

JEA ARCHITECTS

6440 Flying Cloud Dr., Ste 202, Eden Prairie, MN 55344

BUILDING CONNECTIONS

A NEWSLETTER FOR OUR CLIENTS AND FRIENDS

Volume 5 Number 1—2009

WELCOME TO OUR FIFTH NEWSLETTER!

JEA Architects was founded in 1991 by Jack Anderson, AIA, CID. The focus of our newsletters is to share information about the building process.

OUR GOAL

- to provide our clients with creative, functional and cost-effective solutions in a manner that meets the particular needs for each project -

Our Feature Article

COST-SAVING, QUALITY-MAINTAINING TIPS FOR THE BUILDING PROCESS REVISITED!

*More and more, owners are looking to cut costs, save money, yet still end up with a **QUALITY** building that is efficient, functional and aesthetically pleasing. Here are some tips to cut costs:*

- ◆ **Limit or eliminate the use of Allowances in the project specifications.**

Examples of this are face brick, carpet and door hardware, which are often specified as a

*lump sum (or unit price) allowance. By insuring that these are specifically called out in the project manual (specifications), the savings (or increase in quality) would be **10%-20%** of the material or item.*

- ◆ **Separate certain equipment & furnishing items from the General Construction Contract.**

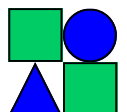
*With equipment such as lockers, shelving, signage and telephones, we recommend that the owner or the Design Team work directly with the suppliers rather than writing the products into the Project Manual. The estimated savings here would be **12% - 24%**, with the added benefit of additional personalized service from these suppliers who are set up to accomplish work this way.*

- ◆ **Bid certain components of the project separately.**

*Work such as landscaping and millwork (cabinetry, counters etc.) can be bid separately from the general contract. The estimated savings here is about **5% - 12%**, plus the added benefit of more control over project quality.*

- ◆ **During Construction, obtain cost proposals for minor change orders from local subcontractors in addition to the General Contractor's proposal.**

*This will not only serve as a good check and balance, but we have seen savings of up to **80%** for certain items.*



◆ **Save on bid-set printing costs.**

*During the Bidding process, we advise that a portion of the plan deposit be non-refundable. This will not only save **10% - 35%** of bid-set printing costs, but will also help insure that those checking out bid sets are serious about bidding the project.*

◆ **Obtain copies of all warranties at project closeout.**

We make certain that the General Contractor submits all product and system warranties before final payment is approved. This warranty information will be of great value to you through the life of your building.

We hope these tips have been of value to you and we welcome any questions you may have about the building process!

RECENT PROJECTS



Sherburne County - Zimmerman Public Safety Building



Jordan Fire Station Addition & Remodeling



Santiago Township Fire Station & Town Hall



Hugo Well House

At JEA ARCHITECTS, we work on your behalf to increase project quality and value by eliminating unnecessary costs while solving your building needs.

For more information, please call:

Jack Anderson, AIA, CID at (952) 935-5164 or email at JEAARCHITX@aol.com

