

The Vision

Special points of interest:

- Do I have enough time for my project?
- Fast Track construction delivery method.
- 5 essentials to fast tracking a project.
- Ballard Architectural Studio web address.

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Do I Have Enough Time to Construct My Building?

Do I have enough time to construct my building?

We have a deadline, a drop dead date. If we don't open our doors at a certain time we will miss this window of opportunity. Does this sound like you?

Each building type has a set amount of man-hours it takes to construct a building. Each construction process, for example, like pouring concrete floors, takes a certain amount of time or man-hours to complete, and there is simply no way to get around the man-hours it takes to complete a particular construction process. It is the totality of the man-hours that is responsible for the amount of time that

exists in your project schedule.

Is there any way to speed up the construction process? The simplest answer is, yes, there is. However, each method has corresponding risk that will affect the construction process .

There are three trusted methods of speeding up the construction process: prefabrication, multiple work shifts and the fast track method. In some cases, you can combine these methods.

We recommend the fast track method, defined as: the Architect delivers to the contractor portions of the drawings for bidding and construction prior to the drawings being fully

completed. The drawings are completed in phases during construction.



A construction assembly

Stated earlier, accelerating any project schedule has risk and the question is "does the owner want to live with the consequences that will follow the acceleration of their construction schedule?" If the answer is "yes" then moving forward is recommended.

Written by A. Ballard, RA

5 Essentials To Fast Tracking a Project

What is fast tracking?

Fast tracking a construction project is a little like multi-tasking.

The architect completes and issues the drawings of specific assembly packages for pricing and con-

struction, such as the foundation and underground utilities while the remaining design details are being completed by the design team.

After each building assembly design

(foundation, structural steel etc...) is completed, it is then constructed on site and the remainder of the building continues to be designed.

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- BIM Construction Model
- Construction Administration (CA)
- Construction Management (CM)
- Integrated Project Delivery (IPD)
- Structural, Mechanical, Electrical, Plumbing Engineering (thru consultants)

The 5 Essentials of Fast Tracking a Project

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The benefit is that it condenses some of the construction time for the project.

There is a risk, however. For instance, the foundation and underground utilities have been constructed for the building therefore every design detail that follows cannot easily deviate from the foundation and underground utilities that have been constructed already. **The advantage is that it can save sometime, the disadvantage is that changes become difficult and expensive.**

The **5 essentials** of Fast Tracking are:

1. Cost Plus design contract
2. Team (or common) contingency w/split savings

3. High order of documentation & dissemination
4. Critical Path method of scheduling (CPM)
5. Multi-packaged subcontractors.

Let's briefly address each essential element:

1) Cost plus design contract is important because the drawings are done in phases. **2)** Team contingency: The owner and subcontractors can share a savings of project contingency as an incentive to the contractors participating. **3)** The design team will have a high level of coordination because design and construction are occurring simultaneously. **4)** The critical path method provides early identification of those critical scheduling issues

such as lead time for structural framing and the arrival time for items such as the heating/cooling system on site etc... **5)** Multi-packaging the subcontractors gives incentive to the contractor to participate in this compressed time schedule by increasing their potential for revenue on this project.

In conclusion, after considering the risk and moving forward, fast tracking a construction project can be an advantage, particular for an owner



The crane assisting with placement

who has a tight schedule.

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