurement, production and installation

You cannot manufacture around unresolved information.



PreConstruction design model

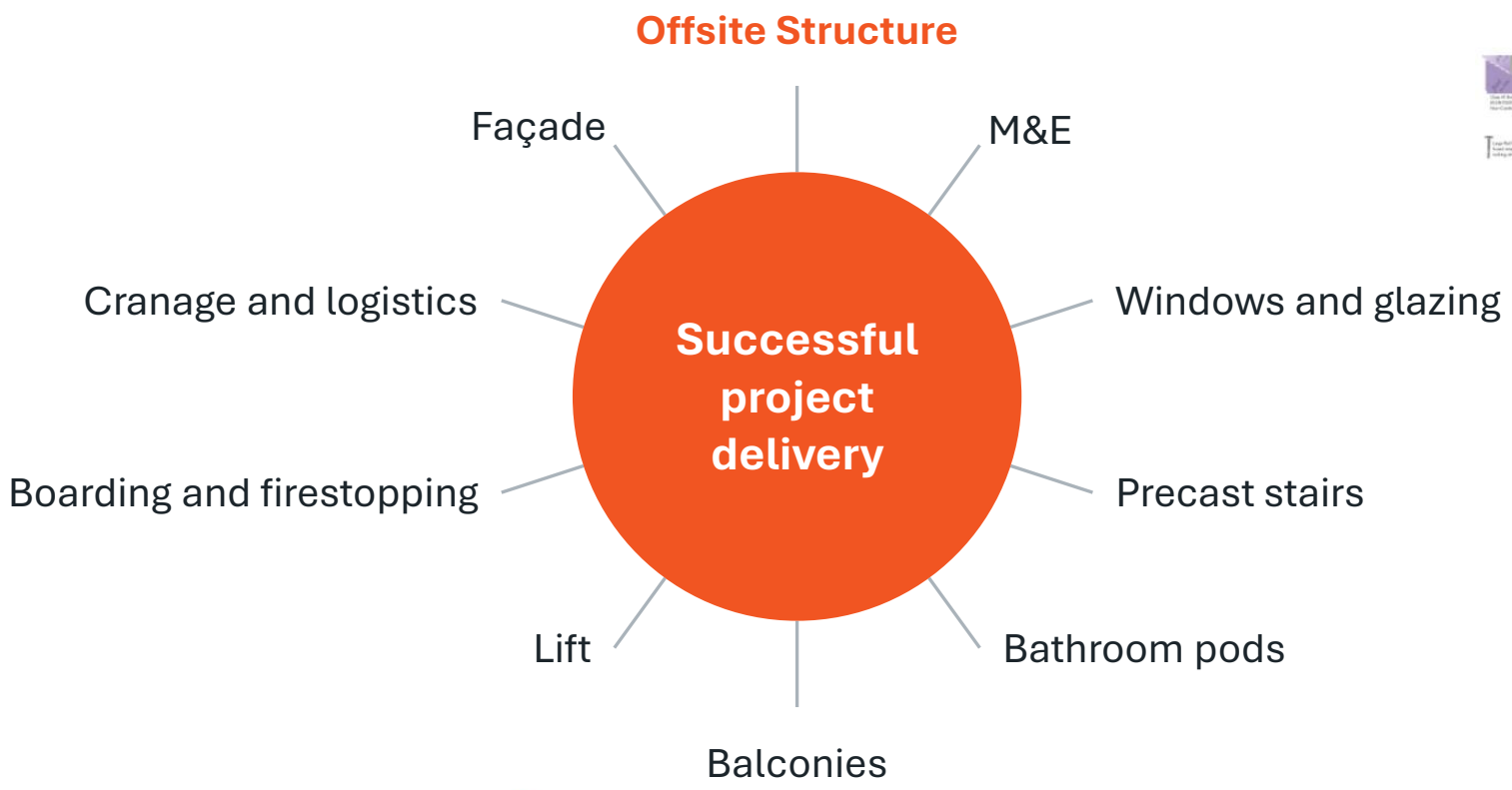


Finalised Fabrication Model

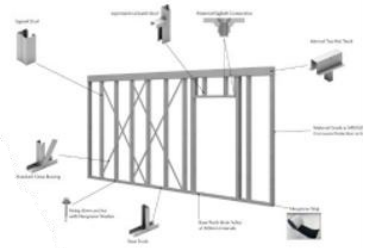


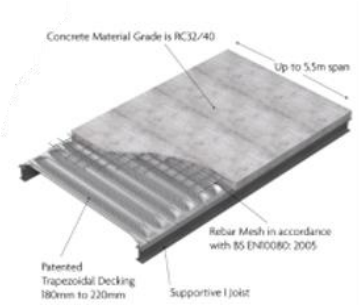
The project is one connected system

The Structural Frame is one spoke. Every interface contributes to delivery.











