

SUMMER 2022



Value in Action

Documented Benefits from Hixson's Construction Administration Group

Insight...Advocacy...Intelligent Project Execution: Hixson's foundational values which we strive to deliver to our clients on a daily basis. The Hixson Construction Administration (CA) group focuses on these values with every interaction, whether it is with the clients with whom we work, the contractors with whom we partner, or even with our own Hixson associates. Below are recent examples of how the Hixson CA strives to always work in our client's best interest, regardless of whether or not a full-time Owner's Representative, Construction Manager, or General Contractor are also on site.

INSIGHT

The ability to "see" into each client's situation and bring Hixson's vast experience and specialized knowledge to bear on the project.

- **Project: Greenfield Facility:** *Value - Catching issues before they become a problem.*
 - Hixson CA identified voids behind and at the top of installed tile base, the result of not being fully buttered. These voids could potentially create areas of harborage for bacteria.
- **Project: Facility Renovation:** *Value - Making sure construction work meets building codes.*
 - Hixson CA discovered that the 1" domestic hot water line and 3/4" hot water circulating line to an

eye wash station were not installed from new main piping, but instead was fed off of existing piping in an older room. The eye wash station is intended to provide the necessary tepid water per code and was to be fed from the new water heater. Hixson also could not verify the existing hot water system was sized accurately to serve the eye wash station.

- **Project: Greenfield Facility:** *Value - Catching issues before they become a problem.*
 - At the windows between two production areas, Hixson CA determined that the Insulated Metal Panel (IMP) trim was not installed correctly: It needed to have sealant applied at the edges, be installed tightly to the Stainless Steel (SST) frame, and without gaps at corners to prevent the harborage of bacteria.

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THE HIDDEN VALUE OF HIXSON CA

With increasingly tight budgets, some companies may consider cutting Construction Administration to save money. However, as shown, it is common that critical installation components and details can be missed. Hixson CA's involvement, therefore, often pays for itself.

- **Project: Facility Renovation:** *Value - Catching issues before they become a problem.*
 - Hixson CA noted that the steel columns at concrete slab did not have an isolation joint continuously installed surrounding the columns as required per detail drawings. In addition, an isolation joint was installed in a circular manner surrounding the column and was not sealed at dissimilar materials per specifications.

ADVOCACY

Acting in the client's best interest.

- **Project: Greenfield Facility:** *Value - Avoiding unnecessary change orders.*
 - Hixson CA reviewed a change order request to enlarge elevator door openings in precast wall panels. However, Hixson CA was able to produce a paper trail indicating that, during meetings with the precast contractor, coordination with the elevator shop drawings had been discussed and that the Rough Opening (R/O) sizes had been given to, and reviewed by, the contractor. This documentation helped the owner save more than \$150,000 in change order fees.

INTELLIGENT PROJECT EXECUTION

Applying good judgement or sound thought to influence how project activities are performed.

- **Project: Facility Renovation:** *Value - Understanding conditions prevents additional costs.*
 - While on a site visit, Hixson CA observed 8"

diameter vents in the existing foundation wall that was to be covered when the new addition was built. Having extensive knowledge of the facility over the past 20 years, the CA notified the contractor, client, and design team that these were air intake ducts used to prevent the ground below existing freezers and coolers from freezing and heaving and would need to be extended to the new foundation wall 40' away. Had this condition not been caught, a correction later would have been very costly.

- **Project: Facility Renovation:** *Value - Protecting client's property and personnel.*
 - Due to the faulty installation of an explosion vent, moisture leaked into the dust collectors, resulting in the need for filter replacement two times within two weeks at a cost of approximately \$5,000. Hixson CA determined that the leak occurred because the explosion vent was installed without a required gasket. Additionally, the explosion vent installation manual specifies an additional spare explosion vent that was not being provided. Hixson CA requested re-imbusement to the client for the expense.
- **Project: Facility Renovation:** *Value - Catching issues before they bcome a problem.*
 - During a routine review, Hixson CA observed that the new steel plate washers were not slotted to allow movement due to the intense climate at the location. If this was not addressed, the repair plate would have caused the concrete at the bolted fasteners to fail.



CONTACT US

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