



GENERAL CONTRACTOR'S

Time drives a project. Approvals wait for drawings, MEP waits for mounting structure, drywall waits for MEP and inspections. Lead time, build time and down time can make or break a schedule, but wait times just bloat the critical path.

Eliminating these wait times is the easiest way to gain ground on the schedule. One way to do that is to use a fabricator to produce a turn-key manufactured product, instead of a multi-trade stick-built product, when possible.

A manufactured solution is not always the low bid, but it is invariably the low cost solution from a GC's perspective. It is better for the schedule because it compresses the duration, with fabrication potentially beginning even before ground is broken. A turn-key approach eliminates scope gap and minimizes the opportunity for one trade to damage another trade's work. Modular, bolt-on installation reduces clutter and traffic on the job site, and minimizes coordination headaches.



MODULAR MANUFACTURING ADVANTAGES:

- START UNAFFECTED BY OTHER TRADE'S CRITICAL PATH
- BUILD TIME UNAFFECTED BY WEATHER
- CONTROLLED ENVIRONMENT = HIGHER QUALITY PRODUCT
- MULTIPLE 'TRADES' GET APPROVED IN A SINGLE CYCLE
- TURN-KEY PRODUCT ELIMINATES SCOPE-GAP
- SIMPLIFIED COORDINATION
- FAST BOLT-ON INSTALLATION MINIMIZES SITE TIME
- REDUCE DELIVERIES AND MATERIALS STACKED IN THE WAY
- SINGLE PUNCH LIST

MODULAR MANUFACTURING VS TRADITIONAL STICK-BUILT

A More Efficient Approach

Stick-Built [stĭk-bĭlt], adjective,

1. Built piece-by-piece at construction site, as opposed to complete factory manufactured unit.

MODULAR MANUFACTURING CASE STUDIES:



191 Peachtree See the [Case Study in Facade Treatments](#)
The Scope of Work included building two large lighted canopies with glass skylights. The electrical scope features lighted lanterns, cove lighting for the lettering, and can lights to illuminate the entry.

The Challenge: Site time was at a premium because the building was to be open for the duration of the project and closing an entrance for even one day was a major inconvenience for the tenants.

Traditional Trades could have included structural steel support, framing, cladding, painting, glazing, paint, waterproofing, electrical and a sign contractor.

The Stick Built Duration would have stretched out for months.
Total Time on Site: Two Weeks.



Hilton Suites See the [Case Study in Sculptural Elements](#)
The Scope of Work was to install a decorative cupola to screen air handlers from guests using the roof top patio.

The Challenge: Schedule was the key to success on the cupola. The structure itself is a relatively small item but was potentially a major obstacle to progress. Work on the cupola could not begin until the roof waterproofing was complete but it would then stand in the way of the decking, pergola and pool contractors.

Traditional Trades could have included structural steel support, framing, cladding, pneumatic lift mechanical doors, stone veneer, ornamental metal and paint.

The Stick Built Duration would have spanned weeks.
Total Time on Site: Two Days.