NEED DESIGN OPTIONS?
THINK DESIGN-*DECIDE*



WHY FOOD PLANT OWNERS SHOULD CHOOSE *design-build firms* FOR *flexible design*

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Need Design Options? Think Design-*Decide*
Why Food Plant Owners Should Choose Design-Build Firms for Flexible Design

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Stellar
2900 Hartley Road
Jacksonville, FL 32257

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WHY FOOD PLANT OWNERS SHOULD CHOOSE *design-build firms* FOR *flexible design*



Despite what many in the architecture, engineering and construction (AEC) industry might say, there is no one *right* or *best* project delivery method (that's right, we said it). Each has their advantages and disadvantages.

That's why it's critical to determine what's right for your particular project and needs, and to work with a firm that's flexible and "delivery method agnostic"—one that will approach the project in whatever way makes the most sense for you, the owner.

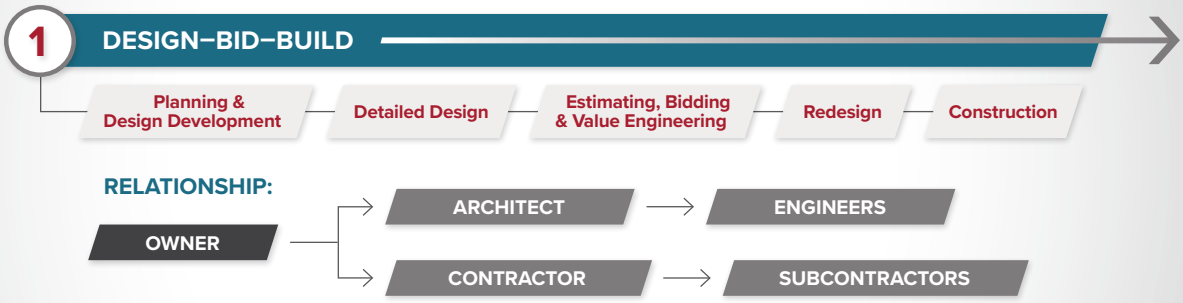
But what if you're not quite sure what project delivery method is right for your project and still want to get started with design? In this guide, we explore the benefits of working with a design-build firm when executing just the design. By doing so, you realize two benefits:

1:
MORE INFORMED, ACCURATE AND REAL-WORLD DESIGN

2:
THE ADDED FLEXIBILITY TO MAKE THE DELIVERY-METHOD DECISION ONCE THE DESIGN PROCESS IS UNDERWAY

PROJECT DELIVERY METHODS:
HOW TO DECIDE WHAT'S RIGHT FOR YOU

So how do you decide what project delivery method is right for you? In simplest terms, the biggest factor influencing this decision is timing. The food and beverage industry is a "speed-to-market" industry, where timing of new products to the marketplace is a major factor for margin realization. There are a two basic methods available to owners:



This traditional project delivery method typically involves three sequential, and distinctly separate, project phases:

1: The **DESIGN** phase, in which a design firm serves as architect and engineer of record for the project

2: The **BID** phase, when multiple contractors bid the project based on completed design documents

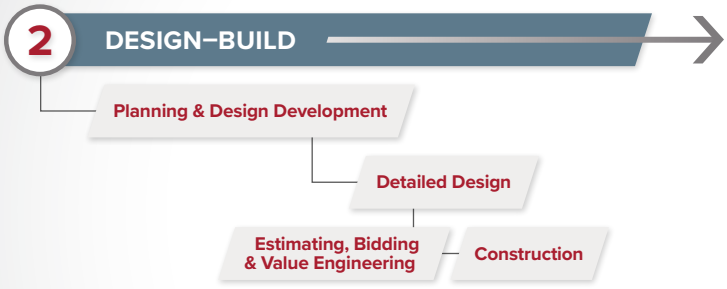
3: The **CONSTRUCTION** phase, when the project is built by the selected contractor

With the **design-bid-build** method, one firm (or, more likely, multiple firms representing the architect, a structural engineering firm, an MEP firm and a refrigeration firm) is typically responsible for their portion of the design.

Then, upon completion of the full design, a separate firm oversees construction.



the driving force



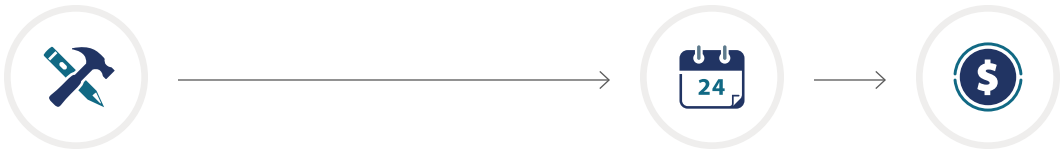


RELATIONSHIP:

OWNER → DESIGN-BUILDER → SUBCONTRACTORS

This project delivery method includes one entity (the design-builder) who serves as both the architect/engineer of record as well as the contractor for the project, providing a **single source of responsibility** for the project. This approach also allows the construction phase to begin before the design documents are fully complete. With the **design-build** approach, both design and construction are handled by the same firm. However, it's important to note—while typical design-build firms perform both design and construction together—Stellar can (and often does) provide these services together or independently, to suit the owner's needs.

