Collaborative Design & Construction Services

DESIGN-BUILD

ACHIEVING SUCCESS THROUGH

COLLABORATIVE DESIGN & CONSTRUCTION SERVICES
With a focus on quality, efficient use of funding, timely decision-making and risk mitigation, the design-build delivery system continues to gain momentum for diverse construction initiatives in both the public and private realms. That’s why clients around the globe turn to Gilbane Building Company, one of the design-build leaders in the AEC industry. With more than $2.4 billion of design-build projects during the last 10 years, Gilbane leverages the design-build approach with a collaborative teaming environment that fulfills multiple parallel objectives, such as aesthetic and functional quality, budget, and schedule management.

To support an ever-changing industry, Gilbane’s Design-Build Task Force brings together experts with a solid portfolio of design-build and alternative delivery method experience to ensure that we, our partners and our clients are taking full advantage of best practices, lessons learned, trends and technology while simultaneously setting new standards for the industry. Gilbane is proud to have been a collaborative partner in construction for more than 200 design-build facilities and offers you an exceptional staff that draws on that experience to get the job done correctly, on time and on budget.

- **Collaborative Culture** – Gilbane’s culture offers an operational environment focused on collaboration and integrating all team members throughout design and construction. As the design-builder, we are able to drive trade contractor involvement, incorporate Lean technologies and processes and take advantage of our team’s cumulative knowledge and experience to construct a facility that achieves your objectives.

- **Builders that Know How to Get the Job Done** – As one of the top builders in the nation, Gilbane has a strong management team with recent, practical and relevant design-build knowledge from a broad portfolio of projects. Incorporating lessons learned and valuable insight into each project, we have the proven tools to work with all members of the design-build team, delivering your project within budget and schedule constraints.

- **Efficient Use of Time and Money** – Through the use of design-build delivery, Gilbane analyzes all components of the cost equation simultaneously to determine the best solution for the optimal outcome. The result is a facility that achieves your objectives and stays within the schedule and budget parameters.

- **Integration of Technology** – Advancements in Building Information Modeling (BIM) and Gilbane’s virtual construction integration, which incorporates the 4th and 5th dimensions in modeling, represent key tools that encourage thorough analysis of phasing, evaluation of design and scope features, as well as promote collaboration amongst all team members.
GILBANE GETS COLLABORATIVE WITH DESIGN-BUILD

- More than $2.4 BILLION of design-build projects over the last 10 years
- Met or exceeded expectations of 95% of clients and architects on all design-build projects
- Extensive LESSONS LEARNED and BEST PRACTICES database focused on design-build delivery model
- Providing collaborative design-build services SINCE 1951

CASE STUDY

GEORGIA INSTITUTE OF TECHNOLOGY CARBON-NEUTRAL ENERGY SOLUTIONS (CNES) LABORATORY

Gilbane/HDR Architecture was selected to provide design-build services for the Georgia Tech CNES Laboratory, which is being used to develop technologies to reduce the earth’s carbon footprint. The design-build team collaborated with Georgia Tech’s facilities professionals and program leaders to develop the schematic design concept, including a matrix of energy-savings options that evaluated first costs, life-cycle costs, and carbon savings for each element. This allowed the team to meet the financial constraints and fast-track schedule with six different design packages procured separately as well as the sustainability and energy savings objectives of the project.

By effectively using several energy-saving designs, including a full photovoltaic array, the facility harvests energy on-site and achieves carbon neutrality without purchasing carbon offset credits, achieving the goal of carbon neutrality with net-zero site energy use.

- Design-build delivery with a single point of responsibility
- Achieved USGBC LEED BD+C Platinum certification
- Employed collaborative design reviews and real-time cost modeling
- Fully integrated BIM model in design and throughout construction
Gilbane Consulting Services

From our industry-leading conceptual cost modeling tool to our Transition Planning and Management group, we can offer assistance and know-how every step of the way. Need help navigating through protocols after a catastrophic event? Want to make sure your facility is performing at optimal energy efficiency levels? How about a plan for ensuring a seamless transition into your new space?

Gilbane Consulting offers a comprehensive group of services designed to make the delivery and management of your buildings easier, no matter where you are in the life cycle of your facility.

Global presence, local ties

With more than 60 office locations around the world, we can provide services virtually anywhere while still offering the benefits of a community builder. Across the globe, our teams bring the same commitment to quality, safety, budget and schedule on every project, regardless of location.

“This courthouse is the first GSA Design-Build / Design Excellence project awarded through a fixed-price design competition selection process. As a result, the design-build team was able to deliver this sustainable courthouse in less than 31 months, and $2 million under budget.”

– Ruth Cox, General Services Administration Regional Administrator

Gilbane Building Company

Gilbane provides a full slate of construction and facilities-related services from sustainable building to the latest in construction technology for clients across various markets. Founded in 1873 and still a privately held, family-run company, Gilbane is a three-time member of the FORTUNE “100 Best Places to Work” list and is a nine-time member of Training Magazine’s Top 125.