

TURNING VISION INTO REALITY



IF YOU CAN IMAGINE IT
WE CAN DESIGN AND BUILD IT

BUILDING LASTING RELATIONSHIPS



A new building is, among other “Dream It” things, the realization of a dream. A new building is an idea that has taken shape through hours and hours of meticulous planning, creative thinking and good old-fashioned hard work. At Felderman Design-Build, it is a labor of love driven by our passion to exceed our customers’ expectations. Since

1975, we have attracted clients who see the benefits of a single source Design-Build firm; one that provides comprehensive services from concept to completion, on time and within budget. The Felderman portfolio is a virtual documentary of experience of Design-Build knowledge and innovative thinking. Whether it is an office building, manufacturing

plant, distribution facility, medical building, shopping center or another commercial structure, clients count on Felderman Design-Build to turn their visions into reality. That is why at Felderman we say, “If you can imagine it, we can design and build it.”

MISSION STATEMENT



Our mission is to build lasting relationships with our customers, employees, suppliers, and community through commitment to the following principles:

- Dedication to honesty and integrity
- Exceeding customer expectations
- Continuous improvement through our quality process
- Promoting growth of our people, their families, and our company
- Respect for the environment

THE FELDERMAN DESIGN-BUILD DIFFERENCE



IN HOUSE DESIGN SERVICES

Many general contractors claim to offer the “Design-Build” approach. With Felderman Design-Build, there is a very distinct difference. We are a true design-builder. Our design personnel resides in-house, and are not simply outsourced third parties.

REMOTE JOB SITE MONITORING

During construction, would it not be helpful to have a live video feed of your new facility being built? For over ten years now, we have leveraged the power of on-site, web based cameras that can move and zoom at the click of your mouse! For our out-of-town clientele, this is a particularly attractive offering.



WEB BASED PROJECT STATUS UPDATES

On regular intervals, our clients are updated on the progress of construction via e-mail. The slideshow of current jobsite conditions can also be provided to outside parties, such as lending institutions.

DESIGN BUILD



Felderman Design-Build believes that quality, completion dates and costs can be brought firmly under control by assigning total responsibility for all these factors to one single entity: the Design-Builder. Like the master builders of ancient times, Felderman's responsibilities span the entire building process, from conception through completion. To be effective, a Design-Build organization must combine strong management ability with experience in balancing good design with construction value.



HOW IT WORKS

The Design-Builder participates in the conception of the project. The Design Builder has preliminary designs, working drawings and specifications

prepared, and then constructs the facility—all under a “single-source” responsibility contract.

As the Design-Builder learns about the owner's expectations and requirements with regard to size, function, quality, timing and cost, he develops a building program that includes a guaranteed maximum cost (GMAX).

All these expectations and requirements are interrelated.

Function affects quality. For example, a cost decision involving choice of materials can affect the completion date. Value/Cost/Time studies are run constantly during the planning stage, thus developing a practical solution consistent with project goals for function, quality, time and cost.

“You get the equivalent of several bids, but without the extensive and time-delaying bidding process”

-Russ Felderman

An integral feature of the Design-Build method is that all of these important factors are continually balanced during the development of the project, in preparation of the working plans and specifications, and even during the actual construction.

In the conceptual and development phase, our Design-Build team conducts feasibility studies. The project’s overall viability can be tested via various financial and spatial models. Through expansion of these models the Design-Builder and client develop a list of specifications and a set of performance criteria that form the heart of the architectural program and a GMAX is established.

It is essential that there be good communication and understanding at this phase, for these preliminary plans and definitions set the tone for the working drawings and establish the scope of work that is the basis for the GMAX. We provide as much detail as our clients require to feel that their wishes and needs are satisfied. By setting these parameters, expectations are understood and easier to achieve by the Felderman Design-Build team.



During preparation of working plans and specifications, costs are continuously monitored to make certain the GMAX will not be exceeded. “Long-lead” materials and equipment that may affect schedules are identified. If necessary, the project can be accelerated by starting construction while the drawings are still being completed. This requires proper programming of the drawing production and phasing of the necessary permits.

Ambiguities, misunderstandings and confusion during construction buyouts and execution are eliminated via fully descriptive drawings and contract documents, outlining the level of detail acceptable to all parties. The owner is made privy to the subcontractor bidding process on a full-disclosure basis.

