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March 12, 2010 4:19 PM CDT

Association update: Design-build shows off its best

by SARA MALIN, Design-Build Institute of America – Upper Midwest Region, Guest Commentary



SARA MALIN

A look at four award-winning projects

The Design-Build Institute of America – Upper Midwest Region is set to honor four design-build projects that were recently completed by four local companies; Horty Elving, Mortenson Construction, McGough Construction Co., Inc., and Opus Northwest Construction LLC.

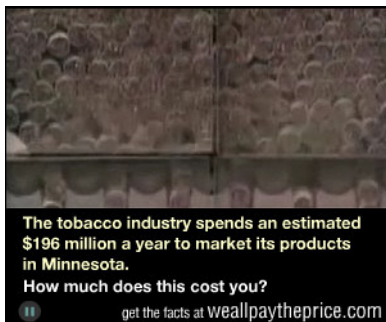
Design-build was the delivery method chosen by each of the clients for these award-winning projects. All of the projects were successful for the client and the design-build team by resulting in buildings that are innovative and skillfully designed. Through the use of design-build, the project costs were effectively managed and in some cases completed under budget. Construction time was reduced, the quality of the construction was increased, and the management of the project for the client was streamlined.

The Parkside Lutheran Home is a nonprofit, long-term health care provider located in Lisbon, N.D. When it came time to add on and to do a major remodeling to their existing building, Horty Elving was selected to deliver their project design-build. For this client, the single-source responsibility that design-build brings was a major advantage. It kept the administrator focused on running his health care facility and not dealing with "design vs. construction" issues that typically arise during the construction of a project.

With a fixed contract price, design-build sheltered the client from change orders due to unforeseen site condition claims that one would expect on their difficult site. Horty Elving took on all of the cost risk for their client. Because this facility is home to 50 residents with acute health care needs, the remodeling part of this project needed to be completed in numerous phases with no disruption to the lives and quality of care provided to the residents. This complex of a schedule would have been difficult to price and manage in a traditional design-bid-build situation. This project won first place in the category of Best Project - Design-Build Rehabilitation/Restoration/Renovation.

Honorable mention in this category went to McGough Construction Co, Inc. for the ATMI Life Sciences Project in Bloomington for ATMI Inc.

For Daikin McQuay, Inc., design-build was the delivery method that would allow them to design and construct a new heating, ventilation and air conditioning research and development facility within the shortest possible timeframe. An expedited schedule was crucial to put them in position to take full advantage of projects receiving funding through the U.S. economic stimulus package.



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Through an RFP process, they selected Mortenson Construction to be the design-builder of their new facility in Plymouth. Mortenson led the design-build team to achieve the goal of delivering a \$46 million, state-of-art facility in 16 months—six months in design and 10 months in construction.

Design-build allowed the major players on the design-build team to provide input very early in the project to define the project scope and budget and reconcile them continuously as the design developed. To aid in this process, the design-build team used a three-dimensional building design and cost modeling process that helped the client make key decisions about the complex facility in a timely

manner. This, in turn, allowed the design-builder to use prefabrication methods to compress the construction duration and increase the quality of the installation. This project won first place in the category of Best Project

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Honorable Mention in this category was awarded to Opus Northwest Construction, L.L.C. for the Sampson-Hoffland Laboratories at Luther Collage in Decorah, Iowa.

To find out more about all four of these projects, meet the project teams, and learn what design-build has to offer, the DBIA - Upper Midwest Region invites you the awards ceremony for these outstanding projects. This will take place at their next breakfast program on March 17, at 7:30 a.m. at the Midland Hills Country Club in Roseville.

Sara Malin, AIA, is project and business development manager.

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