What the offsite manufacturer needs

01 Early appointment

Time to influence layouts and rationalise details

02 Coordinated information

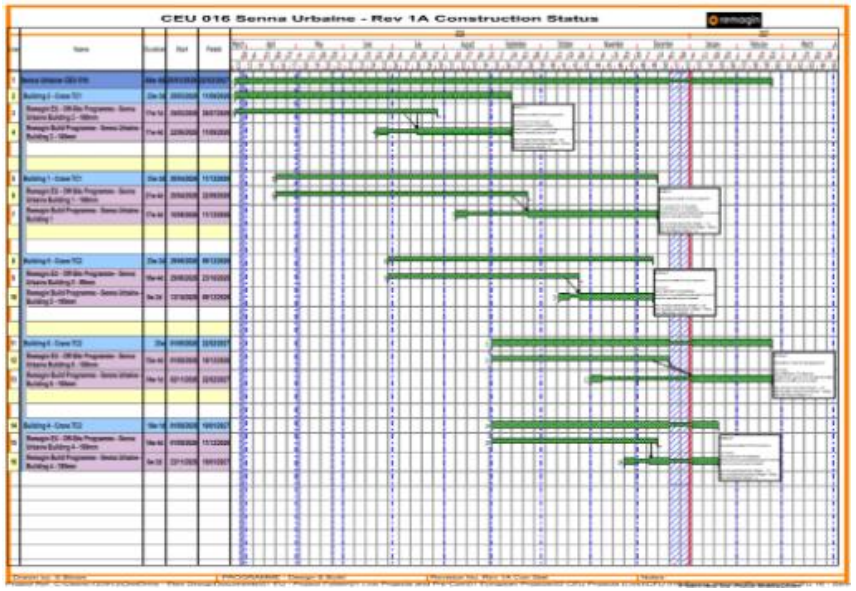
Architecture, structure, M&E and performance requirements

