



# Pre-Bid Assistance: What Every Architect & Engineer Needs to Know



**STUART  
BERGER**  
A DIVISION OF COOK & KRUPA

Architects and engineers often approach us for advice and assistance developing projects best constructed with Engineered Building Solutions, such as Butler Buildings. On the flip side, we see projects being bid where qualified pre-bid assistance for an Engineered Building Solution was clearly not provided. Each manufacturer and builder have unique policies and abilities regarding what, if any, pre-bid assistance they will provide.

At Stuart Berger Construction, we are Engineered Building Solutions experts. Our rich history as a career Butler Builder, along with our relationships with related suppliers such as Metlspan and Parkline, allow us to provide effective solutions for many types of [projects](#) [and clients](#).

In addition, our parent company, Cook & Krupa LLC, has provided general construction services for over 60 years. That means we know how the advice we provide on the Butler side will affect the overall value and constructability of the projects we touch.

We are pleased to provide pre-bid advice and support on many projects, including public bid projects. We are forging relationships with the architectural and engineering community. As a result, we're becoming aware of opportunities and providing education about the products and services we have available, so you understand how they are superior to our competition.





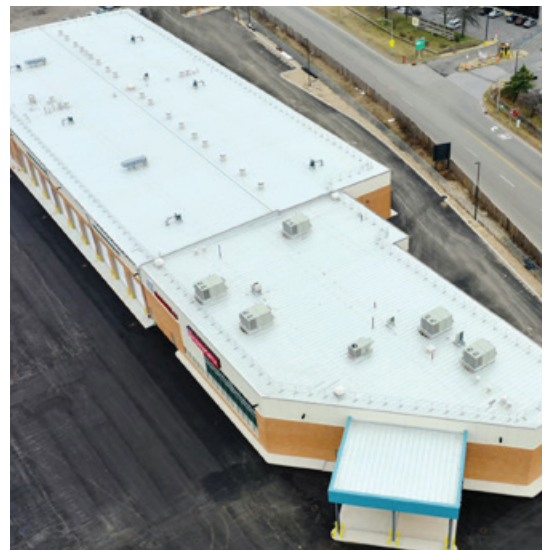
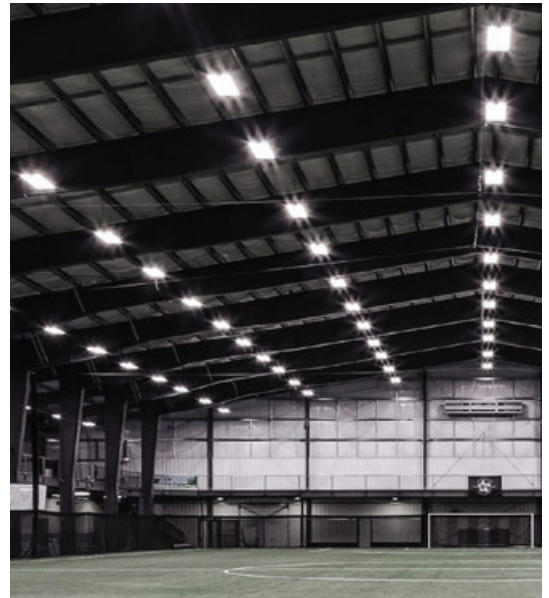
# The Proven Benefits of Engineered Building Solutions

Somewhere along the way, the possibility of using an [Engineered Building Solution](#) (EBS) was raised. Construction professionals began to consider a Butler Building or a pre-engineered metal building.

We don't actually "pre-engineer" buildings anymore. Each building is a one-off engineered model created using proven, efficient systems. However, someone thought there might be some time and money savings to consider.

Here are some of the reasons we think you should consider a Butler Building:

1. **Engineered Building Solution (EBS):** By selecting a sole source for the building, a complete engineered system for framing, roofing, and walls is provided. As a Butler career builder, we deliver an engineered building shell complete with coordination. The building is delivered "ready to erect" and is erected on the pad as a complete unit. The warranties cover the entire shell.
2. **Efficient Framing:** Butler framing consists of highly efficient three plate columns and rafters. It also features cold rolled girts and purlins spanning from frame to frame. These rigid frames can easily clear span most projects (we've done up to 226' clear span) or can have some interior columns. For long bay solutions we use patented Truss Purlins to span up to 60'.
3. **Bracing Solutions:** Our buildings must be braced. Because our roof systems are free to expand and contract, we do not consider roof diaphragm to resist wind and seismic loads. Solid rod X-bracing, K-bracing, windposts, and portal frames can be employed to transmit loads to the foundation, typically without fixed bases.



4. **Roofing Systems:** Most buildings we build incorporate the Butler MR-24 roof system in one of its many configurations. By far, this is the most sophisticated and longest lasting standing seam roof systems on the market. Continually improved since its release in 1969, the current expected lifespan of the MR-24 system is 55 years.