Design-Build should be considered a “one stop shop” alternative that is ideal from the owner’s standpoint. The client gets to deal with a single, responsible entity, has maximum freedom in selecting an architectural concept, is assured of quality commensurate with his/her intentions and proceeds with the comforts of cost and schedule guarantees.



FAST TRACK CONSTRUCTION

Fast track construction methods allow the project to begin work on the project while later portions of the project are being planned and designed. The result is a quicker completion of your investment.

A project that would typically take one year can often be designed and constructed in 6-9 months

using our Design-Build process. Utilizing our Design-Build approach, construction begins before the balance of final engineering is completed. The earlier start reduced changes, superior coordination, and more efficient project management, generates time savings over conventional methods.

TRADITIONAL METHOD



FELDERMAN METHOD



“A new building is a big investment, and the sooner a company gains occupancy, the sooner their investment will begin to pay dividends. We understand that dollars-and-cents thinking.”

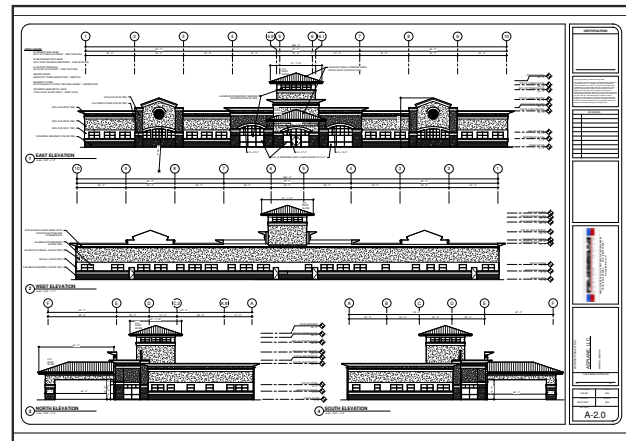
-Russ Felderman



FROM CONCEPT TO COMPLETION



From Conception



To Construction



To Completion

Careful planning of your new facility can often give you more building for less cost. We utilize state-of-the-art technologies to ensure your project is designed with the most cost efficient methods at hand. Throughout design and development, we place emphasis on the unique functional requirements of your building, while staying conscious of your Design-Build budget.

Felderman can handle any and all of your design and construction needs – from preliminary conceptual sketches to handing you the keys upon project completion. And, throughout the entire process you will get the experience we have learned from hundreds of buildings. No matter what size or type of building you need, we're ready to put our proven Design-Build method to work on your project.

GREEN BUILDING

The built environment has a profound impact on our natural environment, economy, health and productivity.

In the U.S. alone, buildings account for:

- 72% Of electricity consumption
- 39% Of energy use
- 38% Of all carbon dioxide (CO2) emissions
- 40% Of raw materials use
- 30% Of waste output (136 million tons)
- 14% Of potable water consumption



BENEFITS OF A GREEN BUILDING

Environment **Benefits**



- Enhance and protect ecosystems and biodiversity
- Improve air and water quality
- Reduce solid waste
- Conserve natural resources

Economic **Benefits**



- Reduce operating costs
- Enhance asset value profits
- Improve employee productivity and satisfaction
- Optimize life-cycle economic performance

Health & **Community**



- Improved air, thermal, and acoustic environments
- Enhance occupant comfort and health
- Minimize strain on local infrastructure
- Contribute to overall quality of life

VALUE ENGINEERING



In the construction industry, “value engineering” (also called value analysis and value management) is the structured process of examining the function, construction materials and processes of a building to ensure that it is delivered in the most cost-effective way. This process identifies the possible design, construction, and material alternatives that will significantly improve the client’s value.

WHY CONDUCT VALUE ENGINEERING FOR YOUR CONSTRUCTION PROJECT?

Simply because the costs for design and construction materials is a large portion of your construction project budget. Conducting value engineering will maximize your building’s value for your budget.

