

The New World of Project Delivery



Brian Miller,
P.E., LEED AP
Executive Editor
bmill@pci.org

What happened to the good old days? I can remember when a gallon of gasoline cost less than \$1 for full-service. Growing up as the son of a gas station owner, I remember the concern over how we were going to add a third digit to the pump readouts (which were not digital at the time) to accommodate the famous and scary increase to \$1 a gallon. Wouldn't it be nice to fill-up for under \$20 today?

Many things have changed in America through the years, and building design and construction are no different. As projects have become more complex, so too have the options for delivering them. From the traditional design-bid-build, new approaches have developed, including a variety of design-build formats and Integrated Project Delivery. Each offers a different way to divide risk among the

stakeholders and project team members and incorporate their talents and expertise into the mix to improve efficiencies earlier in the process.

This issue of *Ascent* magazine explores some of these delivery methods. For example, we present an overview of the design-build format, which is becoming one of the most widely used methods for project delivery. The article was written by the Design Build Institute of America, the authority on design-build.

Most of the projects presented in this issue have been delivered using the design-build method. They show a variety of ways that precast concrete components are helping to achieve the goals that design-build formats also strive to reach.

Project delivery is not the only change impacting building construction. Other influences, such as sustainable design, have caused us to think differently about project design, who is involved in it, and when they are included. More often, we are seeing key specialty contractors, such as HVAC, electric, communications, and structural and envelope system providers such as precasters, involved earlier in a project. This can be very beneficial in utilizing their expertise to help optimize designs and meet project goals.

Design Assist, for instance, allows precasters or other specialty contractors to become involved as consultants early in a project. This input ensures that the precaster's unique expertise and understanding of efficiencies—in casting, sizing, architectural finishes, load transfer, delivery restrictions, and erection efficiencies—will minimize time and material cost for these components. The result is more efficient designs, streamlined schedules, fewer project delays, and ultimately better project delivery and performance.

You can read more about Design Assist in this issue's Designers Notebook—for which you can receive 1 LU credit if you complete the included quiz after reading. No matter which method of project delivery you choose for each project, your local precaster can provide valuable input if you include him in the process as early as possible.

We hope you will always consider contacting a PCI-certified precaster as design plans are being made to take advantage of this expertise. Meanwhile, I have to go fill up my car—for about \$70—and do it myself. Sometimes change can be tough.

ASCENT On the cover: The Surf Style retail store and parking structure in Clearwater, Fla. (see page 38)

- **Executive Editor:** Brian Miller, P.E., LEED AP
- **Managing Editor:** Craig Shutt
- **Editorial Staff:** Thomas Irvin
- **Editorial Administration:** Jennifer Peters
- **Art Director:** Paul Grigonis
- **Graphic Design:** Ed Derwent
- **Ad Sales:**
Kirstin Osgood
Manager, Sales and Member Development
kosgood@pci.org
(312) 360-3206

- **Reprint Sales:** Paul Grigonis, Art Director
(312) 360-3217
pgrigonis@pci.org
- **Precast/Prestressed Concrete Institute:**
James G. Toscas, President
- **Industry Technical Review Team:** Jay Cariveau, Peter Finsen, Sidney Freedman, Corey Greika, Marty McIntyre, Mark McKenry, Brian Miller and Greg Winkler
- **POSTMASTER:** Send address changes to *Ascent*, 200 W. Adams St., Suite 2100, Chicago, IL 60606. Periodical postage paid at Chicago, IL and additional mailing offices.

- *Ascent* (Vol. 22, No. 3, ISSN 10796983) is published quarterly by the Precast/Prestressed Concrete Institute, 200 W. Adams St., Suite 2100, Chicago, IL 60606.
- Copyright 2012 Precast/Prestressed Concrete Institute.
- If you have a project to be considered, send information to Whitney Stephens, PCI Communications Manager, (312) 428-4945
wstephens@pci.org