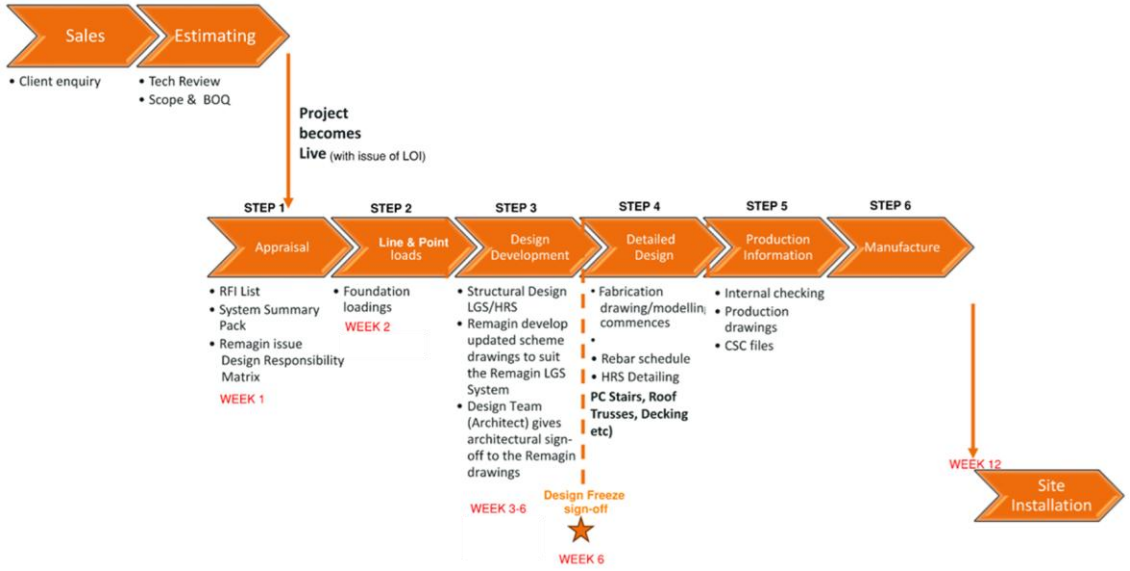
03 Named interface owners

A matrix covering design, supply, coordination, approval and install

04 Controlled design freeze

Defined inputs, approvers and a route for later changes







What the main contractor needs

Programme Confidence

Realistic production updates

Committed delivery and erection dates

Visible constraints and decisions

Alignment with the master programme

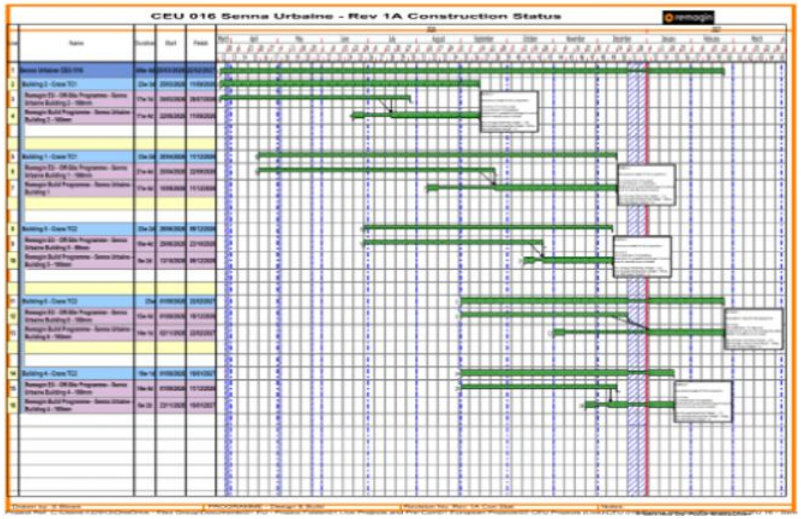
Ready for follow-on trades

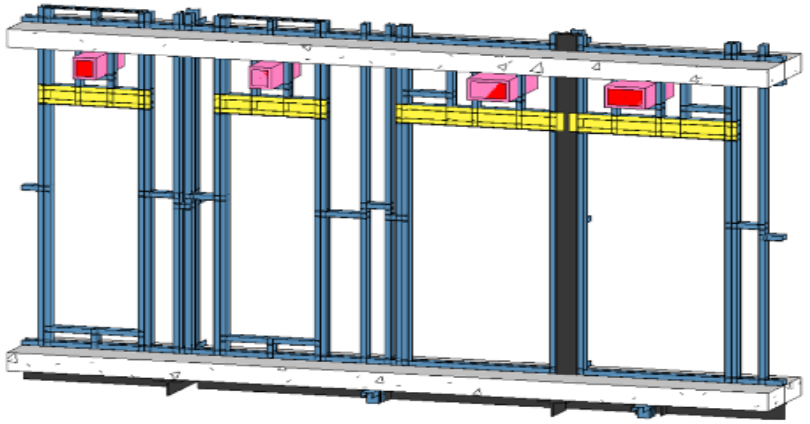
Clear scope boundaries

Predictable site output

Agreed handover criteria

Temporary works and site logistics agreed









Rules of engagement and release gates

One information-release schedule connects the whole project.

1. **Appoint the key participants early**
2. **Agree the design responsibility matrix**
3. **Create one coordinated information-release schedule**
4. **Identify and manage interfaces, not just individual packages**
5. **Set formal design-freeze and sign-off gates**
6. **Link manufacturing and logistics to the site programme**
7. **Escalate unresolved constraints early**
8. **Control changes after design freeze**

Design Responsibility Matrix	remagin							Revision	1
								Date	04/11/2026
	Remagin	Project C&S Engineers	Architect	M&E	Fire	Acoustics	Part L Designer	Sub Consultant	Remagin BCAR Certification
Composite Concrete Floor Slab and Roof									
Frozen GAs, elevations and sections and sign off of Remagin precon model prior to manufacture	Input	Input	Lead	Input	Input	Input	Input		
Required imposed and superimposed dead loadings for floor slabs and roof	Input	Lead	Input	Input	Input	Input	Input		
Composite Deck Specification and Inspection	Lead	Input	Input						Sd. Si & Sc
Concrete Specification and Inspection(workmanship not Remagin responsibility)	Lead	Input							Sd. Si & Sc
Reinforcement Specification and Inspection (workmanship not Hor/El responsibility)	Lead	Input							Sd. Si & Sc
Propping Specification and temporary works drawing for the composite slab (Temporary Works Designer)	Lead	Input							
Temporary Works Coordinator Role	Input	Input						Lead	Main Contractor
Installation of the Composite Deck and edge trim	Lead	Input							Cs
Installation of reinforcement including workmanship								Lead	
Installation of concrete including workmanship								Lead	
Installation of temporary propping								Lead	
Specification and design of brick relieving angles at slab locations only	Input	Lead	Input						
Supply and installation of brick relieving angles for slab edges	Lead								Cs





