



FRAMER SUMMIT
AT BCMC



Adding Value with Incomplete Plans

Tony Acampa, *Shelter Systems Limited*

Chris Breedlove, *Ace Carpentry*

Jacob Knott, *Ace Carpentry*

Moderated by Ryan Hikel, *Shelter Systems Limited*

BCMC|FS EDUCATION SESSION DISCLAIMER: This presentation is for educational purposes only. Any opinion or point of view expressed represent the view of the presenter(s) and not the Building Components Manufacturers Conference | Framers Summit ("BCMC|FS"), the Structural Building Components Association (SBCA), or the National Framers Council (collectively the "BCMC Group"). The BCMC Group neither represents the accuracy or reliability of the information provided nor that such information complies with applicable law and the policies and procedures of the BCMC Group including its Anti-Trust and Conflict of Interest policies.

BCMC

PRESENTED BY: **SBCA**



FRAMER SUMMIT

AT **BCMC**



BCMC

PRESENTED BY: **SBCA**

FRAMER SUMMIT

AT **BCMC**



FRAMER SUMMIT
AT BCMC



Adding Value with Incomplete Plans

Tony Acampa, Shelter Systems Limited

Chris Breedlove, Ace Carpentry

Jacob Knott, Ace Carpentry

Moderated by Ryan Hikel, Shelter Systems Limited

Introductions



Tony Acampa
Design Manager
Shelter Systems Limited
tonya@sheltersystems.com



Chris Breedlove
President
Ace Carpentry, Inc.
cbreedlove@acecarpentry.com



Ryan Hikel
Sales Manager
Shelter Systems Limited
ryanh@sheltersystems.com



Jacob Knott
Preconstruction Manager
Ace Carpentry, Inc.
jknott@acecarpentry.com

What constitutes an incomplete drawing?

- Missing structural information, conflicting drawings, undefined details, missing elevations, heel heights, bearing conditions, framing requirements, etc.
- Design development documents vs. construction documents



Why Does This Matter?

Incomplete information isn't necessarily the problem. What happens when it goes unresolved is.

The Ripple Effect

- Design question → Procurement delay → Field impact
- Small gaps become expensive problems downstream
- Assumptions create risk when they aren't communicated
- The later an issue is identified, the fewer options we have

One unanswered question can create multiple issues. One well-asked question can eliminate them.

The Importance of Asking Better Questions

Weak RFI

RFI #104 — Framing Issue

There seems to be a problem with the framing on Level 2 in unit 203. The drawings don't really make sense in this area, and we're not sure what we're supposed to do. The wall looks like it might conflict with the ductwork. Please let us know what you want us to do.

Also, the dimensions seem to be different between the architectural and structural drawings. We need an answer ASAP because this is holding up our work.

Why this is poorly written:

- Too vague: It doesn't identify the exact location or wall.
- No drawing references: The reviewer has to search through the plans.
- No specific conflict identified: "Might conflict" doesn't explain the actual issue.
- Combines multiple issues: The ductwork conflict and drawing dimension discrepancy may require separate RFIs.
- No proposed solution: It doesn't give the design team something concrete to approve or reject.
- "ASAP" is subjective: It doesn't establish a meaningful response deadline.
- Unprofessional language: Phrases like "don't really make sense" can sound argumentative or careless.

