

Builder/Architect

Special Feature

Integrated Construction Services:

Scott Smith and Guy Gehmlich
Partner to Create Luxury Residences



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By Kathy Collett

Integrated Construction Services, Inc. is truly unique in the building industry. Working closely with discriminating clients, they build confidence with the homeowner by providing a service that includes a disciplined and detailed approach to planning and scheduling a luxury home construction while observing a strict devotion to matchless quality and the use of proven artisans and talented subcontractors. Their detailed scheduling is simply unparalleled,

while their meticulous consideration for finely executed details and luxury amenities gives life to their clients' dreams.

Integrated Construction Services, Inc. was chosen to build the lavish and detailed contemporary mountain home. They were selected because of their unshakable commitment to doing the job right the first time and because of their standard for quality work and detailed craftsmanship.



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In addition to these qualities, the clients knew that their current residential needs for a large, lavish and sophisticated structure could be met by a residential building company “who could make it happen” by integrating building specialists to meet every construction concern, combining construction management, general construction, conceptual estimating, value engineering, scheduling and bid analysis. This company, ICS, is owned and operated by Scott P. Smith and Guy Gehmlich, president and vice president, respectively. With the combined experience of approximately 50 years, these two building specialists have been responsible for the construction of homes ranging in price from \$500,000 to \$5 million.

Some of the challenges and interesting situations that Smith and Gehmlich encountered on this residential home included first delivering the bowling alley pinsetter to the site with a forklift and protecting it through the entire construction period. They began with spreading 11,000 cubic feet of material down the hill and over the pipeline easement of the property, and while they were excavating the site, they encountered a large and fascinating nest of tarantulas.



Master bedroom shower with inset lighting and glass mosaic tile.

Also, the design of the residence, including banks of expansive windows, required one single 2 x 6 structural tube of steel to be turned on its side for the support of the windows. This structure allowed the architect to minimize the window mulls, while keeping the design open to the mountains beyond.

VERSATILITY

ICS is also known for their versatility of construction; therefore, the clients knew they could trust their expertise in constructing 18-inch walls for the racquetball court and handling the construction of everything from the outdoor kitchen and cabana to a large mechanical room, tennis court, ice hockey rink, sauna, snowmelt system, locker rooms, vanishing-edge swimming pool, exercise room, home theater, multiple bars, two gourmet kitchens and bowling alley.

TIME AND COST SAVINGS

At Integrated Construction Services, Inc. cost control begins long before the first shovel of dirt is turned. Working with the



Dining room.

project architect, they develop a detailed estimate at the earliest stages of the design process. This first budget estimate becomes a financial blueprint to help the team reach its fiscal objectives. As the design progresses, the estimate is updated to reflect new concepts and ensure that the end product meets the budget as well as design requirements. Should value engineering be required, the estimate becomes an essential tool in guiding this effort.

The cost information developed in the estimate is transferred to a cost control worksheet. As bidding takes place and contracts are awarded, contract commitments are compared to the estimate budgets. Variances are identified immediately and corrective action taken. The cost control worksheet is also used to generate budget projections and a schedule of values for monthly billings. The information developed in the estimate also becomes the basis for a detailed construction schedule which is monitored on a weekly basis and by careful management that can result in a 30 to 50 percent reduction in completion time.

They are known in the industry as accomplishing money-saving miracles. When they work with owners and architects early

in the design stage, they are often able to achieve cost and time reductions. In one instance, their expertise resulted in a 25 percent cost reduction and a 50 percent reduction in construction time. Their reputation is for quality control first, while their detailed management of time and money underlines their intelligent leadership skills. Smith's education includes a degree from Brigham Young University in construction management as well as degrees in architectural drafting and Portuguese. Together, Scott and Guy have over 50 years of experience in construction services.

FUTURE PLANS

ICS' plans for the future are to partner Scott Smith's skill set in conceptual estimating and project management with Guy Gehmlich's expertise in constructing large luxury residential properties. Scott remarks, "I enjoy working with Guy because he is quality conscious and very honest." Guy returns the compliment by saying, "Scott is bent on quality, as well, and has personal experience in various trades, which makes him valuable



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Bowling alley installed at beginning of project.

in hiring the best people for the job. He understands the need for open and effective communication as the primary responsibility in the construction process.”

This team understands the mountains of information generated in construction management and general contracting;

Workout room with surround sound and televisions.



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their ability to collect and distribute this information to the right people at the right time will continue to make their future projects run smoothly and efficiently. Their professionalism will continue to generate interesting and profitable projects as they look forward to future opportunities for their

company. With a zest for building and a zest for life, they have a passion for the construction industry that is sure to give them increased visibility and longevity in the marketplace. Their clients together with their co-workers wish them the best.

You may reach Integrated Construction Services by phoning Scott at (801) 209-7609 and Guy at (801)706-4503. ■