The details and implementation of this system are far superior to any competitor (we have the details and data to support this claim). We enjoy installing this roof over our poorly performing competitors' roof systems on a regular basis! We also have architectural and specialty roof systems available.

5. **Wall Systems:** From basic to complex and everything in between, there are unlimited options for wall systems. This includes many that are non-Butler. Each has merits impacting cost and framing.
6. **Thermal Performance:** Many of the roof and wall systems we incorporate into our buildings are high performing and/or fire rated. Most of these systems have Certified Hot Box test data for proven results.
7. **Accessories:** There are numerous accessory solutions designed specifically for Butler building systems. Windows, doors, daylighting, louvers, overhangs, etc. – the possibilities are endless. Many clients are particularly interested in the ability to install solar panels on our roof. If done correctly, this is not an issue.
8. **Re-roofing and Rehabilitation:** The metal building business was growing in the 1960's and many buildings constructed in the 70's and 80's are ready for upgrades. We have many solutions for reroofing and building rehabilitation.



Our portfolio of successful projects is diverse. It's our wide range of capabilities and genuine dedication to meeting our customers' objectives that keeps our portfolio growing. To see what we can do for you visit [stuartberger.com/projects](http://stuartberger.com/projects)



# How We Become Your Pre-Bid Building Partner

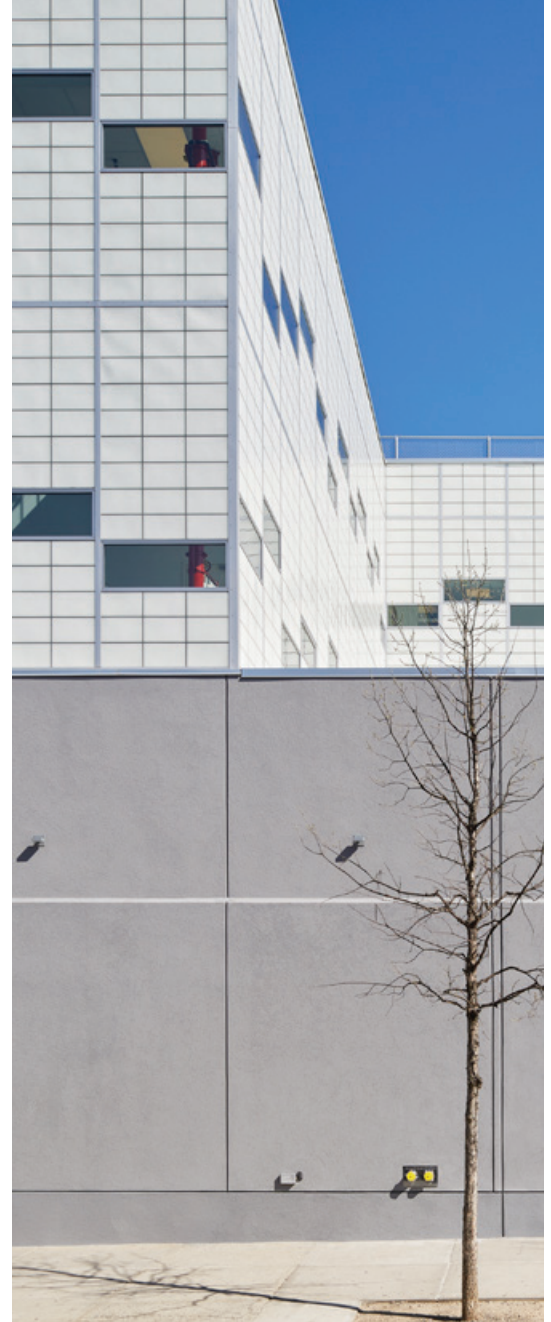
We bring decades of construction insight to every opportunity. So, when we're part of your pre-bid team, we can advise on key areas such as matching materials selection and buildability to the specific needs of the project.

1. **Evaluation:** During the evaluation stage, we review the project program and provide guidance at the concept level. Is a potential project suitable for a Butler or related product solution? We take size, span, framing solutions, drainage, thermal performance, and appearance into consideration. Not every project is an obvious candidate. However, most professionals are surprised at the types of suitable projects and project advantages.

For small buildings that are suitable for a Parkline solution, there really is no framing. Up to 32' wide and 14' high, the Parkline building is self-framing so there are no columns or girts to clog up the interior.