The Importance of Asking Better Questions

Strong RFI

RFI #104 — Level 2 Unit 203 Closet Wall Framing / Ductwork Conflict

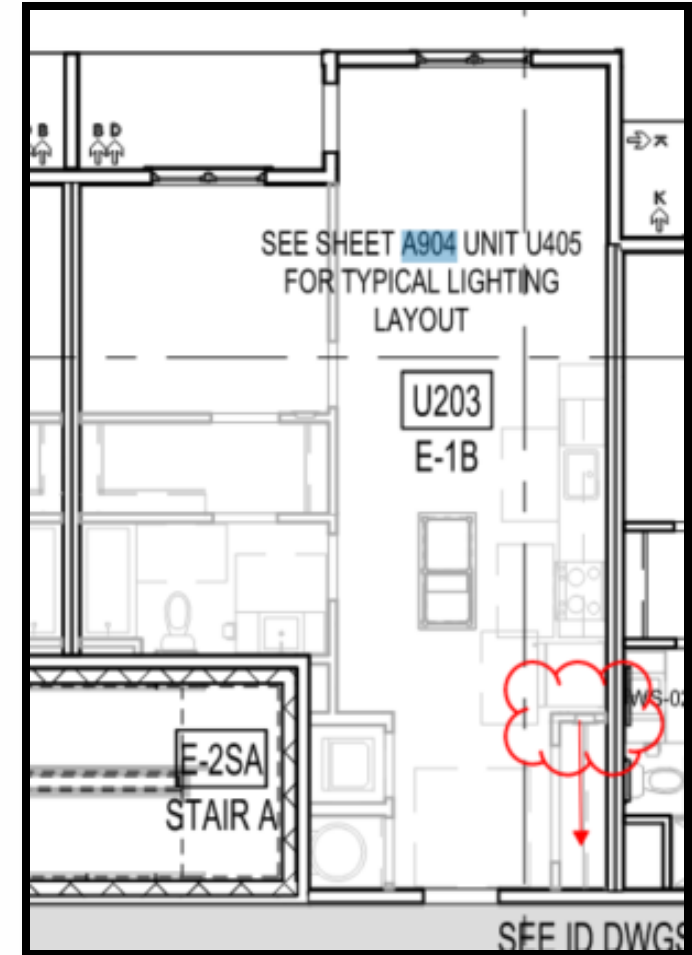
Location: Level 2, Unit 203 Entry Closet

Drawing References: 4/A2.21; 7/S2.12; M2.21

Question: Please note Architectural Drawing A2.21 indicates that the plan north wall at unit entry closet partition wall in unit 203 is to be framed at the dimension of 4' clear. However, the mechanical ductwork shown on M2.21 occupies approximately 8 inches of this space. If the wall is framed at the dimension shown on A2.21, the wall framing will conflict with the proposed duct location.

Proposed Resolution: We propose shifting the north face of the closet wall approximately 8 inches south to maintain the required duct clearance while preserving the corridor width shown on the architectural plans. Please confirm whether this proposed wall relocation is acceptable or provide an alternate framing/ductwork configuration. Please see the attached illustration for reference.

Schedule Impact: Framing in this area is scheduled to begin September 3, 2026. A response by September 2, 2026 would allow the framing work to proceed without delay.



The Importance of Asking Better Questions

Bad RFI	Good RFI
"There's a problem with the framing."	Identifies the specific wall and location
"The drawings don't make sense."	Cites specific drawings/details
"It might conflict."	Describes the actual conflict
"Tell us what to do."	Asks a specific question
No proposed solution	Provides a proposed resolution
"ASAP"	Gives a specific response date
Potentially accusatory	Neutral and factual
Difficult to answer	Can be answered directly

Process Management vs. Technical Knowledge

A strong process often solves more problems than technical expertise alone.

- Managing RFIs, clarifications, submittals, and follow-up
- Organizing issues by floor or dispute
- Using RFI review meetings
- Formalized feedback loop

Become Part of the Solution

Finding the problem is only the first step.

- “It’s not my job” doesn’t mean it doesn’t affect your job
- Use your expertise to help move the issue toward a solution
- Offering solutions doesn't mean taking on design responsibility
- Early involvement gives everyone more options
- Better solutions build trust, reduce risk, and improve the project

Why Get Involved?