Make a plan, get the whole Design Team on board and stick to the agreed dates



Coordination cannot wait until site

Cladding

LGS panel, brackets, rails, insulation and cavity

Fire barriers, final finish and project certification

Precast stairs

Geometry, tolerances, landing levels and bearings

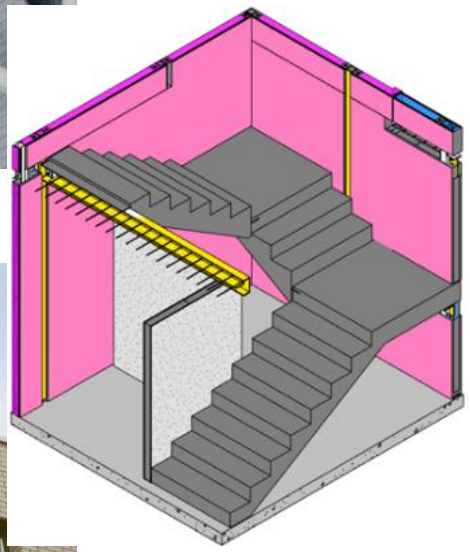
Temporary support and the lifting strategy

Balconies

Load paths, thermal breaks and waterproofing

Decking, concrete, balustrades and façade junctions







If an adjoining package connects to the manufactured structure, it is part of the offsite coordination process, even when it is outside the manufacturer's contractual scope.



From Programme to Reliable Construction Dates

What should happen? Can happen? Will happen? What did we learn?

Example the ‘Last Planner System’

Master milestones	Project commitments
Phase / pull planning	Sequence agreed together
Look-ahead planning	Work made ready
Constraint removal	Roadblocks resolved
Weekly commitments	Reliable promises
Daily coordination	Progress and response
Learning	Reasons for missed commitments



Constraint removal links: information, manufacture and site readiness.



Example: Bathroom pods - sequence and contingency

01	02	03	04	05	06
Structure	**Pod delivery**	**Pod lift**	**Finish Structure**	**Connect M&E**	**Finishes**



If pods arrive late

Structure cannot progress

Delay in watertightness

Cranage and follow-on trades impacted.

Controls agreed in advance

Confirm must-arrive dates and procurement.

Procure an interim storage yard near site if possible

Plan controlled storage, lifting and access.

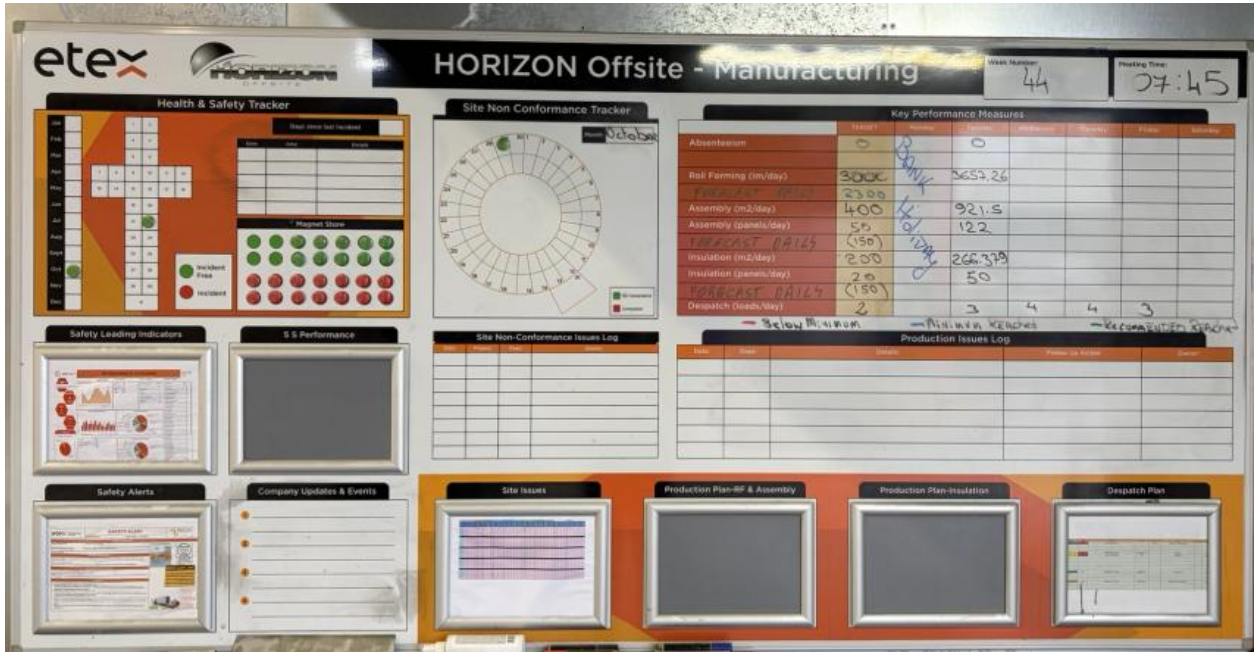
Plan follow-on trades to work around pod position (temporary positioning in centre of room may be required)



