



DBIA Rocky Mountain Region

2016 Regional Conference

"The Culture of Integration: Great Teams Make Great Projects"

Culture of Integration Track

Sponsored By:

The logo for BECK is a solid blue square containing the word "BECK" in white, bold, sans-serif capital letters. The letter "K" is stylized with a sharp, angular shape.



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KEY DECISIONS IN CHOOSING AN INTEGRATED DELIVERY MODEL

Case Study of 1401 Lawrence

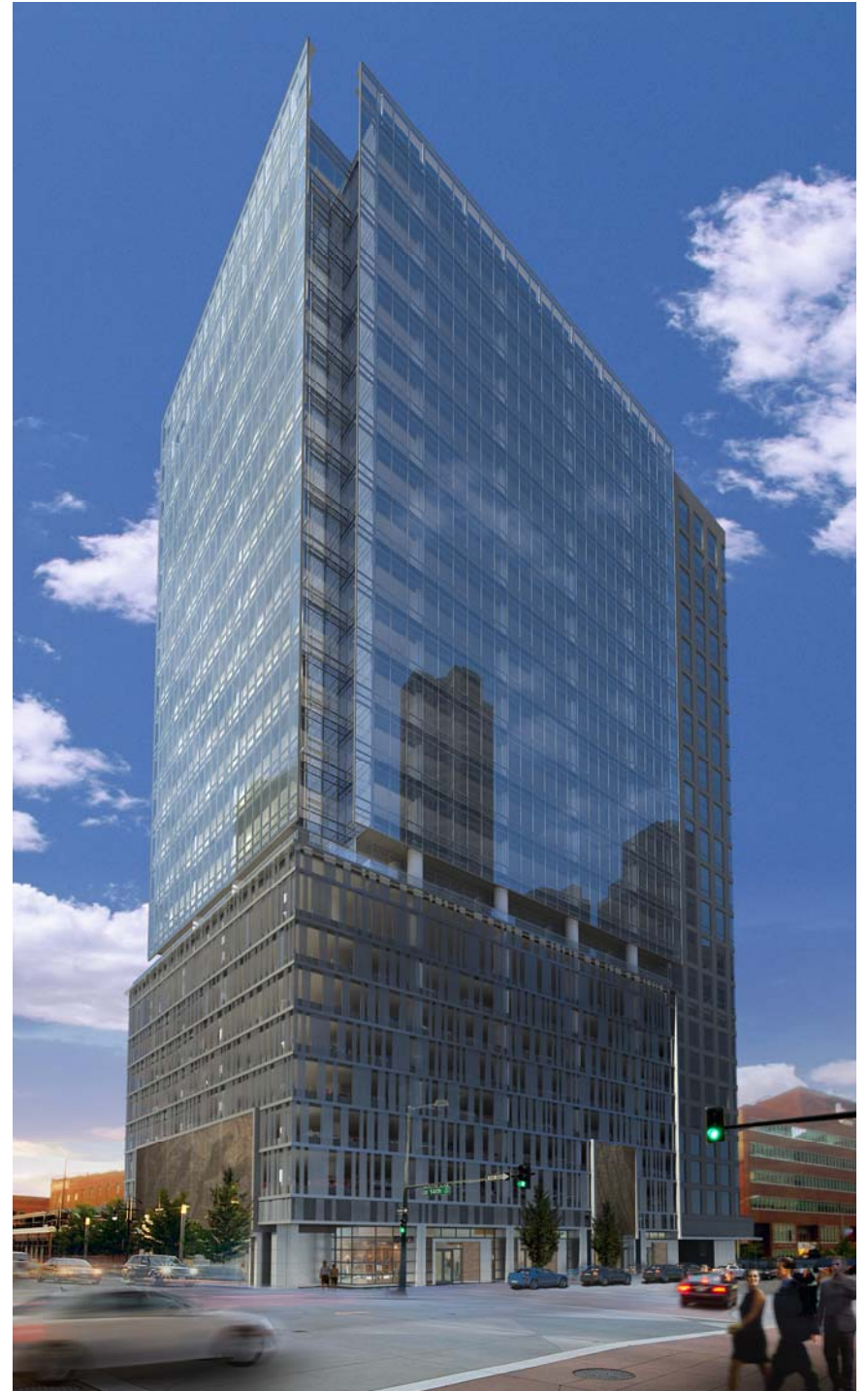
SESSION OVERVIEW

- Client Profile & Project Overview
- Integrated Design-Build Project Delivery
- Culture and Structure of Integration
- Partnering with Consultants and Sub-contractors
- Benefits of Integrated Design-Build