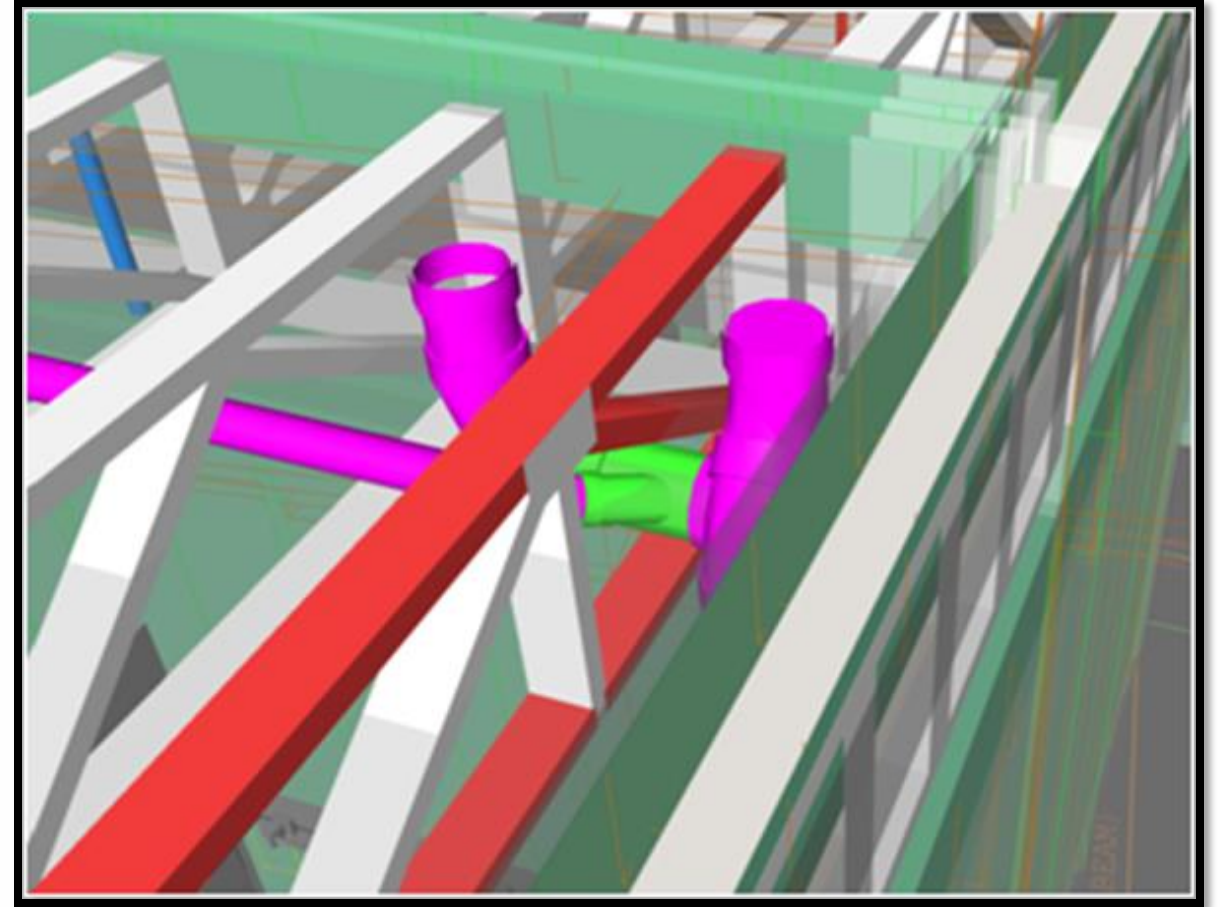
Less Rework • Better Schedules • Build Trust • Stronger Relationships • Earn Earlier Involvement