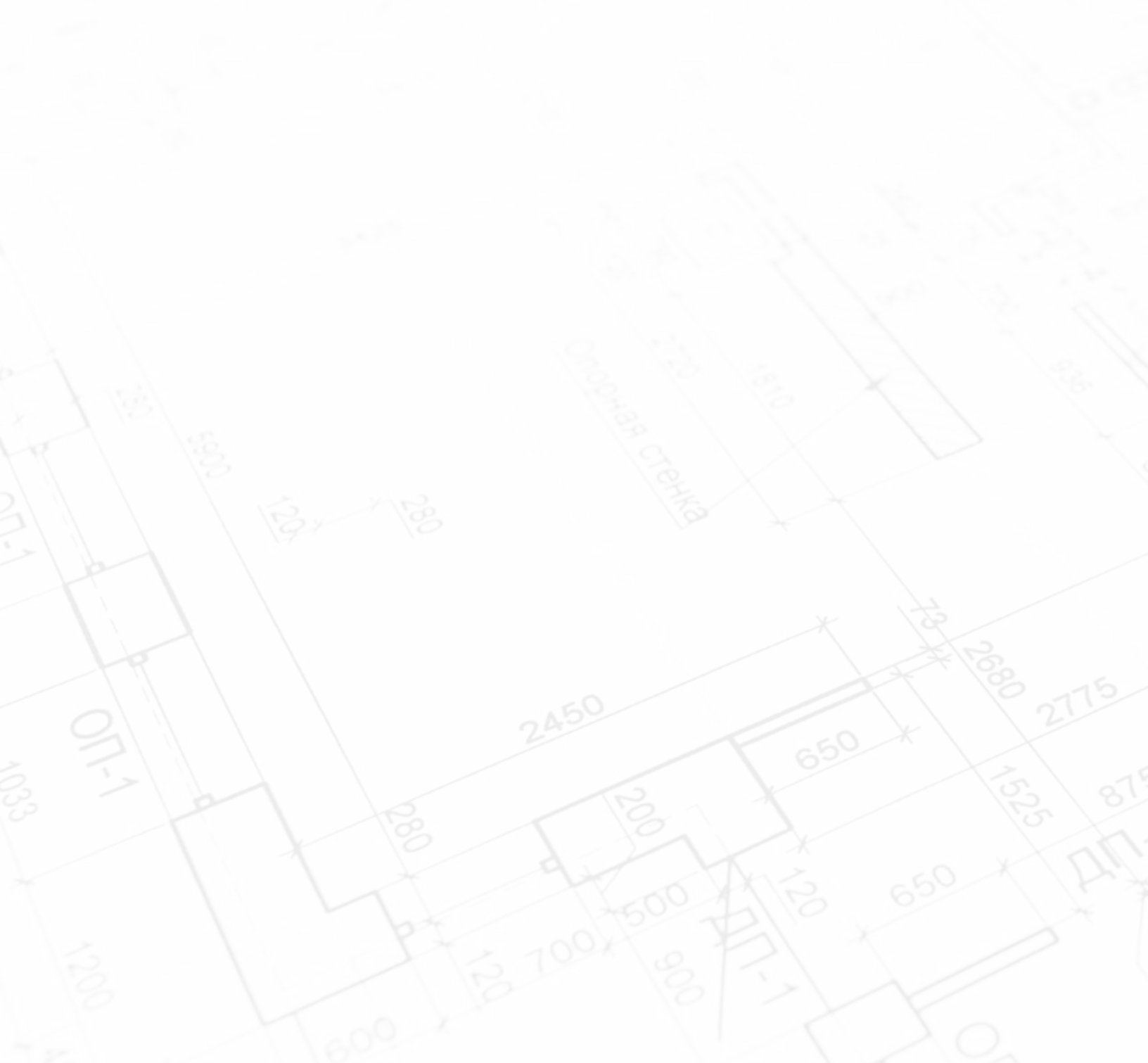
CONDUCTING VALUE ENGINEERING WITH FELDERMAN DESIGN-BUILD PROVIDES YOU, THE CLIENT, THE FOLLOWING ADVANTAGES:

- The most cost-effective building without compromising performance, function or aesthetics
- Identifies significant cost-effective methods and materials that improve the value of design
- Provides savings in maintenance and operating costs with less expensive material and systems that have the same quality
- Decreases costs, which increases profits
- Improves quality and value

WHAT IS THE END RESULT?

Value Engineering produces a facility of excellent quality that is completed on time and on budget.





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