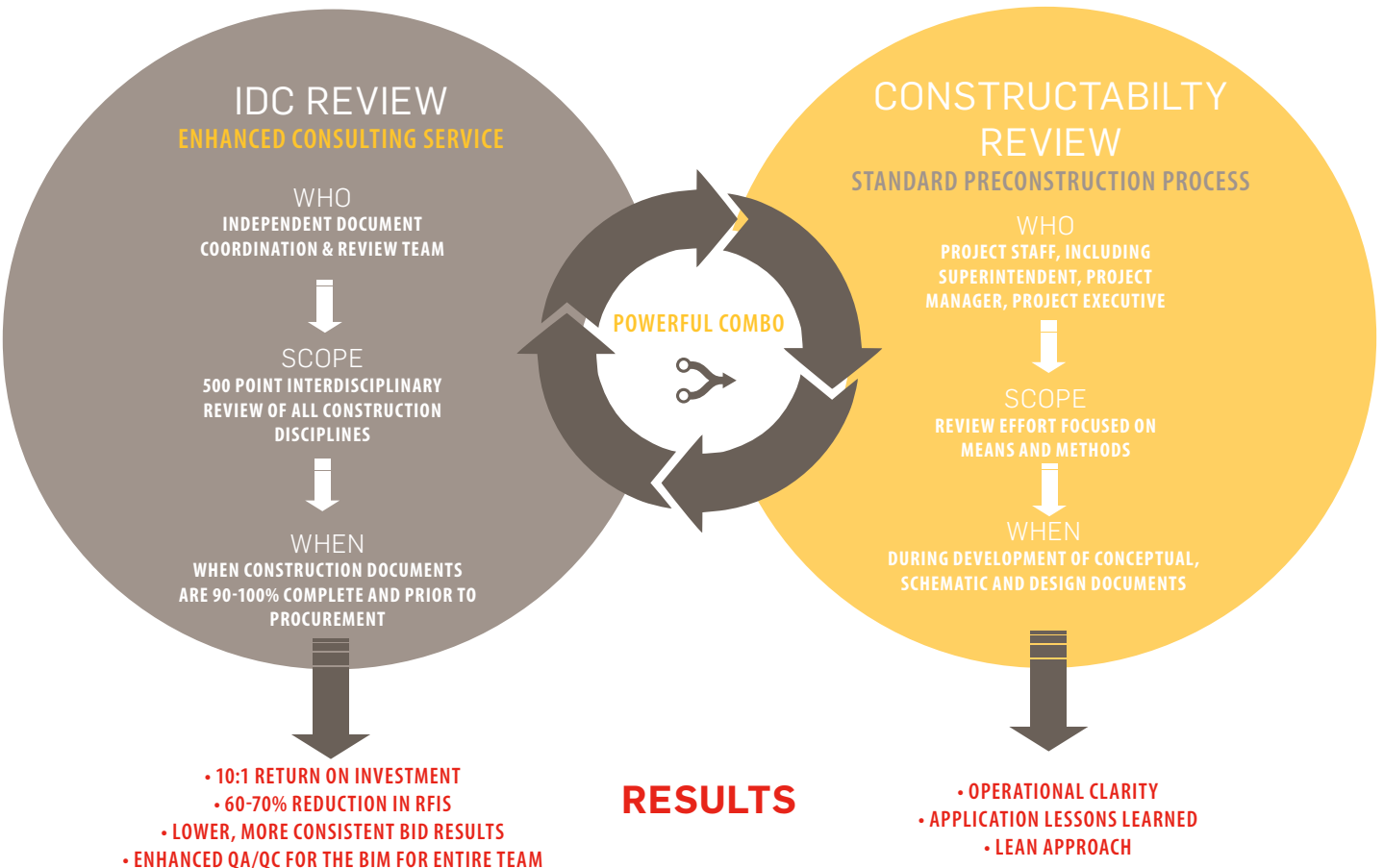


MAXIMIZING THE VALUE OF YOUR FACILITY CONSTRUCTION PROCESS

We want to make your facility project as smooth and easy as possible. Gilbane's unique Interdisciplinary Document Coordination (IDC) service can do just that by mitigating risk; reducing needless requests for information (RFIs), change orders, and project delays; and improving relationships among owners, architects, engineers, and contractors. The end result – more efficient construction of your facility and a significant reduction in project costs.

IDC AND CONSTRUCTABILITY | SELECTING THE PROPER LEVEL OF REVIEW

To ensure operational excellence and a smooth process, there are two degrees of reviews that can take place for every facility project – the Constructability Review and an IDC Review. While a Constructability Review is standard procedure for all Gilbane projects, an IDC Review will enable you to realize the total value of the project process through increased efficiencies and up to a 10:1 return in the value of saved change orders vs. the review cost itself.



COLLABORATIVE PRECONSTRUCTION REVIEW ADDS VALUE | California Polytechnic State University, Warren J. Baker Center for Science and Mathematics - San Luis Obispo, CA

IDC review results in savings

Gilbane provided preconstruction and construction services for California Polytechnic State University's Warren J. Baker Center for Science and Mathematics.

INTERDISCIPLINARY DOCUMENT CONTROL (IDC) REVIEW RESULTS

- > Gilbane's IDC team conducted a full building review (site review was excluded) over four weeks, *identifying approximately 770 issues*. The team was able to resolve the identified issues through the use of two compliance checks. Major items identified included:
- > Power/motors not provided for operable atrium windows that are part of the smoke evacuation system
- > Steel brick ledger angles not identified on structural drawings
- > Conflicts between electrical raceway and interior window sill heights
- > Laboratory air control valve capacities inconsistent between plans and schedule
- > Exhaust ductwork not provided where required at owner-furnished lab equipment

The early identification of these issues resulted in approximately \$750,000 in change order cost avoidances and saved the project more than 3,000 manhours.