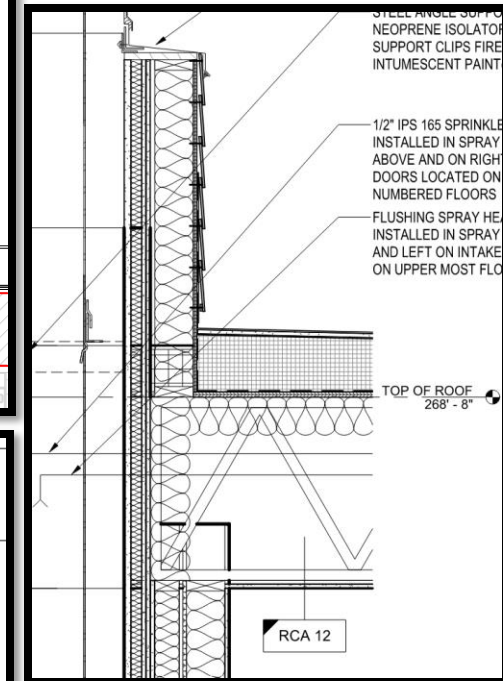
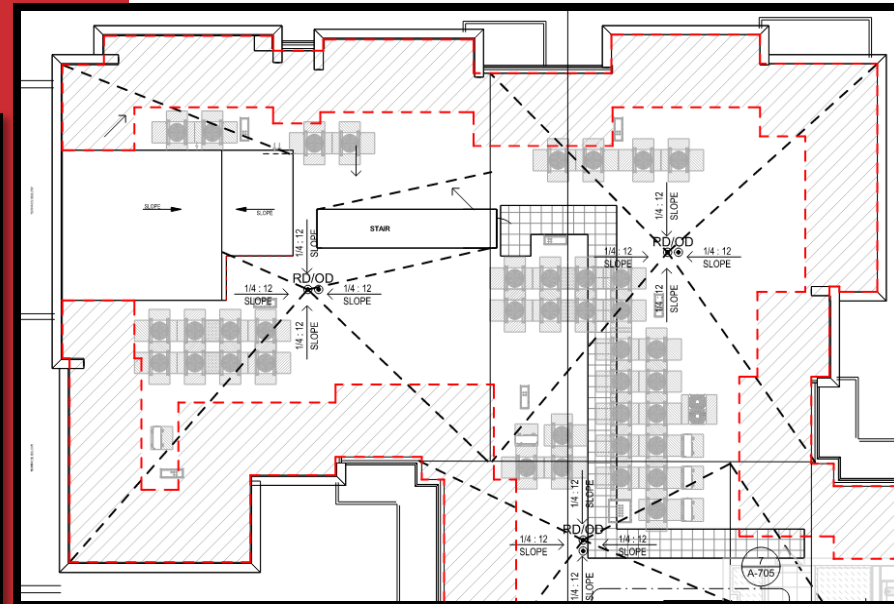
Communication and Early Engagement

- Communication
 - Recognize ripple effects across trades
 - Frame conversations collaboratively
 - Replace, 'this is wrong' with solution-oriented language, empathetic approach
- Early Engagement
 - Discuss value of involvement before contract documents
 - Benefits include reduced risk, better coordination, fewer change orders
 - IP concerns

BIM Coordination

- Using BIM to improve project outcomes
- Managing inexperienced BIM Coordinators and Trades





TYPE	HEIGHT	NOTES :
(A)	6' - 6"	1. PARAPET HEIGHTS ARE MEASURED FROM TOP OF ROOF PLATE
(B)	3' - 6"	2. PROVIDE 1/4" : 1'-0" MIN TAPERED INSULATION SLOPE AT ROOFS FOR DRAINAGE, TYPICAL
(C)	1' - 6"	3.NO SERVICABLE EQUIPMENT IS TO BE INSTALLED 10'-0" OR LESS FROM EDGE OF THE BUILDING AND/OR PARAPET.

