

Northwest Construction
Consumer Council May 20,
1998 Membership Meeting

Hermanson Corporation

<http://www.hermanson.com>

<http://www.pkcenter.com>

Designing for Today's
Customers Using Tomorrow's
Techniques

- Introduce Hermanson Corporation
- Discuss Our Design Build System
- Demonstrate the Project Knowledge Center
- Question and Answer Session

About the Hermanson Corporation

- Founded 1979 by Jerry Hermanson
- Approximately \$30 Million Annually
- 50% Design Build, 30% Full Mechanical & 20% Misc. (Sheet Metal, Service etc...)
- Professionally Managed Company

Management Team

- **Bill Nolan**: Chief Information Officer
 - Microsoft Clearinghouse Team
 - Developer of Project Knowledge Center
- **Knut Nicolaisen P.E.**: Engineering Manager
 - Design Build Business Development

Design Build Approach

- Traditional Design Build
- Managed Design
- Design Assist

Hermanson Design Build Team

- Design Build Team Selection
 - Engineering Team
 - Construction Manager
 - Detailing (Shop Drawings)
 - Estimating
- Design Build Team Goal
 - CM Involvement in Pre-Construction
 - Engineering Involvement in Construction

Owner Benefits

- ◆ Highly Qualified Design Build Team
- ◆ Cost Control
- ◆ Value Engineering
- ◆ Constructability Analysis
- ◆ Shorter Schedule
- ◆ Reduced Change Orders
- ◆ Single Source Responsibility

Hermanson's Engineering Partners

- Bouillon
- Coffman
- FSI
- Rice Group
- Wood/ Harbinger

Types of Design Build

- Archives
- Air Plane Hangers
- Computer Labs
- Industrial
- Medical
- Office
- Restaurants
- Retail

Design Build Clients

- Anthony's Restaurant
- Boeing
- Children's Orthopedic Hospital
- Expeditors International
- Gateway Management LLC
- Lakeside Middle School
- Microsoft
- Vulcan (Paul Allen)

Project Knowledge Center

Seeing Project Communication
From A New Perspective

Mission

- Add Value to Design and Construction Projects through better Communication.
- Provide Customers With Easy Access to High Quality Project Information.

Goals

- Create Tools to Help Teams Communicate More Effectively.
- Shorten Project Delivery.
- Reduce Repetitive Tasks With Improved Workflow.
- Remove Barriers Caused by Location, Time & Internal Systems.
- Provide Information Real-Time

Specifications

- Require No Proprietary Software For Participation.
- Must Maintain High Value: Cost Ratio.
- A/E/C Firms Should Be Able Too Set Up & Administer Their Own Project Areas.
- Leverage Participants Existing Information Technology.
- 24 x 7 Access to Project Information From Anywhere in the World.

Goals For Today

- Review The Problem
- Review Our Solution
- Summarize Benefits

The Problem...

- Each New Project Brings Different Teams With Different Capabilities.
 - Operating Systems.
 - Access to Technology.
 - Office Location.
 - Job-site Location.

Good Decisions Need Accurate Timely Information.

- Design Related.
- Cost Considerations.
- Requests For Information.
- Schedule Ramifications.
- Coordination.

Transfer Of Information From Design to Build.

- Questions Get Answered
- View of Projects Decision History Is Accessible.
- Design Documents Are Leveraged Effectively.

Existing Tools Not Adequate.

- Traditional Process; Paper, Phone and Fax. Slow, inefficient, Labor Intensive.
- E-mail; Faster Than Courier... Sometimes. Transactional, No Uniform View.
- WAN; Tough To Administer, Dictates OS, Doesn't Leverage Bandwidth Well.
- No Uniform View Of Project Information

Summary of The Problem...

- Each New Project Brings Different Teams With Different Capabilities.
- Good Decisions Need Accurate Timely Information.
- Information Generated By Design Teams Needs to Transfer to Build Teams.
- Existing Tools Not Adequate.

PROJECT KNOWLEDGE CENTER

- Take a Peek

Summary

- PKC Is The Central Repository for All Project Information.
- Site Content is Generated By Project Participants.
- Active Server = Browser Enabled.
- Internet = Always Available, Anywhere.

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