

Construction Break

Laugh a little, learn a little & take a break from the daily grind

Winter 2012

Design/build is a method of project delivery that allows for an accelerated start of construction. The time savings are achieved because less detailed design is required prior to the bid process and/or there is more of an overlap of design and construction activities, thus shortening the project schedule. The team consist of the owner, architect, general contractor and the major subcontractors.

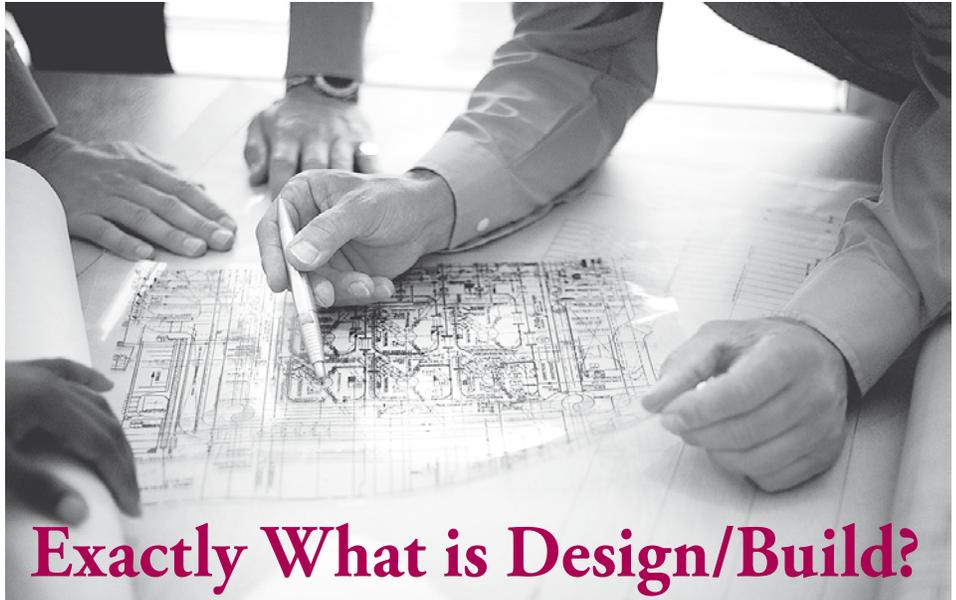
The design/build team offers the owner a single source of responsibility and accountability for the entire project, providing all the project's requirements regarding planning, design and construction. The team manages all internal communications and associated risks. Design/build creates value for the owner through clear interpretation of the project needs and provides balance, quality, style and function throughout the entire design and construction process.

Design/build allows for a proactive response to any problems that arise because there are regular reviews and inspections and feedback to allow for constant improvements.

The team is responsible for the functionality, style, quality, timeliness, value and budget control. Each team member participates in the construction scheduling, budget control, sourcing of materials, and scheduling the arrival of those materials.

Senior members of the team will perform integrated plan reviews at key junctures during the design and bidding process. Site and building plans are reviewed along with the structural, mechanical, electrical and plumbing plans. This ensures the completeness and clarity of the plans as well as guaranteeing that schedules and cost projections are on target.

The quality control manager will meet with the subcontractors prior to the start of their phase of the project and communicate



Exactly What is Design/Build?

performance expectations. He or she will continue to visit the site to ensure that those expectations are being met and the material is of the required quality. This allows complementary and cooperative relationships with all the consultants and subcontractors.

The team starts with the project planning phase, which includes site assessment, master planning of the concept for the design, accurate initial budgets and all agency reviews and approvals. Then the actual schematic for the design is submitted, which includes floor plans, exterior elevations and all engineered systems required for actual plans and accurate estimates. Renderings may include computer-generated views as well as models. Planning is done for the main parts of the design, all construction documents, the interior design and the quality control.

Next, the construction phase is laid out.

This includes project scheduling, which is the timing and sequencing of all aspects of the construction process. At this point, subcontractor selection is done through a review of bid proposals, capabilities and available resources to evaluate and select the specific subcontractor that meets quality standards and provides the best value.