SESSION TAKEAWAYS

- Educating the Client on the Integrated Delivery Model
- Alignment of Team Goals
- Role of an Integrated Project Leader
- How the Design-Builder partners with the consulting and sub trades
- Advantages of Co-Location



PANELIST BIOS

- David Morris: The Designer



- Julian Nahan: The Builder



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A photograph of a modern interior space, likely a hallway or office area. The wall is composed of large glass panels held by dark metal frames. The lower portion of the wall is painted a vibrant red, while the upper portion is a light gray or white. The floor is made of light-colored wood or laminate. The overall aesthetic is clean and contemporary.

CLIENT PROFILE & PROJECT DEFINITION

OWNER PROFILE

FIRST GULF

- A proven market leader with more than \$3-billion in developed assets
- Headquartered in Toronto, Canada
- Services offered:



Development



Leasing



Construction



Finance



Property Management

- First project in the US

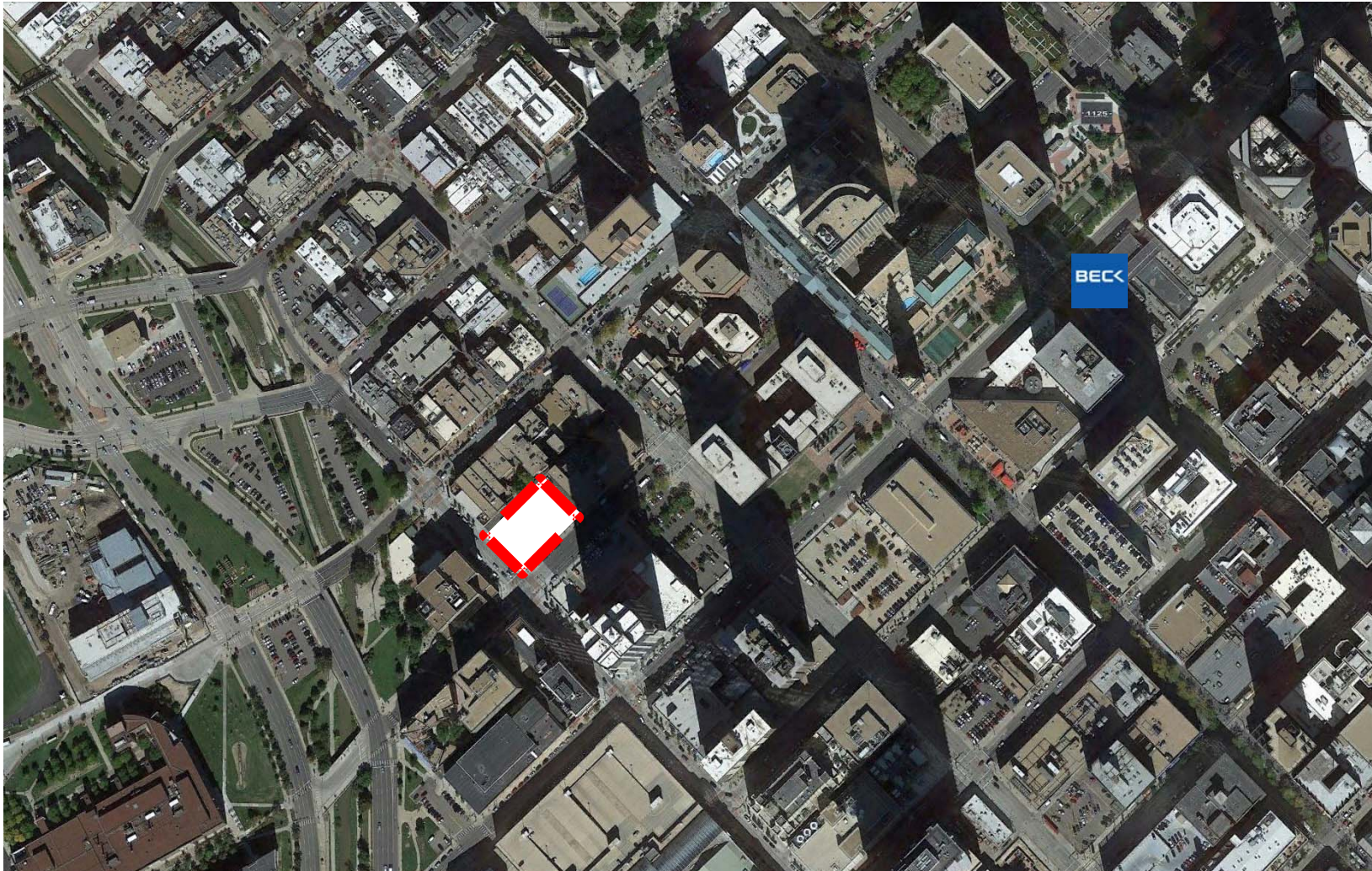
SELECTION PROCESS

- Trusted Advisor – started with Design only
- Early Engagement (Ownership, Consultants, and Brokers)
- GMP provided from Schematic Design
- Minimization of Owner's Risk
- Boots on the Ground – One Stop Shop



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PROJECT LOCATION



PROJECT DEFINITION

1401 Lawrence

- 22-story class A office tower
- 14 levels of office (300k SF) above 8 levels of parking with ground floor retail space
- Fit comfortably into the historic fabric of Larimer Square
- Iconic architecture



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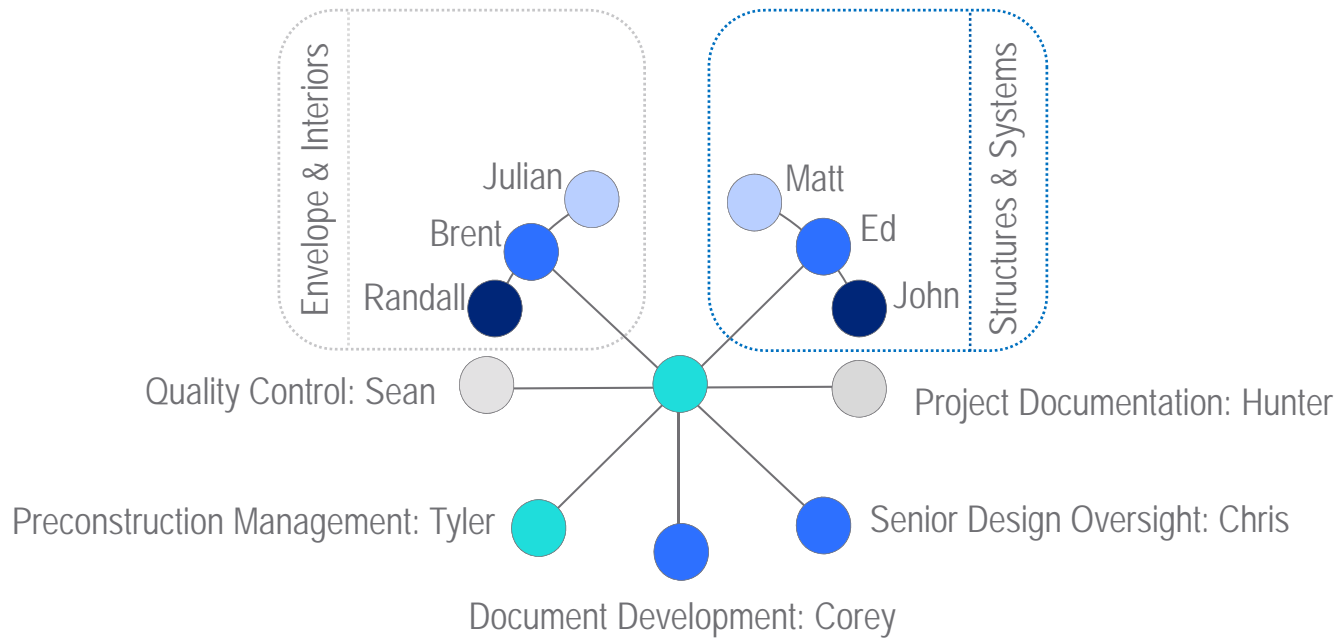
CULTURE & STRUCTURE
OF THE INTEGRATED
DESIGN-BUILD TEAM

