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Parking Management and Operations

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PARKING STRUCTURE DESIGN AND CONSTRUCTION *Without Surprises*



Value is important when you invest money in anything, but it's especially important in design and construction. In most cases, owners do not realize the value from their projects. Industry benchmarks show that 61 percent of typical projects are behind schedule, while 49 percent are over budget.

The reason? It ranges from long design times and bidding processes, to a lack of collaboration between design and build teams—and this is before construction even starts.

Building a parking structure, or any structure for that matter, shouldn't be this complicated, which is why many owners are demanding that the design and construction industries do better.

Build Smarter

Over the years, the building, design and construction industry has remained inefficient, leaving owners at the mercy of a chain of events that are unpredictable and costly.

This has become so common that many owners, thinking there must be a better way, are seeking better delivery alternatives. When it comes time to designing and building parking structures, forward thinking owners are increasingly steering away from traditional construction methods and taking advantage of alternative methods.

These include prefabricated building systems and new delivery approaches that can deliver better value. Why?



First, consider the differences between traditional, design-build and designmanufacture-build methods.

Traditional Method

With a traditional designbid-build approach, the planning and specification stages typically take eight months to one year.

Often, an owner will not know the cost of a project until the bids are received.

Cost and schedule risks run high throughout the project and project teams are disjointed with little incentive to work well together.

Design-Build Method

Although not as linear as the traditional design-bidbuild, the design-build approach is still a sequential process that takes time and requires teams to work hand-in-hand. This ensures the design and construction meet the owner's goals.

The success of this approach depends greatly on having partners who can successfully integrate and manage the design and construction processes.

Design-Manufacture-Build Method

An integrated design-manufacturebuilder, such as Clark Pacific, will provide a standardized, prefabricated parking structure design that can be modified to meet the unique requirements of any project.

This approach delivers parking as a product and brings value to owners in the way of:

 Cost Certainty Often, for the prefabricated portion of a project, the initial cost is the final cost.

> By engaging in the design process early, the project design team and other key players align on project requirements from the beginning.

This collaboration and transparency gives all parties visibility into factors affecting the bottom line of a project's budget.

• Faster Project Delivery This approach results in compressed schedules and overall faster project delivery. First, various stages of the project can move forward concurrently.

For example, the parking structure's components are manufactured while site work is taking place.

Because of this, owners can expect a complete parking structure to be delivered between 30 to 50 percent faster than with traditional methods.

- Higher Quality
 - Prefabrication in a controlled environment produces higher quality products, improves safety and eliminates the potential impact of schedule delays due to weather and other external factors.
- Less Risk

Using a complete, integrated team approach, design-manufacture builders can make owner-driven design changes with less risk and fewer coordination issues, while avoiding change orders and other unforeseen costs.

The right partner will be able to handle the entire design and construction processes and deliver the cost and schedule certainty that comes with prefabrication and off-site construction.

When it comes to parking structures, you want value and high quality, not surprises in the form of added costs and delays.

It is never too late to discover the benefits prefabricated building systems and the ultimate value of the design-manufacture-build approach for your next parking structure. What are you waiting for?



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