Case Study – Example 2

The Situation

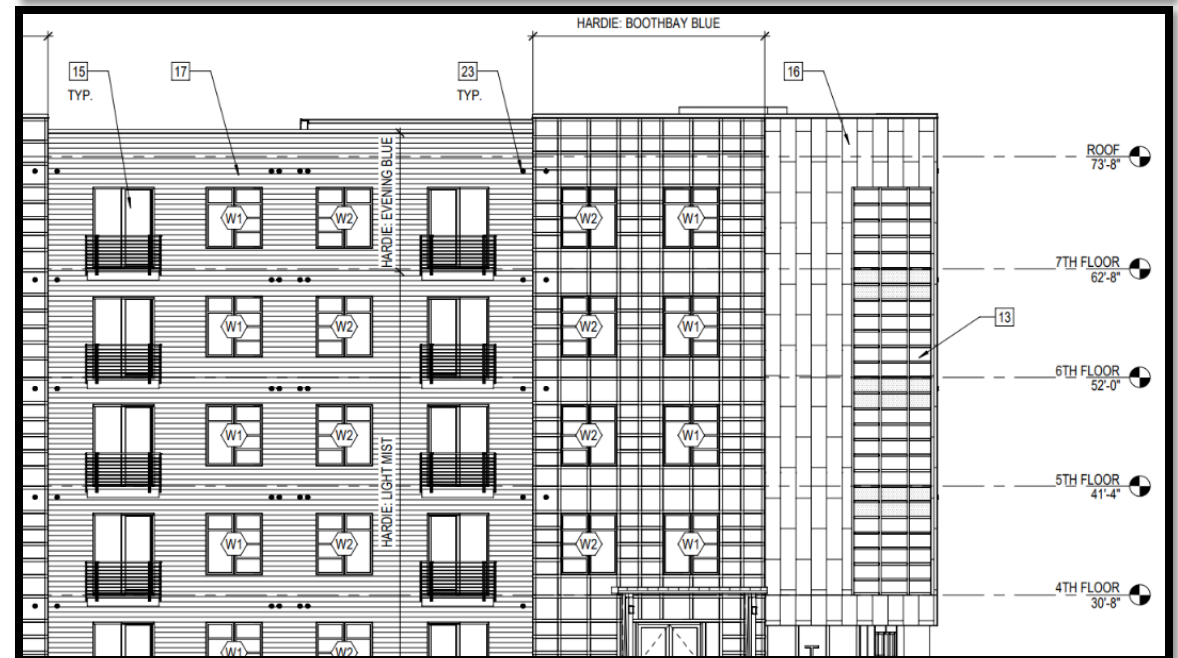
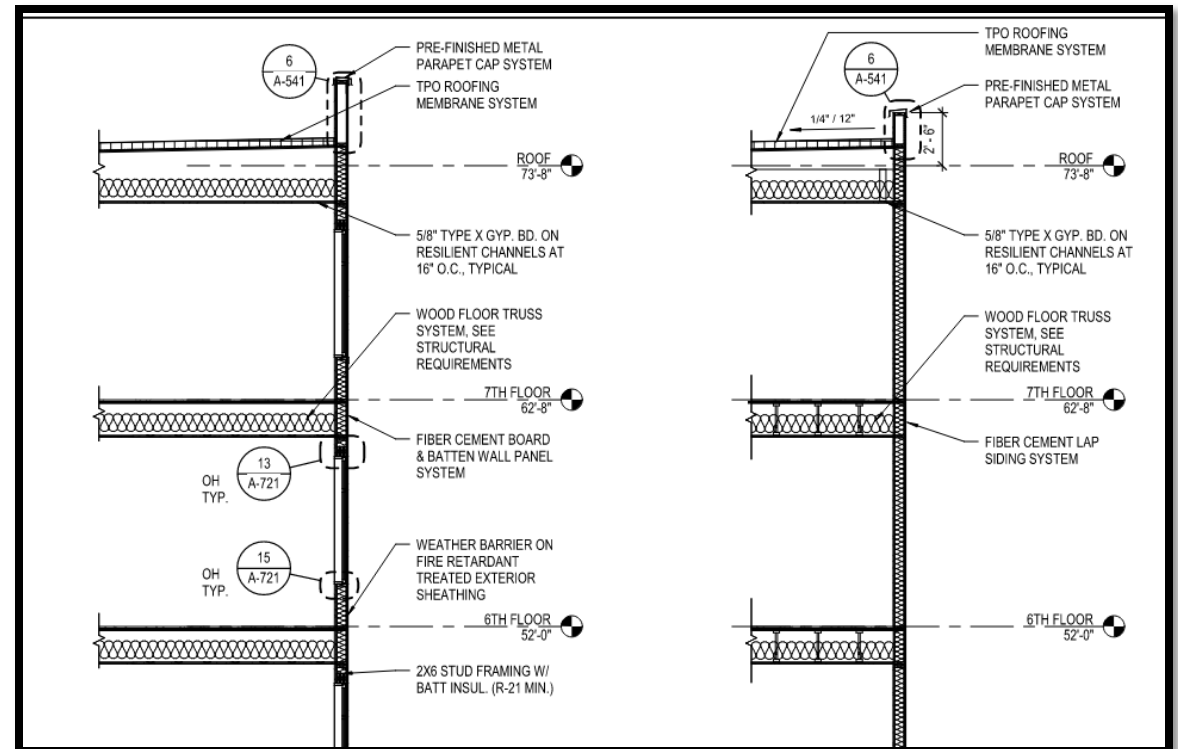
- Roof and 7th floor elevations are shown
- Top-floor wall height is not defined
- Roof truss depth / bearing elevation is not defined

