



# Design Assist

ENGAGING A SPECIALTY  
SUBCONTRACTOR

As the construction industry continues to evolve, project delivery methods are trending towards a more collaborative, team-oriented approach. Design Assist is a project delivery method in which the construction team is engaged by the owner to collaborate with the architect during the design phase of a project. In traditional project delivery methods, the contractor typically does not see the project plans and specifications until they are complete and ready for bid. Any suggestions a construction team might have often arise at a point in the project when it might be difficult, very expensive or too late to address.

Design Assist engages the construction team far earlier in the design process and includes key sub-contractor participation. The advancement of architecture continues to see the increased complexity of building exteriors as design concepts push the envelope of what is constructable. As architects continue to explore the creative use of common materials, exotic metals and a vast array of composites, specialty building envelope contractors have become increasingly valuable to the construction team. Their expertise is critical to ensure the architectural design intent is achievable, while reducing RFI's, change orders, and ensuring building code issues are dealt with before construction commences. This collaborative approach increases both the quality and efficiency of a project.

## Kovach's Approach to Design Assist: From "Concept to Construction"

1

### Respect The Design Intent

- Provide ideas to simplify installation while maintaining the design intent
- Provide alternate products or materials that improve efficiency while supporting the design intent

2

### Provide A Single Source Solution

- Design, fabricate, and install a wide variety of product options
- Provide one warranty to the owner

3

### Provide Budget Support & Cost Control Management

- Provide design suggestions that stay within a set budget and maintain the architectural design
- Address design changes from other scopes that could compromise the budget or create change orders
- Provide **vertically integrated services** for increased control over costs  
*(details on back side)*

4

### Coordinated Scheduling & Project Management

- Forecast, track and perform activities efficiently and effectively
- Provide dedicated logistics and project managers that facilitate and maintain the project schedule

5

### Employ State Of The Art Technology

- Integrate latest software tools such as Revit, Auto CAD and BIM
- Provide laser scanning to monitor and address discrepancies between field conditions and CDs



### Vertically Integrated Services

In order to provide the best value for our clients, Kovach's services are vertically integrated. Ideally, this means we are involved in each step from concept to completion. This comprehensive method enables us to provide customized products and systems, reduced lead times, schedule control, and reduced cost.

#### 1 Pre Construction Services

We staff a highly experienced pre construction department that provides estimates, product options, detailing ideas, constructability insight, and creative ways to maintain design intent within the applicable building codes.

#### 2 Detailing

Over 20 individuals are employed in our detailing department, all with experience using the latest software to deliver coordinated shop drawings. We utilize Revit models, AutoCAD, laser scanning and a variety of other BIM/software to maximize efficiency both in the shop and in the field.

#### 3 Product Offerings

*Glass/Curtainwall - ACM - Screening - Metal Panel - Perforated Panel - Unitized Stone*

In addition to these systems, we can also design and test custom systems to ensure code compliant performance.

#### 4 Material Procurement

Our history and large volume allows us to procure raw materials at the lowest possible price. We monitor commodity values and are well versed in hedging against price escalation. With our manufacturing background, we are able to source new and unique materials.

#### 5 System Fabrication

Our state of the art, 120,000 SF facility houses over 80 craftsmen that fabricate roughly 1,500,000 SF of material every year.

#### 6 Transportation

Owning and operating our own fleet of trucks minimizes shipping costs and ensures product deliveries are on time, complete and un-damaged.

#### 7 Installation

Kovach employs over 150 field employees who are responsible to ensure that each system is installed properly. Our safety director has been on staff for over 20 years and has guided our field crews to an impressive EMR rating of .63, among the lowest in the industry.