THE PRIMARY DIFFERENCES
between these two delivery methods include:



1: The contractual relationship and responsibilities are completely different between the owner and the firms, with differing project risk levels

2: The project completion schedule

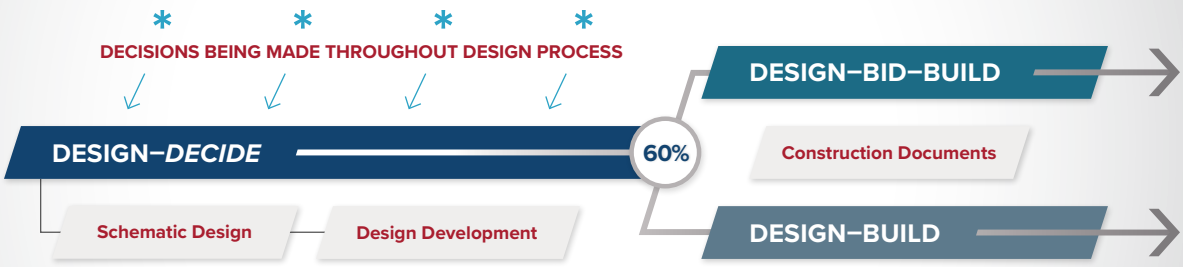
3: The cost of design

There are pros and cons to each method, and the best choice ultimately depends on the driving forces behind your project timeline. Of course, regardless of the ultimate delivery method, the first step in any project is design. Many times, there is a recognized need for a certain product category, without final certainty about packaging details or consumer preferences. In the past, a client would need to choose a project delivery method at that initial project development stage. Having flexibility to start the basic design without knowing all the details can be advantageous.

WHY NOT LEAVE YOUR OPTIONS OPEN & CHOOSE A DESIGN FIRM THAT IS CAPABLE OF PERFORMING *in either scenario?*

WHAT IS **DESIGN-*DECIDE*?**

For owners undecided on what project delivery method is right for their project, Stellar offers design-*decide* services, allowing owners both high-quality design and the added flexibility to decide on their delivery method after the design process has begun. Typically, owners must decide on a delivery method by **the 60% design review**.



Under the design-*decide* model, Stellar advises the owner regarding (1) when, during the design process, the decision needs to be made on a delivery method and (2) the decision factors involved, including:

- **Project timeline**
  - Consumer market drivers may accelerate or lag from initial assumptions
  - Construction start dates in winter months may add costs
  - Equipment lead times may result in a lengthier overall project schedule
- **Internal business needs such as board of director meetings and approvals, funding cycles and more**

After the owner has made an informed decision based on his organization's specific needs, we can continue design under design-bid-build or design-build, releasing the necessary documents to allow construction to begin, including site work, underground plumbing, footings and foundations, and more.

WHY CHOOSE A **DESIGN-BUILD FIRM** FOR DESIGN?

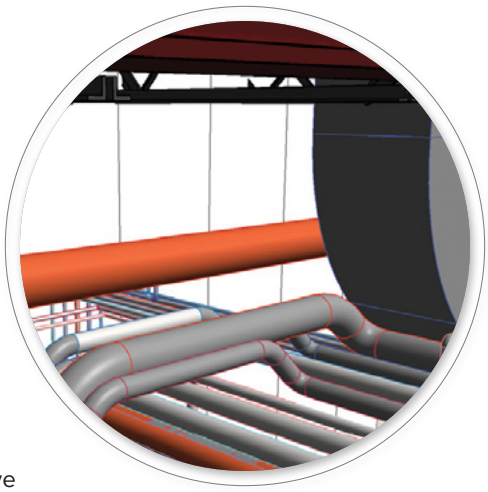
Traditional thinking says hire an architecture and engineering (A&E) firm for design and hire a design-builder for design-build. However, in this ever-changing industry, innovation breeds leadership.

The reality is that a design-build firm (like Stellar) often provides higher quality design services, using BIM technology, for any project—regardless of the ultimate project delivery method selected by the owner. In addition, Stellar allows our clients to make this decision as late in the design process as possible (60%), allowing owners the best path possible forward for their business.