The Risk

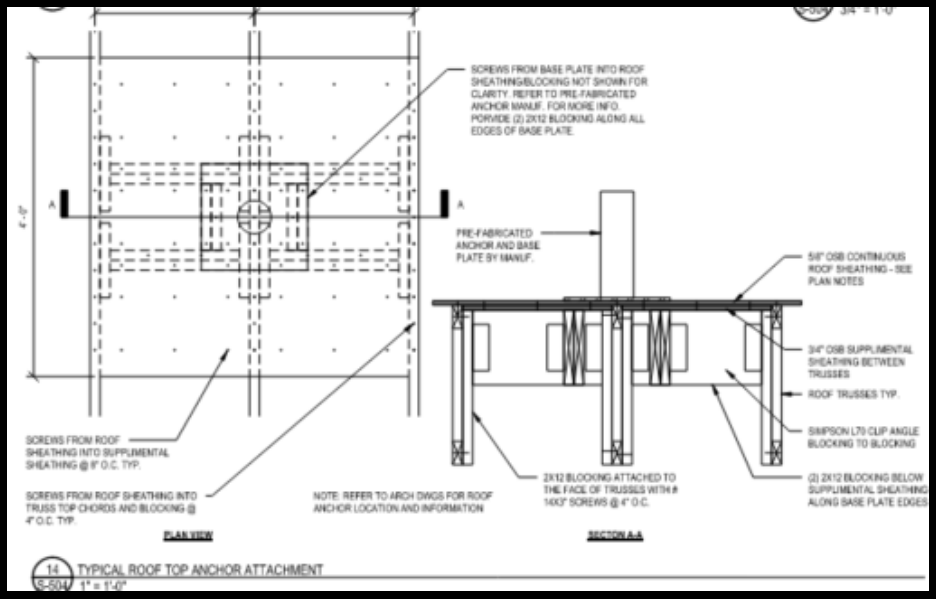
- Wall takeoff and material quantities cannot be finalized
- Truss design cannot be completed
- Making assumptions could create coordination conflicts or rework
- Delayed answers can impact procurement and ultimately the framing schedule

