Finding the Formula for the Perfect Coordination Process

Jim Fitzgerald, Coordination Manager
About Us

- Over 50 Years of *Building with Intelligence*®
  - Founded 1963
  - Largest Mechanical Construction Firm in New England
    - Plumbing
    - HVAC (Piping & Sheet Metal)
    - Fire Protection
    - Service & Maintenance

*By the Numbers:*
- **$205 Million** in annual revenue
- **775** Employees
- Bonding capacity of **$350 Million**
STEP 1: Get the team on board early.

- Key Decision Makers
  - Let us help you!

- Design Team
  - One group with one Goal

- Buy into the process
  - Some are skeptical
STEP 2: Think about Scope Through the Lens of Modular/Prefab
STEP 3: Consider Co-location (Yes or No?)

Examples:

- "The Good"
  - Perception matters
  - When it’s good, it’s great
  - Eliminates waste

- "The Bad"
  - Derailing the process
  - No access to support staff
  - Part time does not work
STEP 4: Have the Right Team

Part I: Strong In-House Team
- Experience Level
- Personalities
- Type of Project

Part II: Strong MEP Manager
- Driving the process
- Accountability
- Running a Good Meeting

Do they Match?
**STEP 5: Plan Your Work**

Plan the details early:

- **Issue Log**
- **Submittal Process**

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### JOB XYZ - COORDINATION ISSUES LOG

<table>
<thead>
<tr>
<th>Issue Sequence</th>
<th>Issue Date</th>
<th>Trade</th>
<th>Location</th>
<th>Created By</th>
<th>Title</th>
<th>Description</th>
<th>Associated Venue/Location</th>
<th>Resolution/Description/Status</th>
<th>Cost Impact</th>
<th>Date of Resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>10/21/2014</td>
<td>HP</td>
<td>Level 2</td>
<td>R. Sciolee</td>
<td>Issue Log</td>
<td>Soil Beez Test Piping Above Fire Command Center</td>
<td>NA</td>
<td>First Coordinated Center has been requested in more recent set of architects, Team Leader (TL) bribe during 11/15/20 meeting</td>
<td>Y</td>
<td>11/15/2014</td>
</tr>
<tr>
<td>3</td>
<td>10/26/2014</td>
<td>HP</td>
<td>NA</td>
<td>R. Sciolee</td>
<td>Fuel Oil Piping Material</td>
<td>1A61 SANS 624, fuel oil vent to H3.8 (also H3.9); fuel oil connection to 1A61 PIP 1A6.2</td>
<td>ICC-Project Meetings</td>
<td>ICC-Project Meetings</td>
<td>ICC-Project Meetings</td>
<td>Y</td>
</tr>
<tr>
<td>4</td>
<td>10/28/2014</td>
<td>HP</td>
<td>Level 1</td>
<td>R. Sciolee</td>
<td>Issue Log</td>
<td>Issue for fuel oil pipe colors</td>
<td>NA</td>
<td>ICC to provide criteria views showing location of fuel lines and vents per 11/21/2014 discussion. ICC to send TOL for flicky vent.</td>
<td>N</td>
<td>11/21/2014</td>
</tr>
<tr>
<td>5</td>
<td>10/30/2014</td>
<td>HP</td>
<td>Level 1 &amp; 2/3/4</td>
<td>R. Sciolee</td>
<td>Level 1/2/3/4</td>
<td>1A61 PIP 1A6.2</td>
<td>Drawing 1A1.1 does not show an opening for the DWV pipe. However, drawing 1A1.1 shows an opening. Please refer to which is correct. (Reference tables 2-3 at south side of opening)</td>
<td>1A1.1, 1A1.3</td>
<td>DWV is going up an existing opening against latest structural layout per 11/3/204 meeting. ICC to create and submit revised clash opening drawings for each floor above.</td>
<td>Y</td>
</tr>
<tr>
<td>6</td>
<td>11/2/2014</td>
<td>HP</td>
<td>Level 4</td>
<td>R. Sciolee</td>
<td>Fuel Oil Storage Tank</td>
<td>Issue for the location of fuel storage tanks located at main level</td>
<td>NA</td>
<td>ICC as per 11/1/2014 meeting</td>
<td>Y</td>
<td>11/3/2014</td>
</tr>
<tr>
<td>7</td>
<td>11/2/2014</td>
<td>HP</td>
<td>Level 1</td>
<td>R. Sciolee</td>
<td>Issue for Conditioning Unit Quantity</td>
<td>Please remove Fabrication unit quantity. Revised based on “Corrected” part of the equipment quantity.</td>
<td>M3.1</td>
<td>Confirmed per 11/2/2014 meeting</td>
<td>Y</td>
<td>11/3/2014</td>
</tr>
<tr>
<td>9</td>
<td>11/2/2014</td>
<td>HP</td>
<td>NA</td>
<td>R. Sciolee</td>
<td>Air Separator</td>
<td>Please confirm that air separators are to be large size.</td>
<td>M3.7, M3.9</td>
<td>ICC has asked for clarification on units. To be confirmed per 11/2/204 meeting. ICC to provide a temporary pipe hold-off at this level</td>
<td>Y</td>
<td>11/3/2014</td>
</tr>
</tbody>
</table>
STEP 6: Work Your Plan

• Pull Planning
  o TouchPlan

• Managing the Schedule
  o Just-in-Time Delivery
  o Coordination Driving Field
  o Team Developed Schedules
STEP 7: Reassess & Adapt

We learned _______,
so we created ________.

- VDC Group
- Fabrication Project Managers
- BIM Support Specialist Role
- Co-op Integration
- Defined BIM/Coordinator Roles
RECAP: The Coordination Formula

1. Get the team on board early
2. Think About Scope through the Lens of Prefab/Modular
3. Consider Co-Location
4. Have the Right Team
5. Plan Your Work
6. Work Your Plan
7. Reassess & Adapt

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Thank you!

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