

An aerial photograph of the Salt Lake City International Airport terminal at dusk. The terminal's distinctive white, curved roof is illuminated from within, and the surrounding city lights are visible in the background. The sky is a mix of blue and orange from the setting sun.

AOC Lessons Learned

Salt Lake City
International Airport

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Things to consider when re-modeling an existing building vs. new construction

- It's not just what's above ground that will need attention
- What is involved to bring the building up to code?
- Is there the space to address each department's specific needs?
- MEP constraints within the existing facility

What input should you expect from a good plan review?

- Each department should have noted comments on a plan review form
- Standardization of equipment to match the existing facilities
- Elevation details to include the proper coordination between sub-contractors
- Inadequate spec sections not clearly defined
- Is the space being utilized properly or will there be conflicts with tenants?

Building Automation Requirements

- Verify specifications in regards to type of communication devices needed
- Note individual department's requirements
- Discuss sequencing and set-points with commissioning agents
- Can the systems be integrated?

What's Missing?

- Missed equipment on the drawing or in the specs
- Functionality of the layout as designed
- Do the specifications list approved manufacturers or general specifications?
- Is there adequate attic stock provided for when the project is complete?

QUESTIONS???

During Construction



Construction Management

- Plans and specs: Ensure the plans and specs are being followed
- Owner Rep: Knowledgeable, know the project plans, specs, and contractual agreement. Enforces any non-compliance
- Quality Control: Ensure the project is being built correct and with good craftsmanship
- Make sure to get information to contractors in a timely manner to prevent delay. (RFI's, ASI's, CCD's, etc...)
- Change orders

First Installs/Pre-Installs/Mock-Up

- Know the product review submittals. Refer to the specifications to ensure they match or an approved equivalent
- Create an agenda that matches the install
- Get all trades involved during these installs
- Start the commissioning discussions
- Inspect, list and correct any and all deficiencies

Asbuilts/Redlines

- Hold weekly meetings. Discuss changes, note the changes
- Use one set of plans for all trades to mark up
- Note major items, any lines/items that had to be moved or relocated due to routing issues or conflicts with other items.
- Note any existing/unforeseen conditions that aren't correct on the construction drawings
- Don't wait until last minute to think about doing asbuilts/redlines

Commissioning

- Start commissioning check lists early on
- Hold several meetings with all trades about commissioning before actual commissioning has started
- Create a schedule for items needing to be commissioned
- Get manufacturers involved
- Follow up with correction checklist

QUESTIONS???



Punch List Items

- Craftsmanship vs Design deficiencies
- When to conduct
- Who to invite
- Tracking items
- Do the specifications clarify final payment ad terms related to punch list

Training Agenda

- Do the specifications clearly define what training will be given?
- When is the best time to conduct-What about 2nd and 3rd shifts?
- Certification and approval training agenda/syllabus
- Certification and approval of proposed trainer
- Short-term and long-term customer support

Redlines, As-builts, and O&M's

- Manage all redlines/as-builts daily
- Coordinate weekly meetings to address
- Specify owner rep to remain on the job to document and QC
- Validate O&M's and validate warranty info matches specifications

Warranty Period

- When does it start? Occupancy, final punch list, owner acceptance, etc.
- Specifications clearly define warranty response time
- Best duration for the money-long term warranty and related costs
- Who responds-GC or equipment manufacturer-or both?
- Who enforces-what recourse do you have-retainage?
- Follow-up and track-notify all departments of impending warranty period expiration dates

QUESTIONS???