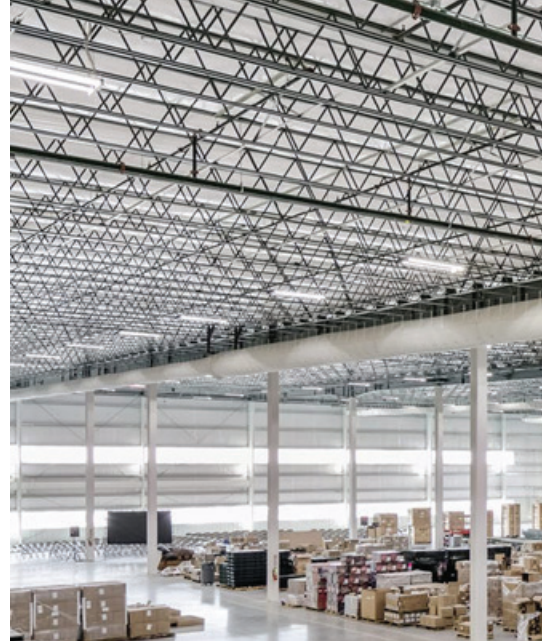
Most Butler Buildings are clear span with rigid frames at 20' to 60' on center and economically up to 120' wide. When needed, wider clear spans are available, but a premium applies due to the excessive frame depth and added sway bracing.

2. **Framing:** We look at the project needs and perform a study to determine the best framing solution. Our team considers deep foundations and uplift, which has been an issue on larger buildings. Labor is a consideration as well. On union and prevailing wage projects, we examine the erection cost when determining the best value solution.
3. **Roof and Wall:** From the basic batt insulated screw down panels to fire rated and architectural, there are a multitude of roof and wall solutions. We help balance form, function, and value in defining the framing, roof, and wall selections. The solutions may include non-Butler components.
4. **Thermal Performance:** Butler and Metlspan provide some of the highest performing thermal solutions for any type of construction. Our systems, most of which are Hot Box tested, often out-perform the competition and conventional systems. We look at the use, aesthetic, serviceability, and thermal performance to help determine the best solutions.



## By Your Side Through the Process

1. **Framing:** Once the Building parameters are settled, we build a model and share the preliminary framing geometry, anchor rod details, and preliminary reactions with you. This information is helpful when used for the design development stage.
2. **Cuts and Specifications:** Cuts and data are available for all components. We can also provide boilerplate specifications for incorporation into project books.
3. **Budgets:** When you need us to, we'll provide a working budget for the contemplated building.



Our mission is to bring the construction knowledge and know-how you need to every project through effective collaboration. Our decades of experience allow us to become an invaluable resource to all of your projects.

[LEARN MORE](#)

## There Are a Few Things We Don't Do...

1. **EOR Services:** We are Designer of Record for the Butler Building Steel. Once under contract, we will provide sealed design drawings for the Butler Steel. We will also provide sealed building certification and calculations, if requested. The Engineer of Record (EOR) will provide the design criteria for the structure.
2. **Design Anchor Rod Embedment:** We design the anchor rod material, size, quantity, and placement but the embedment and bottom detail for anchor rods is designed by the EOR.
3. **Energy Calculations:** Most buildings will be designed in accordance with Comcheck. We do not provide this service.
4. **Architectural Drawings:** We provide steel drawings in the form of erection drawings.



# Let's Partner-Up and Take the Next Steps

So, you've considered all of this awesomeness and you've interacted with us. Like us, you're convinced that Butler and Stuart Berger Construction are best suited for your work.

The owner is ready to get moving. But you're afraid some low bid, second class, 'Johnny-come-lately' builder is going to get the job and present some half-baked solution for your beautiful, well thought out project. His products won't meet spec, the structure will change causing foundation and coordination issues, and in the end, you will inherit mounds of extra work you can't get paid for and an inferior building.

How do we prevent that?

1. **Private Work:** Many of our projects are private or design-build, including public design-build projects where a competitive bid is not required. Our team can be engaged at or before the budget stage of these projects.

We can operate under pre-construction agreement if we are acting as the GC/CM. Additionally, we operate under an assignable sub-contract if supply and erect only. This would make us part of the design team providing Designer of Record services for the Butler Building and staying with the project to completion.

If the owner is not ready to engage us, we will compete for the work once a bid package is provided. Our early contracted involvement results in the most successful projects because we're collaborating on all building and design issues with your team. From RTU's, to accessories, and foundation coordination, once the design is complete and the project permitted, the building is ready to fabricate.

On many projects, we are learning the local department of buildings require the sealed Butler drawings PRIOR to releasing any permits. If this is the case, a negotiated early contract with us can prevent a long bid process delay.

2. **Public Work for Bidding:** We provide pre-bid support on many public work projects. The benefits are obvious. Once the budget and technical support are completed, we're typically no longer involved other than as a bidder.



3. **Public Work Negotiated:** Perhaps you are now scratching your head. How is negotiated public work possible? Believe us, it surely is.

Butler's parent company, BlueScope, has a large construction group in Kansas City. BlueScope Construction Services holds a GSA Contract for negotiated federal work and is a member of [Sourcewell](#), a government agency buying cooperative.

Both resources permit negotiated design-build services for public and non-profit organizations. The work is delivered by Stuart Berger Construction and the best part is, YOU are the architect. Whether it is for the entire work or just the Butler Building, we can deliver the work negotiated even on public projects.



Learn more about our Design-Build construction approach on our website

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[www.stuartberger.com](http://www.stuartberger.com)