



TILT-UP

Continues To Grow In Acceptance

Because the visual impact of a retail space sets the tone for customers' experience and relates to the dollars being spent, developers and architects are increasingly focused on creating aesthetically appealing commercial space. Dan Tabor, an architect with The Collaborative, Inc., notes, "When you construct a new building, you want a facility that is functional for tenants, visually appealing to the public, reasonably priced, and energy efficient." As architect of record on Houston Premium Outlets®, a recent Needham & Associates project, Dan feels that tilt-up construction is a perfect fit for the new demands of commercial construction.

design. By using concrete as many as 21 of the 26 points needed to achieve Leadership in Energy and Environmental Design (LEED) certification can be achieved.¹



Houston Premium Outlets® 433,000 square foot facility.

HYBRID DESIGN

Tabor points out that there has been a shift from the traditional enclosed retail mall concept to outdoor environments that blend with the natural surroundings. Tilt-up can be colored, textured, and shaped to meet most architectural demands, and can function as a foundation for materials such as glass and metal. This hybrid approach readily addresses the trend toward visually appealing structures that relate to surrounding environs.

GREEN DESIGN

Tilt-up construction meets the demands of green design as well, which is increasingly important to both developers and tenants. Green design focuses on the concept of leaving a lighter footprint on the environment through energy efficiency, the use of local materials, reduced site disturbance, and a number of other factors. Tilt-up is particularly compatible with green

LEED CERTIFICATION

Although retail tenants are not yet demanding green design, there are an increasing number of large corporate tenants who will not locate in a building unless it's green. The buzz in commercial construction is all about the first retail center that will achieve LEED certification, and as communities become more involved in the look and feel of commercial development, LEED certification is likely to become a requirement in the future.

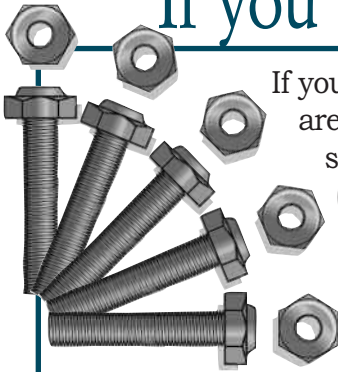
Regardless of the reasons for choosing tilt-up "It is important to me to work on projects with companies that have expertise in tilt-up", states Tabor.

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¹GreenBuildingSolutions.org

NEEDHAM COMPANIES

If you have the bolt we can sell you the nut.



If you are not familiar with Design-Build Services and Design-Build Services West they are a perfect match for your next tilt-up project. Both companies offer competitive solution based design-build steel packages. Needham & Associates' proprietary CD²® (concurrent design and detailing) process utilizes BIG-DADi software, internally developed BIM software by SBS. BIG-DADi integrates and manages the entire design process, empowering a more non-linear, intuitive approach, while achieving the time-savings promised by CD²®. The deliverables are now the final shop drawings instead of structural S-sheets. This is potentially a huge advantage for the design-build process. This integrated process is obtainable with powerful data-centric programs such as BIG-DADi.

DBS and DBS West create competitive engineered structural systems in less time than it takes many jobs to get out of the design development stage. With DBS and DBS West: Well-engineered solutions, firm prices, and faster deliveries, greatly reducing general contractor risk factors and providing a huge competitive advantage.



Vist Needham Companies at the 3rd Annual TCA Convention, October 3 - 6, College Park, Maryland.

The 2007 Tilt-Up Convention, "Tilt-Up: It's a System," will focus on how the treatment of Tilt-Up as a system can affect the scope and success of the entire project, resulting in economy and efficiency – the noted benefits of Tilt-Up concrete construction.

www.tilt-up.org

On Thursday, October 4th, Jeff Needham will be presenting "BIM Buzz" – The Effectiveness of Controlling Projects with IT Solutions

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