Project management ensures that the schedule, cost, quality and safety standards are met. Documentation is distributed and retained to assure effective coordination of the project team. Quality control reviews installation procedures before, during and after to make sure they are correct. Immediate correction of any substandard field work results in a high quality building.

Finally, the design/build team handles the post-construction phase, which includes system training and startup, providing owner manuals and warranties.



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With Age Comes Wisdom

We wish the following employees a very Happy Birthday...

Thomas Measimer	January 7
Chad Clark	January 16
Michael Carey	February 25
James Purcell	March 15

Safety Alert Did You Know?...

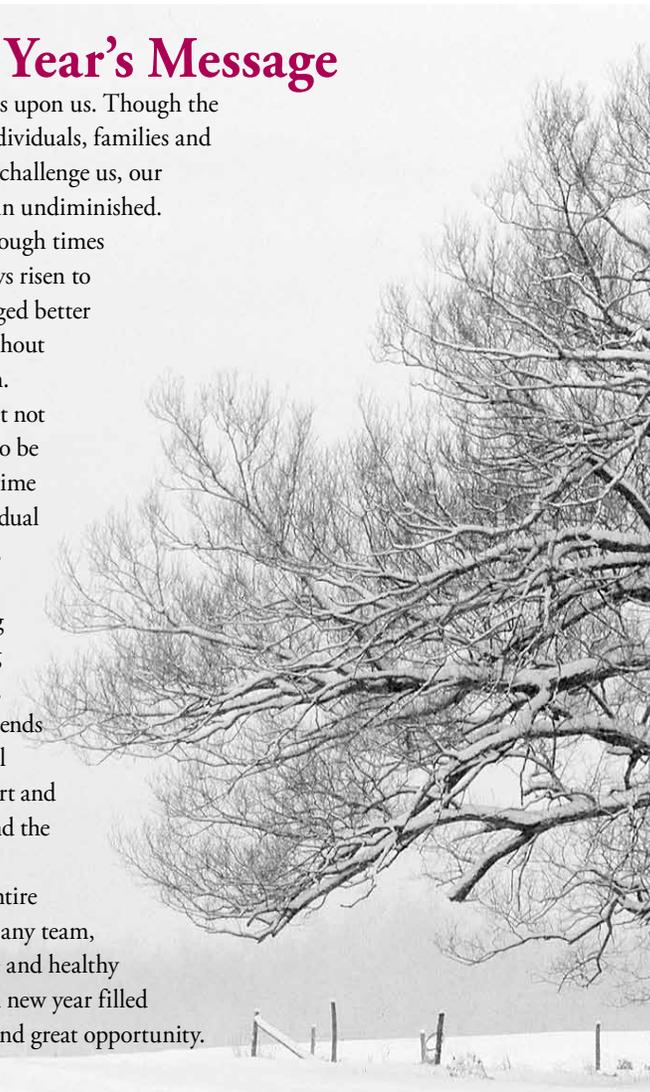
When the body is unable to warm itself, cold-related stress may result. A cold environment forces the body to work harder to maintain its temperature. Cold air, water and snow all draw heat from the body. Wind chill is the combination of air temperature and wind speed. While it is obvious that below freezing conditions combined with inadequate clothing could bring about cold stress, it is also important to understand that it can also be brought about by temperatures in the 50s coupled with some rain and wind.

Our New Year's Message

Another new year is upon us. Though the problems we face as individuals, families and businesses continue to challenge us, our spirit and resolve remain undiminished. Our nation has faced tough times before, and we've always risen to the occasion and emerged better and stronger—and without doubt we'll do so again.

In the meantime, let not forget all that we have to be thankful for, and take time to appreciate our individual blessings. As a business, we are grateful for our dedicated, hardworking employees, outstanding building team partners, supportive corporate friends and, of course, our loyal clients, who are the heart and soul of our company and the reason it exists.

On behalf of the entire Walter B. Davis Company team, we hope you had a safe and healthy holiday and wish you a new year filled with happiness, hope and great opportunity.



We're doing our part. This newsletter is printed on environmentally-friendly paper—50% recycled, using 25% post-consumer waste, and is composed of a mixture of fibers from certified forests, post-consumer recycling processes and fibers from other controlled sources.