FOUR FUNDAMENTALS

- Define before Design
- Establish the team early and keep them together
- Identify an Integrated Project Leader (IPL)
- Co-locate (construction early / design late)

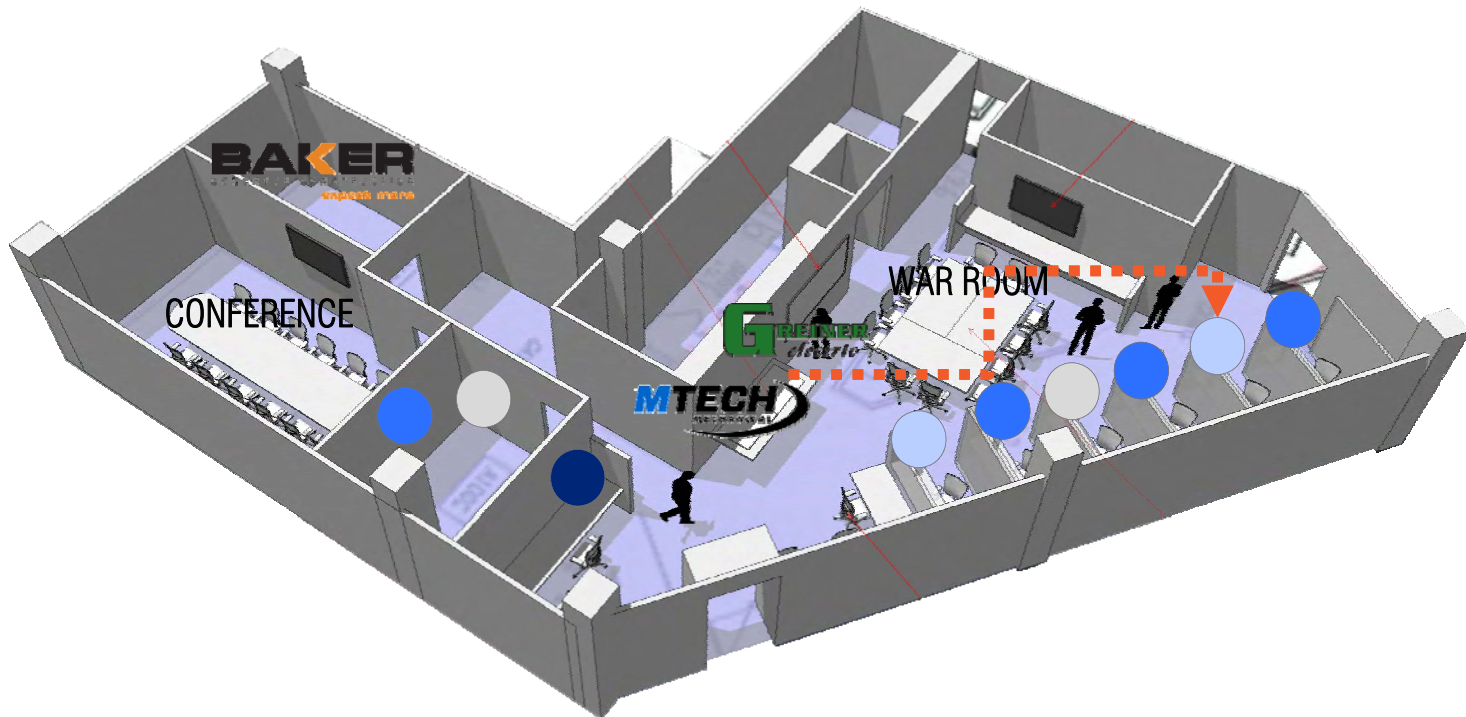


UNIQUE TEAM STRUCTURE

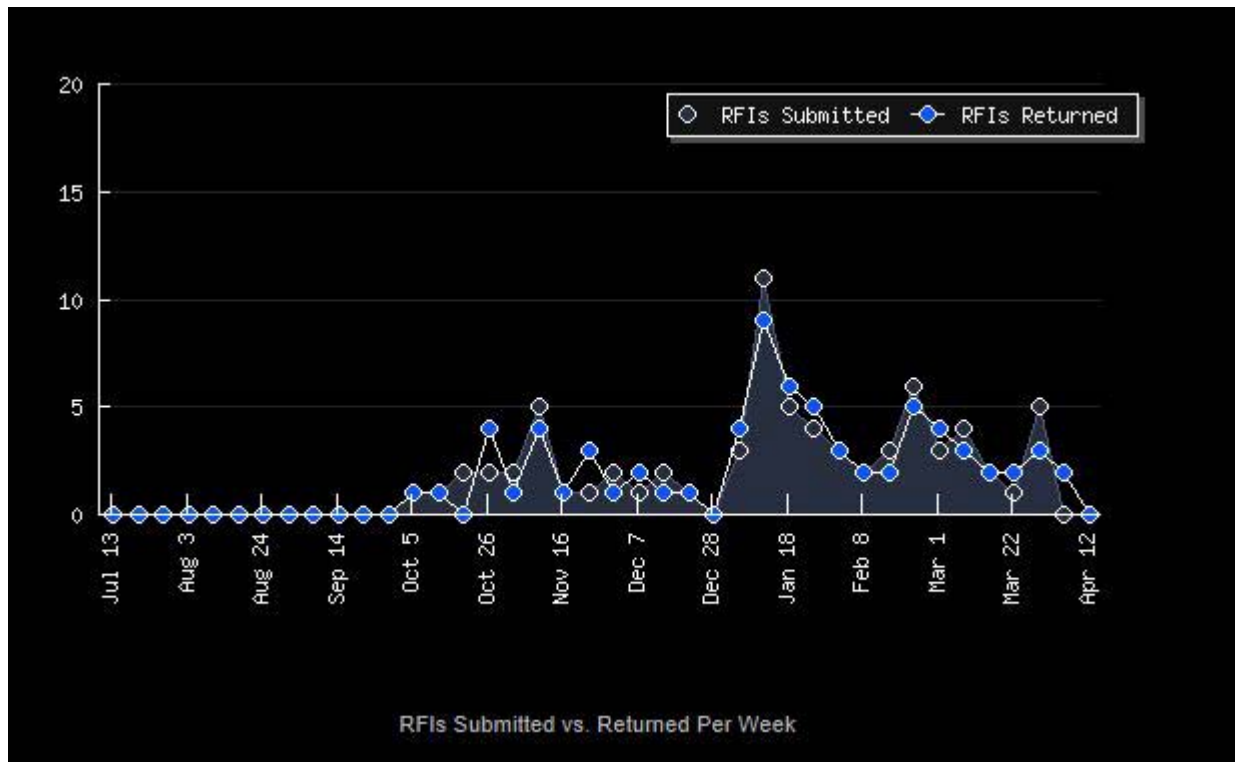


CO-LOCATION ADVANTAGES

Colocation = faster response time and fewer RFIs



THE INTEGRATION ADVANTAGE



All Open	1	All	
All Returned	72	Overdue RFIs	1
Total RFIs	73	RFIs Due in Next 3 Days	1
		Average Turnaround	2.8 days
		Average Requested Turnaround	5.6 days

A photograph of a modern office interior. The background features a large glass wall with a grid of black frames. The wall is divided into two horizontal sections: the top section is light gray, and the bottom section is a vibrant red. The floor is made of light-colored wood. In the top left corner, there is a blue square logo with the word 'BECK' in white.

