



COMPLETE
COLLABORATIVE
COST-EFFECTIVE

DESIGN-BUILD SERVICES

EXPERTS IN
MAXIMIZING
PROJECT
ADVANTAGES
THROUGH THE
DESIGN-BUILD
PROCESS

OUR DESIGN-ASSIST/BUILD APPROACH

Proactive approach facilitating the most cost-effective solution possible

CORE PRINCIPLES

Weifield design team uses the following core principles:

- Attain a complete understanding of the project scope
- Create a cost model based upon our understanding of the project
- Foster an atmosphere of trust within the team
- Control scope changes and material escalation
- Manage subcontractors and vendors
- Additional technology (BIM, Bluebeam and Trimble systems)

Our approach is proactive and facilitates the delivery of the most cost-effective electrical solution possible, while addressing constructability issues and providing real time feedback related to design considerations.

WHY WEIFIELD?

Weifield's Design-Build/Design-Assist approach integrates the following core principles which benefit the holistic team and project:

- **Faster Project Delivery** – With a streamlined process, the team can deliver design-build projects more quickly than a design-bid-build project – with construction beginning while the design is still underway
- **Cost Savings** – The owner avoids costly design issues as the team can more easily identify problems early, before construction has begun
- **Accountability for Subcontractors** to hold and maintain budget
- **Project Escalation Risk is Shifted to the Main Subcontractors** to manage real-time solutions that support the overall project proforma to provide cost certainty
- **Transparency with Open Book Pricing** – With a detailed cost model based on field knowledge, the design is bettered with high accuracy and electrical options per the owner's preferences
- **Execution of Continuous Communication and Collaboration** – Our focus on communication and collaboration facilitates fully informed decisions, provides real-time feedback on design changes, and fosters a high atmosphere of trust within the team
- **Highly Effective Subcontractor/Vendor Management** – Early procurement allows cost control and options for high performance and quality on the project to maintain and even expedite the construction schedule



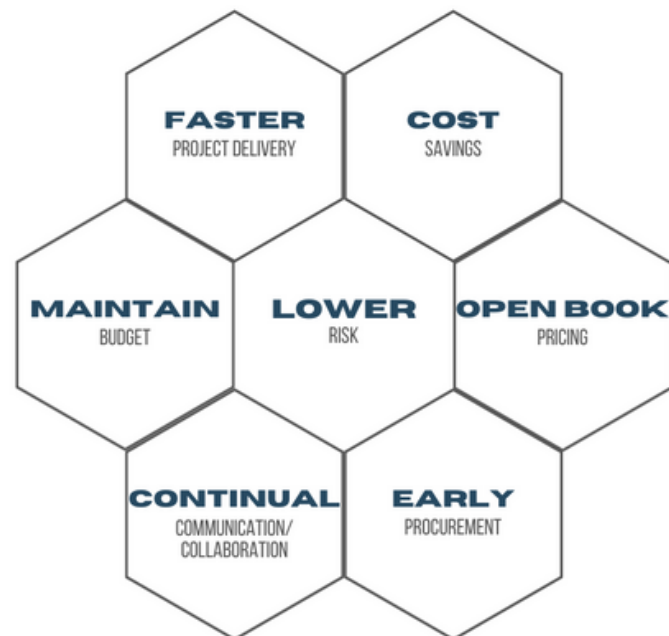
AT A GLANCE

DIFFERENTIATORS

- Transparent Team Approach
- The Experience to Succeed
- Innovative, Out-of-the-Box Solutions

BENEFITS

- Faster Project Delivery with Cost Savings
- Transparency with Open Book Pricing
- Continuous Communication & Collaboration
- Highly Effective Subcontractor & Vendor Management



ESSENTIAL STEPS FOR EFFECTIVE DESIGN-ASSIST/DESIGN-BUILD

Our approach is proactive and facilitates the delivery of the most cost-effective solution possible, while addressing constructability issues and providing real time feedback related to design considerations.



Understand Project Scope and Create an Accurate Cost Model

01

Weifield methodically reads all requirements and project narratives and develops a complete project estimate that is imported into our Building Information Modeling process.



Foster a Relationship of Trust

02

Weifield consistently provides comprehensive and transparent information to ensure the team can make fully-informed decisions.



Control Scope Changes and Material Escalation

03

Weifield is a synergistic partner who provides an electrical solution that maximizes the owner's budget while incorporating the desired design elements from the design team.



