

EXPEDITED SCHEDULE



Inherent to the manufacturing and industrial process, and a critical component to its success, is the ability to capture market share when entering a geographic marketplace or expanding products within the existing marketplace. Lean principles such as “speed to market” or “just in time” delivery are commonly utilized, which drive the importance of schedule in the completion of a facility. We excel and respond to this expedited process as paramount to the success of our clients and the future of their business. That is why we work closely with our clients at the start of our engagement to listen and define the two to three critical success factors that the client desires in a project and then help them prioritize accordingly.



Recently, we engaged with a client to review and discuss the scope, scale, and complexity of a potential project to significantly increase their production capacity. After listening to them, it was clear that an expedited schedule and maintaining existing 24/7 operations were the highest priority amongst the success factors outlined.



After an all-day planning session with the client team, we recommended the pursuit of a design-build delivery strategy. This allowed us to customize our team by adding a trusted construction partner to facilitate the goal of achieving the quickest “speed to market.” On behalf of our client, we reached out to the construction partner, met with them one-on-one, and devised a phased approach to design, develop, and deliver the project in the shortest possible time while also achieving the client’s vision for a renovated and expanded facility. This partnership allowed for our broader team to bring on significant subcontractor trades to work in the design-assist role, to develop critical systems within the building, and focus on selecting and purchasing long-lead items in a fluid sequence. The project schedule was developed as a real-time document that evolved and advanced throughout the design phase as components of the project moved forward.

Decisions were made along the way to fast-track the site work, utilities, footings/ foundations, and major structural packages in the first phase of work and divide the project into a series of bid packages to expedite the construction process. We then focused on the exterior shell of the building, followed closely by the major mechanical, electrical, and plumbing systems. The final phase of work was interior architecture and interior design. Ultimately, the project was completed ahead of schedule, which exceeded the goals and expectations of the client for the future of their operations.

Through this experience and many similar successful projects with clients, our multidisciplinary design team of architects, engineers, and interior designers has adapted and evolved our processes to customize the best solution for every client.



By: Jason Novotny
AIA, NCARB, LEED AP, CPTED
Director of Design