

# Design-Build

Design-build, a practical approach to project delivery, relies on a united team to move a project from planning and design through construction. Clients benefit from smoother outcomes in the field when design concepts are shared early, project goals are understood, and the entire effort is coordinated in the office. GAI Consultants is a design-build professional that joins with reputable construction firms to “value engineer” projects.

**A team that thoroughly understands the impact of permitting and agency reviews on project schedules means a design-build team that delivers on time.**

When design, engineering, construction, and permitting activities are integrated under one team, project timelines can shrink up to 40%. GAI works with developers, private industry, and government agencies to plan and develop projects for the transportation, industrial, commercial,

residential, and recreational markets. Teaming with a project contractor in the early design stages is an economical way for GAI’s engineers, planners, and environmental specialists to develop feasible plans that address social and environmental impacts. In addition, our trusted relationships with permitting agencies, built over decades, help streamline approval processes, reduce risk, and lower costs.

With GAI on a design-build team, using the critical path method is no longer a time-consuming game of catch-up with field activities. Our premier scheduling software and in-house specialists create comprehensive, easy-to-use project schedules tailored to the specific needs of each client.

From complex infrastructure improvements to single site developments, our design-build teams use innovative scheduling and strategic planning to develop preliminary and final designs that meet project goals. A member of the Design-Build Institute of America, GAI is a design-build partner committed to building superior projects.



## Service Profile



### GAI's Design-Build Services

- **Conceptual Design**
  - Proactive evaluation of plans
  - Creative design concept modifications
  - Value engineering
  - Strategies to maintain good public relations
  - Conceptual design review that address permitting
  - Identification and resolution of potential conflicts
- **Construction Cost Estimating**
  - Detailed construction cost estimates
  - Consideration of all required agency permits
  - Coordination with entire design-build team
  - Accurate construction pricing
- **Preliminary and Final Engineering**
  - Preliminary plans based on conceptual designs
  - Final plans following designated design standards
  - Review for constructability
  - Construction sequencing optimization
- **Permitting**
  - Guidance on agency regulations and standards
  - Agency coordination—local, state, federal permits
  - Immediate start on permitting process after NTP
- **Construction Scheduling**
  - Early reviews of construction schedule/milestones
  - Schedules based on conceptual design objectives
  - Expedited permitting processes
- **Constructability Review**
  - Resolution of potential conflicts early in design
  - Examination of value engineering potential
  - Strong communication program to address issues
- **Value Engineering**
  - Value engineering concepts in every design stage
  - Primary and proactive focus on cost reduction

### GAI Services Summary

- Airport Planning and Design
- Bridge and Structure Inspection and Design
- Coal Combustion Residuals Management
- Construction Inspection and Management
- Cultural Resources Management
- Economic Analyses and Strategies
- Electric Transmission Design and Siting
- Environmental Engineering
- Environmental Studies, Species Studies, Permitting
- Gas Pipeline Surveying and Mapping
- Geographic Information Systems (GIS)
- Geotechnical Engineering and Geology
- Impoundment and Landfill Permitting and Design
- Land Development Engineering
- Landscape Architecture and Design
- Master Planning and Urban Design
- Mechanical, Electrical, Structural Engineering
- Natural Gas FERC Certification and Permitting
- Nuclear Energy Engineering Support
- Right of Way and Appraisal Support
- Land Surveying and Mapping
- Transportation Planning and Design
- Utility Management Consulting
- Water, Stormwater, Wastewater Management

The scope of professional services that are provided by or offered out of each GAI office including, but not limited to, engineering and surveying services, is governed by the professional and business licensing requirements of each individual State or jurisdiction in which the GAI office is located and whether GAI has the requisite professional and business licenses for that State or jurisdiction. Nothing on GAI's Web Site or marketing materials is intended to be interpreted or construed as offering to perform professional licensed services where prohibited unless the licensing requirements have been met. Engineering services are not offered out of GAI's Northern Kentucky (Florence) office location. Surveying services are not offered out of GAI's Illinois location or by our New York subsidiary.

