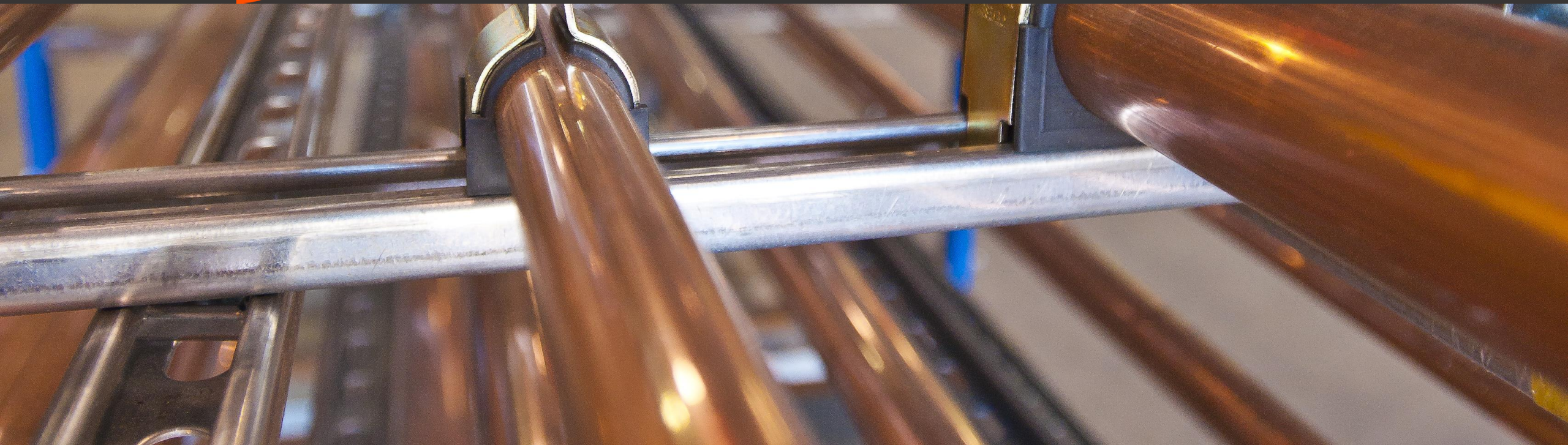
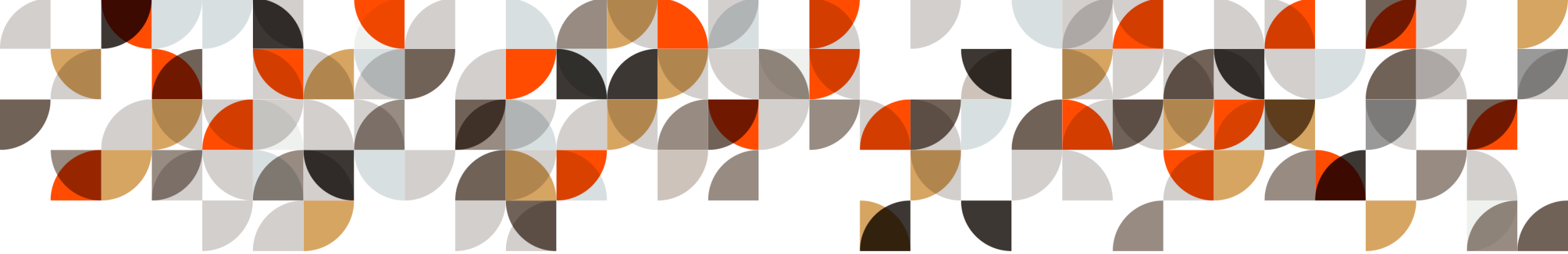




Trade Partners in Design-Build

Victor Sanvido (*Southland Industries*) & Mike Korthals (*Nevell Group*)





Agenda

- Owner Considerations
- Trade Partner Considerations



Owner Consideration 1 – Is the Trade Partner a Design-Builder?

- GC/ AE level – Design-Build
- Trade Partner – Design-Build
- Trade Partner – Design-Bid-Build

Consideration 2 – Engineer of Record: Trade Partner?

- Employee
- Subcontractor to Trade Partner
- Subcontractor to Architect

Consideration 3 – When to Select?

- Validation/ Planning Phase
- Schematic Design
- Other

Consideration 4 – Selection Process

- 1-2 week procurement cycle
- A3 response
- People on project
- Behavior in interview
- Executive sponsor
- Experience

Trade Partner Considerations

- Is it real DB or bridging?
- Who is EOR?
- Can we add real value to conceptual design?
- Is the Owner occupying the facility?
- Is it a Lean project?
- Are key partners present with us?
- Are we designing multi trade prefab?



How a DB Entity Can Hurt the Owner

- Late team selection – rework
- Dragging three companies along
- Picking partners with no design or engineering skill
- Picking partners who stickbuild
- Keeping the partners away from the owner

Trade Partner Value

- Understand impacts of our systems on other systems
- Develop concepts before drawing
- Right size systems
- Design for prefab and modules
- Life cycle costing
- Cost certainty
- Reliable workflow
- Design supports construction (resources)



MEP examples

- Equipment locations
- Risers
- Steel
- Fire smoke dampers
- Perimeter distribution and kicker details

Drywall & Exterior Envelope Early Involvement

- Manage STS wall assemblies, same sound rating with thinner wall
- Exterior Title 24
- Assemblies NFP 285/Exterior Flame Spread
- Coordinate with Exterior Structure
- Interior Fire Rating with correct UL Listings
- Manage overall design to a budget, Design Once
- BIM Coordination parallel with MEP Trades
- Eliminate Material Escalation
- Identify Prefab Opportunities

Questions