Key Lesson

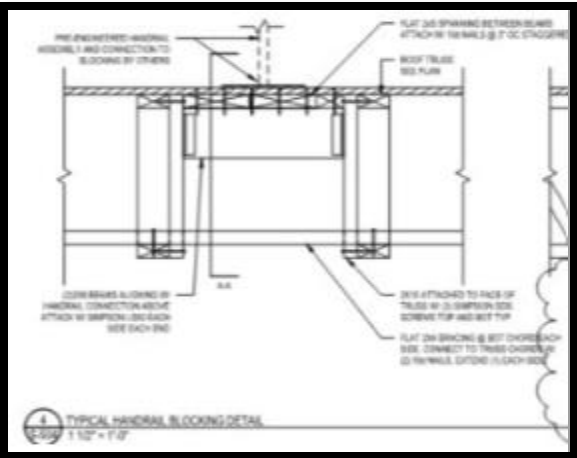
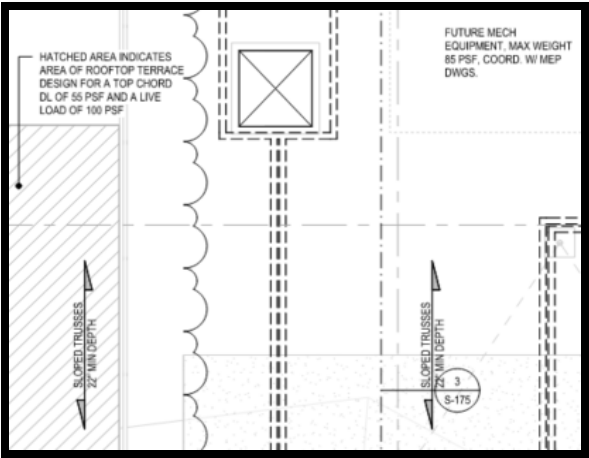
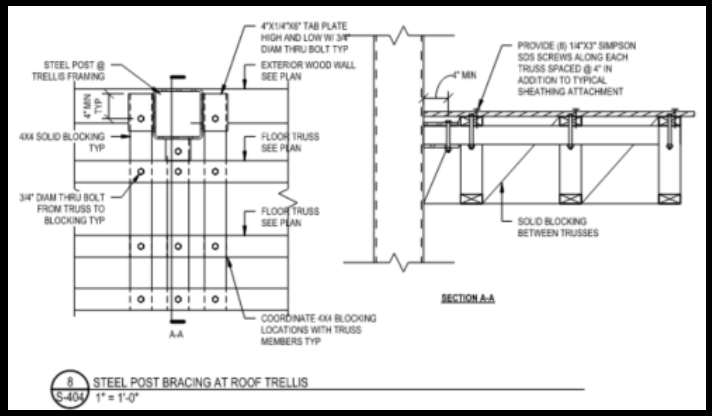
- A drawing can look complete and still be missing the information needed to build it.



Case Study – Example 3



COORDINATE ALL ROOF / FILL PROTECTION ANCHOR LOCATIONS W/ ARCH AND ANCHOR DRAWINGS. SEE TYPICAL DETAILS FOR BLOCKING. TRUSS MANUF. TO DESIGN TRUSSES FOR ADDITIONAL LOADS AS INDICATED FROM ANCHOR MANUF.



Final Challenge

"How can I help move this project forward?"

VS.

"Whose problem is this?"

- Success comes from better communication, process, collaboration, and leadership (cultural shifts)

Q&A

Education Session
Evaluation

SCAN HERE



A wide-angle photograph of a city skyline at sunset. The sky is a mix of orange, yellow, and blue with scattered clouds. In the foreground, a river flows under a multi-arched bridge. The city skyline features various skyscrapers, including a prominent one with a green dome and another with a tall, thin spire. The water in the river reflects the colorful sky and the city lights. A large red shape, resembling a stylized roof or a banner, covers the top-left portion of the image, containing the BCMC logo and text.

BCMC

PRESENTED BY: **SBCA**

FRAMER SUMMIT

AT **BCMC**