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PARTNERING WITH
CONSULTANTS &
SUBCONTRACTORS

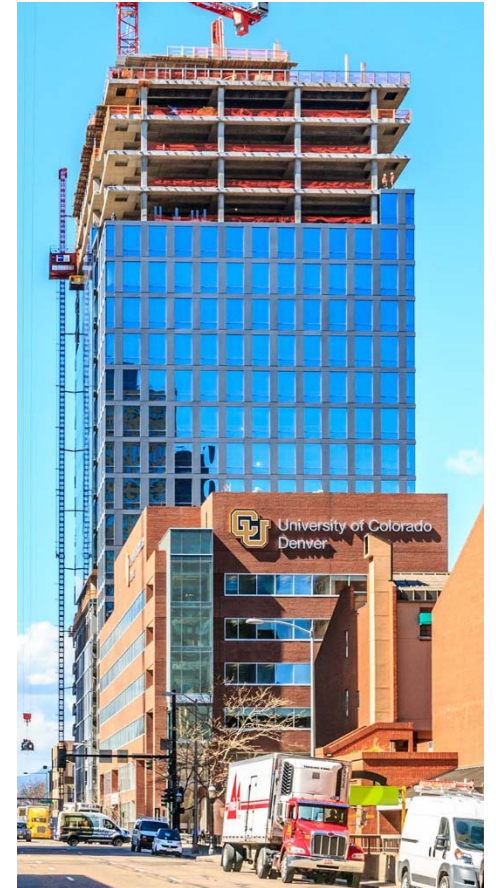
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KEY TEAM MEMBERS



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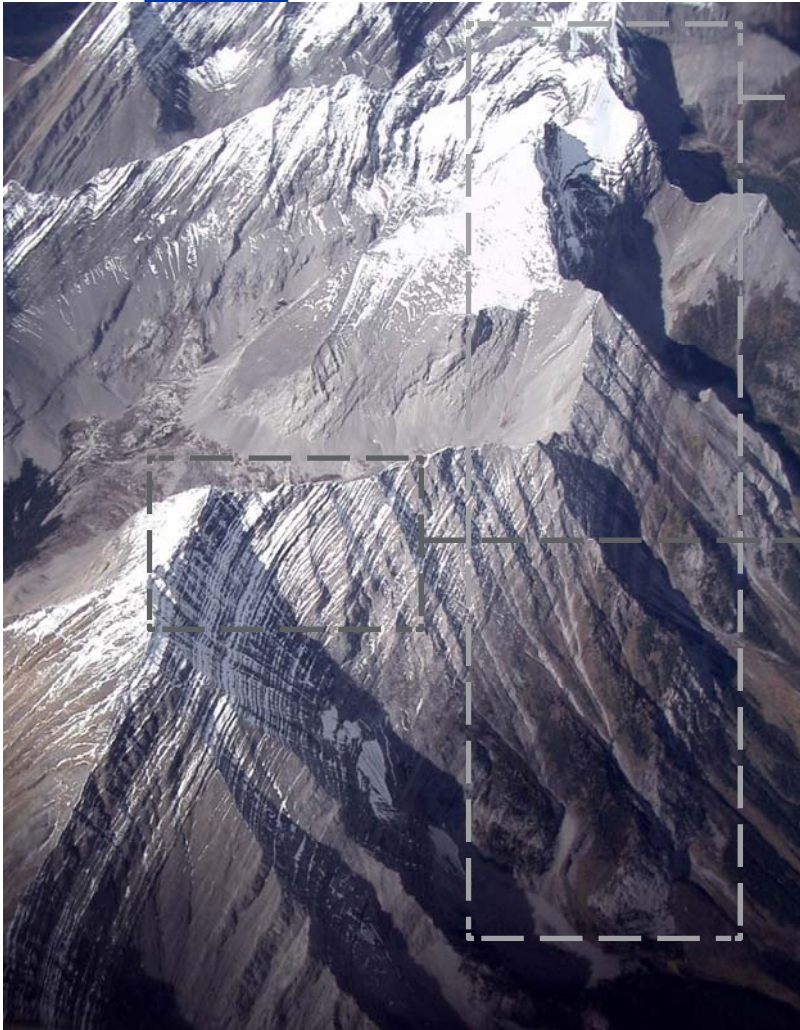
SUBCONTRACTOR / PARTNER: JR BUTLER



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SUBCONTRACTOR / PARTNER : JR BUTLER





SOUTH
ELEVATION



EAST
ELEVATION



ZINC TO BE CORRUGATED
AFTER PERFORATION
IMAGING TO FURTHER
DISTORT THE IMAGE



SECTION THROUGH
CORRUGATED ZINC
SURFACE (NTS)

