

## Design Build

IES is the right contractor to provide quality design-build services beginning with our value engineering from the very inception of your project. Our proven method of design-build construction gets the job done right, in less time and money over traditional construction methods.



### BENEFITS FOR OUR CUSTOMERS:

- Accelerated Design
- Value Engineering
- Parallel Construction - shorter construction time
- Expert Project Coordination - with owner, architect and trades
- Project Cost Control
- Prompt delivery of long lead-time equipment and materials
- Certainty of Construction Cost
- Promotes Team Concept – our design and build team works closely with the owner and related disciplines to assure overall constructability and the most cost effective construction solutions.
- Accelerated Project Delivery - Functions such as estimating, value engineering and even construction can start during the design phase.

Engineering expertise is of great value to our clients when we are given the responsibility as your Design-Build Mechanical Contractor. IES takes on single-source responsibility for the design, construction and installation of the project's mechanical systems, from concept through completion. Design-Build is particularly appropriate on fast track construction and renovation projects. When a schedule is compressed, a single accountable source for design and installation is the only way to be certain your critical date will be met responsibly.

IES offers in-house engineers and CAD professionals who work in partnership with designers, architects, and owner representatives on each project. Our engineering technologies insure a sound design, operating efficiency, code compliance and comprehensive documentation.

Our Design-Build team is a highly skilled and well qualified engineering group who performs comprehensive mechanical design services on either a single source design-build basis or as a design-assist partner. The team's early involvement from project conception provides solutions tailored to project schedules, construction coordination and budget parameters. Design-assist can be as simple as design review, consultation, construction and completion of detailed design project documents.

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## IES in-house registered Professional Engineers approach project design in these ways:

Our engineering skill and experience allows us to create a cost benefit design that maximizes the value of the owner's investment while meeting or exceeding project operational and budgetary requirements.

Quality Design: All systems are designed by in-house professional engineers who specialize in mechanical systems construction. Their experience on varied projects produces high quality creative designs that maximize the value of construction costs.

**Decreased Design and Construction Time:** Since design drawings are also our shop drawings, the design, coordination and construction detailing are all completed at the same time. Equipment can be ordered and construction can begin before final design drawings are complete.

### **IES Design-Build methods assist property owners:**

Design-Build project methodology is best suited for projects requiring quick turnaround time, are complex in nature and both initial and lifetime costs of the systems are significant considerations.

Because IES is involved in the design phase of the project, Design-Build can provide significant cost savings over traditional plan and spec projects. The earlier costs and savings are taken into consideration, the greater the impact on the bottom line. Upfront costs for the initial design are not required as IES includes our engineering in the project.

Single source of responsibility - Because engineer, designer and builder are the same company, the owner does not have to look to multiple sources for responsibility.

IES engineering expertise allows us to specialize in fast track, Design-Build projects

### **“TALENT – TRAINING – TOOLS – TECHNOLOGY”**

### **Indoor Environmental Services (IES) is a Full Service Facility Solutions Mechanical Contractor.**

Our company provides design, engineering and construction for Facility Solutions, including HVAC system applications, service and maintenance, sheet metal fabrication and Facility Solutions projects for commercial, institutional, industrial, agricultural, health care, food and beverage processing facilities. We are USGBC accredited and certified in green building design, construction and operations.

We are pleased to offer the following services:

#### **HVAC/Construction**

Design/Build Construction Services  
Tenant Improvements  
Mechanical System Retrofits  
HVAC System Optimization  
Professional Engineering  
Title-24 Calculations

#### **Facility Solutions**

Building Evaluation  
Energy Saving Calculations  
Long-term Operational Costs  
Analysis  
Building Automation  
Controls Design and Installation

CAD Design  
Waste Management

Project Management  
Performance Contracting  
Remote Web Based Monitoring

### Service

Preventive Maintenance Programs  
Equipment Service and Repairs  
Retrofits Energy Savings  
Retro-Commissioning  
Water Treatment Systems  
EPA Certified Technicians  
24/7 Emergency Service

### HVAC/Architectural Sheet Metal

In-house Design & Fabrication Team  
On-site Duct & Metal Fabrication  
Sight Screen Fabrication & Design  
Interior Sheet Metal Custom Design  
Exterior Sheet Metal Custom Design

IES takes pride in our reputation for providing quality work to the Northern California Region. We are privileged to receive the majority of our work through customer referrals. IES operates three offices and shop facilities. We fabricate ductwork, fittings, architectural sheet metal and miscellaneous sheet metal parts on-site. Our highly trained and skilled employees operate as members of our customers' team: from job dedicated Project Managers, Estimators, Registered Professional Engineers, and construction crews, to Certified Energy Managers and controls and service technicians.

Indoor Environmental Services is known for its ongoing commitment to innovation and excellence in performing architectural sheet metal, custom fabrication and manufacturing work.

IES offers a new look at design and construction techniques for Architectural Sheet Metal. We are experienced in alternative methods of design and installation. Our technology allows for an up front, fast "look" at drawings, design and project information.

### More about us:

Incorporated: 1988 California  
Business Licenses: CA License # 646794, NV License # 0077866  
C-20 Heating, Ventilating and A/C  
C-38 Refrigeration

C-43 Sheet Metal & Architectural Structures  
C-10 Electrical  
C-7 Low Voltage  
Class B – General Contracting

### Certifications:

Mechanical Service Contractors of America (MSCA) Green Star Certified Contractor  
Registered Professional Engineers  
USGBC LEEDTM Certified professionals (LEEDTM)  
Certified Energy Manager (CEM)  
Certified Plumbing Engineers (CIPE/CPD)

***IES Builds – great partnerships - great teams - great building systems***



...your assurance  
of quality and value



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NV License # 0077866

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