

# Documentation

We all know how important documentation is.

That doesn't make it fun.

But how well your architect or interior designer develops your contract documents affects your costs, your schedule, your liability, the alignment of physical space with your needs, the health and safety of occupants, to say nothing of the impact on the planet, or your peace of mind.

The expansion to 70,000 sf and renovation of three floors atop Mellon Center for Pepper Hamilton LLP entailed the development of a new identity and the functional redesign of key lobby, reception, conference and library areas, including the introduction of a new connecting stair. The project, particularly the in-place renovation of existing floors, required precise contract documents and high coordination with landlord, property manager and construction manager partners.

Pepper Hamilton's documents of the space they occupied were incomplete and inaccurate. So were the landlord's. Yet they were in the space and needed to experience a phased expansion and renovation to remain in business, so doing limited demolition to verify mechanical, electrical and structural conditions was not an option.

But if we would have employed the conventional and lazy tactics of covering the obligations to coordinate new work with hidden conditions with risky language on the contract documents, contractor pricing would have reflected the high cost of an attempt to transfer all risks, and the project's cost would not have aligned with the budget.

Our project team lead by Studio Director John Tellaisha AIA, IIDA knew from experience what the drawings of the existing conditions did and did not show. So our CD's reflected defined conditions and where appropriate, small allowances were included to minimize change orders from field conditions.

"On the two projects that we have done with Bill Eberhard and his firm, they provided excellent responsiveness and have shown outstanding design ability. As a general contractor, we are accustomed to working with dozens of design firms on all types of projects.

We can honestly say that all of the drawings and details provided in the contract documents by Bill's firm have always been highly constructible. When an issue did arise on a project, the firm's principal and project team were quick with responses and provided the information that was required. We look forward to constructing many future projects with them in the future."

**Bill Franczyk, Project Manager**  
TEDCO Construction Corporation