Utilize Innovation and Technology for Success

04

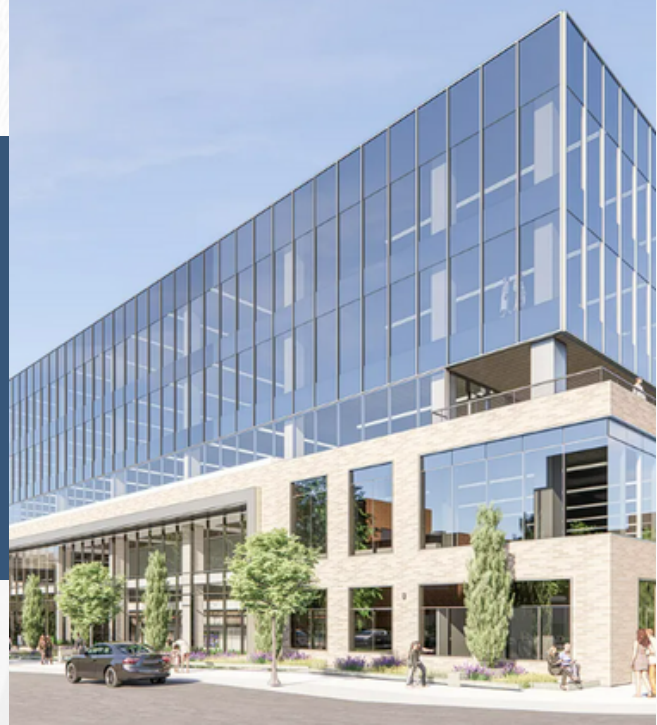
Through the use of our in-house manufacturing and prefabrication facility, our in-house engineering, our suite of advanced technologies, and our innovative approach to problem-solving, Weifield achieves unparalleled success for our clients, project after project.



CASE STUDY

Tennessee Oncology MOB

Project Engineer Credits Weifield's Open Communication and 'Willingness to Do Things Differently' for Driving a Better Solution



OBJECTIVES

Tennessee Oncology, a privately held oncology company with the nation's largest, community-based cancer care specialists in its ranks, had historically leased space for its operations--until it purchased a property located in the healthcare 'mecca' of Nashville's Midtown, in 2021. The existing building was demolished and the design of Tennessee Oncology's new flagship building began shortly thereafter with engineering partner, Smith Seikman Reid (SSR), Turner Construction (general contractor), and Johnson Development (development partner). Immediately there were budgetary issues with the project which is five stories above-ground (three stories below), and was designed to accommodate vertical expansion in the future, as the company grows.

SOLUTION

Turner Construction selected Weifield as the electrical contractor who got involved early from a pricing perspective and provided the team with recommendations through pricing exercises – such as using bus duct instead of conduit and wire feeders, and changing the generator manufacturer to arrive at cost savings.

"We didn't set out in a traditional DA/DB methodology but ended up there due to budget issues and to get the project started," said Karen Proctor, SSR Lead Engineer. "What struck me about Weifield was the openness of communication and willingness to explore doing things differently to arrive at a better application. We don't get that a lot -- many healthcare contractors are limited by GC or owner input but Weifield does this as a standard."

Construction is expected to complete on core shell building by late April, 2025 – Weifield will be assigned to tenant fit-out as well, which will be executed in tandem with the core shell phase and will involve multiple floors of exam rooms and oncology space, office space, training space, and infusion examination space.

"The key to success was the fact that Weifield was forward-thinking -- not just reacting to today but looking down the road and looking to what they need to do next. That allows us to anticipate issues and operate well as a team," said Proctor.

She added: "Due to our focus on proactive solutions, we have a good line of communication and a lot of engagement -- and that will be the key to get this project finished on time."

AT A GLANCE

CHALLENGES

- The client had never owned a building before and budgetary issues were in play from the start
- The project became a design-assist/design-build methodology due to issues surfacing early

BENEFITS

- Weifield's open communication and push to explore possibilities helped to generate time & cost savings
- Forward-thinking helped to align the team to complete the project on time



KAREN PROCTOR

Lead Engineer, Smith Seikman Reid (SSR)

"Right out of the gate, Weifield was more open to asking questions of what they were allowed to do -- and made numerous suggestions...more than most contractors do."