Culture makes the process work

Reliable commitments require openness about constraints.

- ✓ Make decisions earlier
- ✓ Respect agreed freeze dates
- ✓ Raise delays while options remain
- ✓ Keep commitments visible
- ✓ Solve problems across package boundaries
- ✓ Acknowledge the next trade's needs
- ✓ Learn from missed commitments
- ✓ Improve the process without blame



The challenge includes changing familiar ways of working.



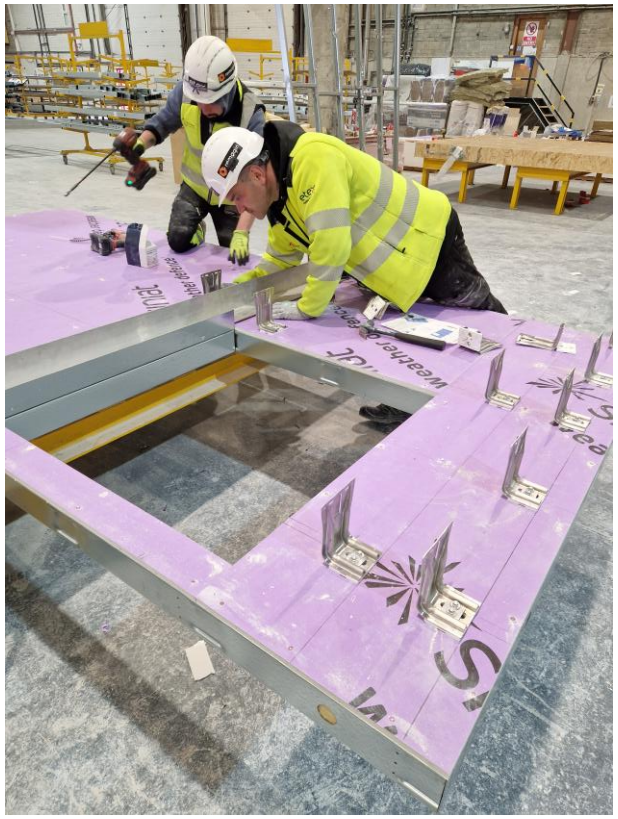
Lessons from project delivery

What helps

- ✓ Early contractor and specialist input
- ✓ Named decision-makers and workshops
- ✓ Project-specific interface details
- ✓ Clear freeze and approval gates
- ✓ Look-ahead tied to construction dates
- ✓ Follow-on trades involved early

What creates frustration

- × Manufacturer appointment after design substantially completed
- × Late M&E information
- × Approximate freeze dates
- × Separate offsite procurement
- × Logistics decisions after manufacture
- × Unresolved interfaces left for site



The whole programme matters more than an isolated package result.



Five commitments for the next project

01 Engage the offsite supply chain before the design is fixed

02 Design around the chosen construction system

03 Allocate every interface to a named owner

04 Connect design, procurement, manufacture and site planning

05 Treat design freeze as a firm project commitment



Offsite moves complexity earlier, where the project team has more opportunity to manage it.



Questions?

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