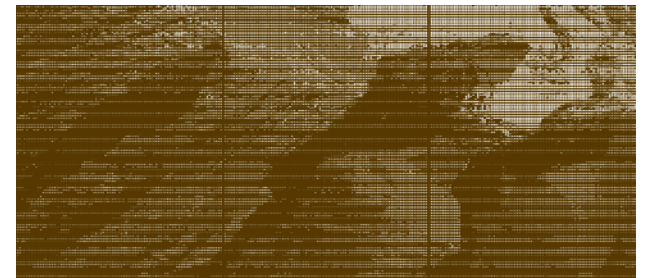
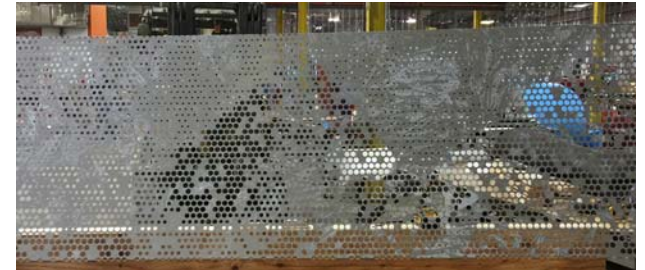
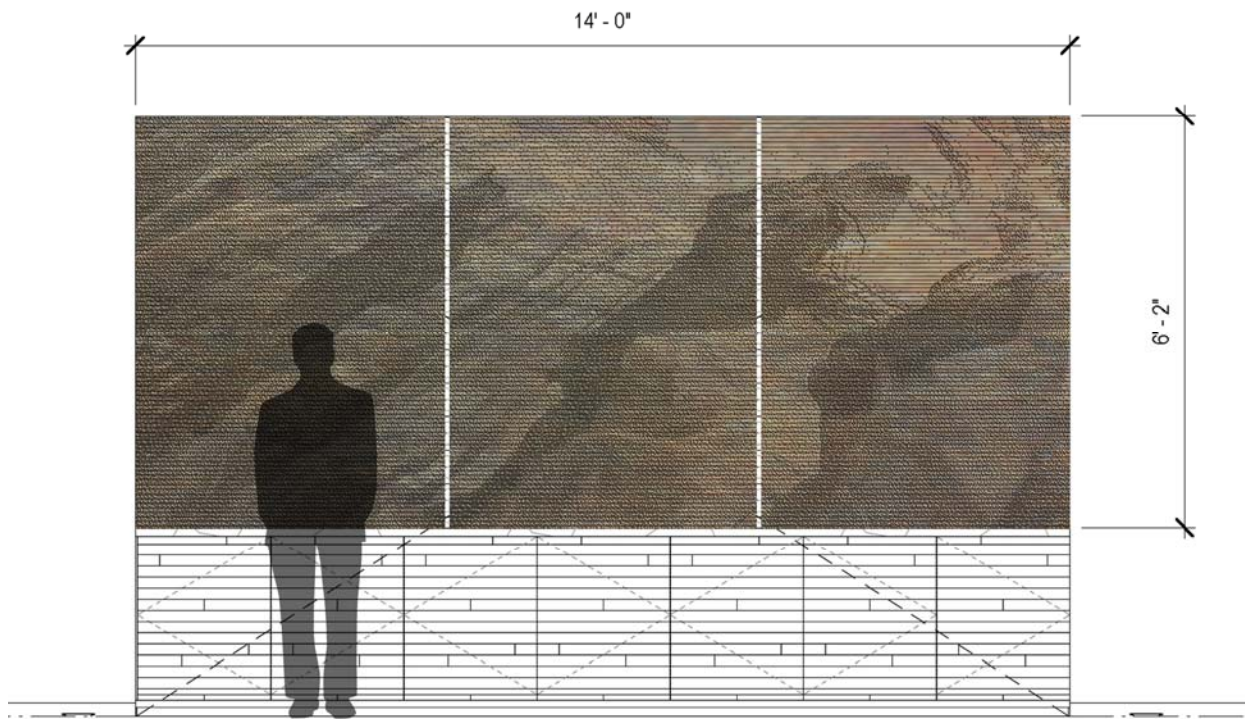
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OUR MISSION

For this integrated team of architects and builders to show our client and the Denver market a high water-mark in design and operational excellence... and through teamwork, collaboration, competency, and the willingness to behave and think differently, deliver 1401 Lawrence in a manner that shows there is a better way to design and build buildings.

-- *Beck Integrated Delivery Plan*