



*Turnkey services from
concept to completion.*

DESIGN-BUILD SERVICES
AND SELECT CASE STUDIES



**DDD
GROUP**

A holistic approach for smarter, higher-quality projects

Design-build brings design and construction together under various configurations, in order to overcome traditional obstacles involving time, construction costs, and flexibility to innovate. Backed by over two decades of experience in and out of Puerto Rico, you can trust DDD to become fully engaged in project coordination, constructability, and delivery under budget, providing an unparalleled experience. With a superior standard of care, DDD can provide the success that clients look for: a project schedule with an improved delivery time and cost savings.

Benefits of Design-Build in Puerto Rico

There are countless benefits when engaging an experienced Design-Build firm in Puerto Rico for any type of project. Leveraging the expertise in construction, architecture, and management that DDD Group offers yields a myriad of benefits for the client, owner, and other key shareholders:

- There is one source of responsibility for all design, construction, planning, logistics or creative aspect of the project
- Integrated Decision Process
- Lean Approach
- Solutions engineered and "Guaranteed" to fit your budget
- No Change Orders
- Savings as a result of the "fast-track" nature of the process
- Sustainable Solutions that decrease Life Cycle Costs
- Leaner Process

On-Time and On-Budget with our High-Tech Cost Modeling

With access to years of construction data, our estimating department can develop conceptual estimates from very early in the process. The end result is that the best decisions can be made to benefit the project over its lifetime. With the use of **Building Information Modeling**, we are able to understand the cost implications of every design decision. Experience has taught us that being able to model in five dimensions (time and cost being the fourth and fifth), is crucial to adding value during the preconstruction process and to your building's lifecycle.

"We create realistic, informed, and precise estimates from the start."

More Efficient Construction Projects

Design-Build services assign the sole responsibility of design and construction activities to one entity. Our clients can rest assured as we reduce the project-based risk and concentrate on the project criteria, while efficiently overseeing the delivery. During this stage, if the owner wishes, our team helps the owner to assess and create clear and concise project design criteria. Unlike traditional project delivery, the design/build delivery method places the design and building responsibilities under a single entity. This improved project delivery is achieved by re-organizing project phases and design decisions upstream in the project cycle for more effective results.

Deep Architectural Expertise

Our architectural team can work with the client before and throughout the development to validate their vision and work efficiently to make it a reality, supported by extensive on-the-field experience in construction and long-term maintenance. Years of design-build experience have molded a unique culture at DDD. Our approach to design services gives clients the added value of an integrated practice with an in-depth understanding of the cost, schedule and life cycle implications of their design recommendations. Design and construction teams work hand in hand under one roof, with owners, consultants, subs, and suppliers to develop multi-dimensional solutions to everyday needs.



Puerto Rico Wire Repairs



The scope of work included design-build services under a fast track / turnkey approach in order to perform the roof replacement and interior reconstruction of PR Wire's Corporate Headquarters and Distribution Center (after damage sustained by hurricane Maria).

The renovation included space planning, selection of durable high-end finishes, lighting design and a new showroom storefront façade. The client's renovations main goal was to create a new corporate image through the design as well as to provide a professional and inviting space for both employees and clients.

Among the main renovation items were: a newly engineered HVAC system, structural retrofits for code compliance, a full electrical retrofit, and the design and relocation of a new LAN room. We also provided new security and access control systems throughout the facility.

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Pan Pepin Distribution Center



This scope of work for one of the largest food distributors in Puerto Rico consisted of a fast track / turnkey approach to complete the design and construction of a 5,793 sf Distribution Center including loading dock, storage, office, truck maintenance facilities, and parking areas for the 22 delivery routes for the south-east part of the island.



The work required the design and construction of a 4,500 sf distribution center facility and an approximately 1,500 sf of mechanical workshops for the vehicle fleet maintenance. The buildings were built using a reinforced concrete foundation system, coupled with a steel deck and joist system for the superstructure. A new 1,500 gallon cistern with pumps and controls together with a 150kva generator were incorporated. The building also includes access control points, security cameras and integrated fire alarm system. Although not LEED Certified, multiple energy conservation methods were used, including natural ventilation, lighting controls, water conservation and material recycling.

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FDA Campus, San Juan



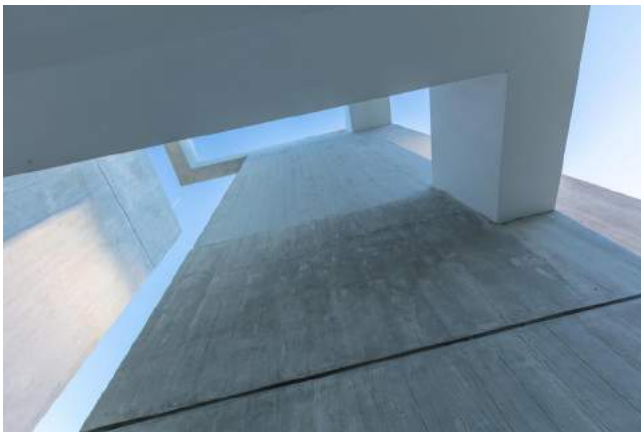
The United States Food and Drug Administration (FDA) operates an Office of Regulatory Affairs (ORA) office and laboratory complex located on San Juan Bay in San Juan, Puerto Rico. A new proposed District Office building (Toro 2 Annex) is needed to decompress the existing Building 1 lab by relocating the District Office staff to the new Toro 2 Annex office building. This will free up space to meet future lab-supporting space requirements within Building 1, as well as consolidate office branch functions into a cohesive building. The new two-story, 11,000 square-foot annex will physically connect the new District Office to the Investigations Branch within the existing Toro Building via a corridor.

This project is a turnkey design-build contract. The scope of the project includes the full design and construction of the new annex building, commissioning, site work, and landscaping. In addition to the new building construction, work includes demolition and remodeling of rooms inside the existing Building 12 Andres Toro.

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Fajardo Marine Unit



Located within the old Roosevelt Roads Naval Base, the Fajardo Marine Unit project consisted of an approximately 4,600 sf two story administrative support building; boat maintenance/storage hangar of approximately 3,000 sf, exterior vehicular parking spaces, outdoor lighting, as well as physical security equipment and infrastructure, including but not limited to, CCTV, Intrusion Detection System, Perimeter Security Fencing and Secure Motorized Entry.

The state-of-the-art project was designed to LEED Gold Standards, implementing strategic measures that included building orientation, permeable surfaces, Energy-efficient air conditioning system. The design also incorporated minimal soil disturbance strategies for the management of soil with hazardous waste and possible vapor intrusion to the building. To minimize earth work and address soil compressibility problems, the design incorporated the use of innovative soil modification systems.

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Built for the job.

Thanks to decades of design-build experience, DDD Group's design and construction teams work hand in hand under one roof, with owners, consultants, subs, and suppliers to develop multi-dimensional solutions to everyday needs.

Trust your project to the experts in construction and strategic planning at DDD Group. With an acumen of over 22 years and hands-on experience in a variety of fields (ranging from healthcare, to commercial, corporate projects, multi-family residential and federal restoration projects), DDD is truly **built for the job**.

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