RESOURCES AND EXPERTS FROM ALL DISCIPLINES AND TRADES **UNDER ONE ROOF**

By its very nature, a true design-build firm like Stellar (i.e., not an assembled team of two or more companies) has integrated the roles of design and construction into a single corporate entity. As such, no other type of company is better equipped to design a facility. This is because the designers work *side by side* with construction, operations and maintenance professionals and more.

In Stellar's case, in addition to our full suite of design services—from **master planning** and **site selection** to **architecture**, **MEP** and **process and packaging engineering**—our architects and engineers continually collaborate with experts from Stellar's in-house construction, self-performance, and O&M organizations, which include:



- **Building envelope services**
- **Mechanical and utility services**
- **Refrigeration design and contracting**
- **Facility operations and maintenance**

Our access to these internal resources—versus a traditional A&E firm performing design-only services—means outputs such as *constructability, pricing* and *scheduling* are more accurate and reflective of real-world market conditions.

OUR DESIGNS ARE:

- ☑ **Accurate —** A collaborative approach allows in-house designers to put together more accurate pricing.
- ☑ **Realistic —** Designs reflect actual market pricing and incorporate components that are feasible in the construction phase.
- ☑ **Efficiently prepared —** A collaborative, multidisciplinary effort ensures designs are created as accurately as possible the first time.
- ☑ **Construction-ready** — With input from construction teams, designs are less likely to have gaps or oversights that could cause delays on the job site.

The bottom line: **A design-build firm like Stellar can assemble a more realistic, buildable design compared to a design-only A&E firm that works in a vacuum.**

SCHEDULE: **THE BEST OF BOTH WORLDS**

Schedule has always been one of core the advantages of the design-build process, as construction can begin before the design is complete. So, how, and why, can working with a design-build firm like Stellar also ensure faster delivery of a project when an owner isn't sure if they want design-build or design only?

The answer is simple: The design process is identical, no matter which project delivery method you choose.

In the early days of design-build, the drawings were not as detailed as typical plan & spec documents, leaving construction professionals to fill in the gaps in the field. However, today's design-build projects are much more complex, and today's tools, such as BIM, are much more advanced. Thus Stellar's design approach is now indistinguishable from typical plan & spec projects.





DESIGN CONTRACTS **MADE EASY**

To help owners undecided about the right project delivery method for their needs, but who want to proceed with design services with Stellar, we use a simplified design contract to cover the initial phase of design, minimizing the legal tennis match often required for larger, complex construction projects.

Once a project delivery-method decision is made, we proceed with:

OPTION 1

→ **DESIGN-BID-BUILD:** No contractual change is required. The simplified design services contract can remain in place throughout the detailed design process.

OPTION 2

→ **DESIGN-BUILD:** A new contract will be developed—either a Design-Build Institute of America (DBIA) contract or another contract if preferred by the owner.

OPTION 3

→ At the point in the design process where the owner must decide what delivery method to pursue—typically around 60% completion—the owner also has the option to shelve the project. In this case, the owner has the rights to the CAD drawings and project specifications originated by Stellar, and can retain them for future use.

STELLAR'S DESIGN-*DECIDE* SERVICES:
giving you the power to choose



There is no wrong choice when initiating a design project with a design-build firm like Stellar that is delivery-method "agnostic." Regardless of the ultimate delivery method ***you*** select, Stellar offers:

The resources needed to complete the design—all disciplines, all in-house

The construction, self-performance and O&M experience to influence the design—unmatched by any other A&E organization

Unparalleled food and beverage experience—more than three decades and counting

Simplified, risk-free contracts—you choose the delivery method and you own the CAD drawings and specifications

unparalleled risk-free

ABOUT STELLAR

Stellar is a fully integrated design, engineering, construction and mechanical services firm that provides the industry's most comprehensive range of self-performed services. More than 650 Stellar employees worldwide create food processing plants, refrigerated warehouses, distribution centers, commercial buildings and military facilities. In addition to its Jacksonville, Florida, headquarters, Stellar operates tactical support locations and offices throughout the United States and across the world.

GLOBAL POWERHOUSE IN FOOD PROCESSING

Ranked one of the top food processing design-build firms in the world, Stellar's experts are cross-trained in all market segments, with experience in the bakery, beef/pork, poultry, dairy, beverage, bakery, ready-to-eat, frozen and seafood sectors.

Stellar offers comprehensive upfront planning solutions, combined with the self-performing services clients need to obtain their projected goals. Its team combines academic and operational backgrounds with design, process engineering and construction expertise to provide insights that move businesses forward.

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2900 Hartley Road
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Phone: **904-260-2900**
Toll-free: **800-488-2900**

info@stellar.net |
stellar.net

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