Gilbane’s leadership in
INTERDISCIPLINARY DOCUMENT COORDINATION

Interdisciplinary document coordination (IDC) is a preconstruction service, it is a separate department from other pre-construction or construction services within Gilbane. IDC utilizes a 500-step checklist combined with lessons learned and best practices in a rigorous, systematic analysis of plans and specifications. IDC will mitigate risk; reducing needless requests for information (RFI’s), change orders, project delays; and improving relationships among owners, architects, engineers, and contractors. Depending on the schedule (i.e. fast-track or hyper-tracked projects) and delivery methods, the IDC review can be conducted to distribute the results in a manner that meets the projects specific scheduling needs.

WHAT DO WE FIND:

Physical – Will it hit? Will it fit? (Ducts clashing with steel, above ceiling congestion)
Functional – Does it work? (120V VAV box circuited to a 277/480 Volt panel)
Scope – What does it need to work? (How is the curtainwall attached back to the superstructure?)

Project teams who have utilized IDC on projects have realized these benefits for our clients:

› A better coordinated set of documents that typically results in more consistent bid results
› By addressing coordination issues during design phase, their impact to a project’s program, schedule, and cost can be greatly mitigated

PROJECTS THAT HAVE UTILIZED IDC:

1 University of South Carolina Darla Moore School of Business - Columbia, SC
2 Kinder Morgan Tower - Houston, TX
3 Henry J. Carter Specialty Hospital and Nursing Facility - New York, NY
4 Kerry Ingredients and Flavours, Innovation and Technical Center - Beloit, WI
5 Arizona State University, Interdisciplinary Science and Technology Building - Tempe, AZ
6 Kings Theatre - Brooklyn, NY
Gilbane’s leadership in
LIFE SAFETY REVIEW AND OPINION

Gilbane’s Life Safety Review utilizes nationally recognized, model building and fire codes as the basis for identifying potential code compliance issues. Executed by a Certified Fire Protection Specialist (CFPS) with nearly twenty years experience as a “Fire Marshal”, the review focuses on the egress system and its subsidiary systems—mechanical, electrical and fire protection. This review attempts to put another set of experienced eyes to work uncovering as many deficiencies and problems as possible that are likely to become issues with building and fire code authorities having jurisdiction. By bringing observations to the attention of the project teams and design professionals in a timely and collaborative manner, potential problems that impact schedule and budget are minimized.

Model Building and Fire Codes used:

› International Building Code
› International Fire Code
› NFPA 101 Life Safety Code
› National Fire Protection Association Codes and Standards
   • NFPA 13, Sprinkler Standard
   • NFPA 14, Standpipe Standard
   • NFPA 30, Flammable and Combustible Liquids
   • NFPA 45, Laboratories Using Chemicals Standard
   • NFPA 72, National Fire Alarm Code
   • NFPA 90A, HVAC Standard
   • NFPA 110, Emergency and Standby Power Standard

BENEFITS:

› Reduces the potential to have significant cost, schedule, and certificate of occupancy impacts to the project beyond constructability and coordination
› Work collaboratively providing the Design professionals with feedback on potential code deficiencies. Builds relationships

PROJECTS THAT HAVE UTILIZED LIFE SAFETY REVIEW:

1 Ohio State University - Columbus, OH 2 Charter Care, Roger Williams Hospital - Providence, RI 3 Kings Theatre Redevelopment - Brooklyn, NY

“Thank you for making my day. Please know how appreciative I am for your knowledgeable and aggressive pursuit of our concerns and issues regarding fire codes as applied to Routhier Hall. I do not know how we could have gotten through the maze of requirements without you. Many, many thanks for your efforts on behalf of LaSalle Academy.”

- Brother McKenery, President of LaSalle Academy

10 TO RETURN 1$ ON INVESTMENT
60-70% REDUCTION IN CONSTRUCTION PHASE RFI’S