



Construction Plus, Inc.

RAISING THE ROOF

WITH COMMITMENT, PROFESSIONALISM AND INTEGRITY

Fall 1999

established 1988

Community Evangelistic Church Dedicated



In August, *Construction Plus, Inc.* participated in the dedication service for the new Christian Family Life Center for Community Evangelistic Church on Boyds Bridge Pike. Completed in July, the 15,000 SF multi-use facility features flexible seating, hardwood basketball court, classrooms, kitchen, stage area, and gathering areas.

To deliver the project on schedule and under budget some unexpected conditions had to be overcome. Unsuitable soil was encountered during rough grading operations. The most economical solution was to lower the building pad, requiring a complete redesign of the drainage plan.

The cost impact of the redesign was overcome by reductions in the overall cost of the project through Value Engineering. *CPI* was successful in working with Senior Pastor Jarvis J. Ross and Brewer, In-

“We appreciate working with a contractor who knows how to make changes in construction cost without sacrificing architectural value”

*Dan Brewer
Brewer, Ingram, Fuller
Architects, Inc.*

gram, Fuller Architects, Inc. to reduce the final cost of the project by over 3%

Value engineering changes were made resulting in significant cost savings, without compromising quality, function or appearance.

Eddie Hyde, Vice President of *CPI*, attributed the project’s success to the ability of the Project Architect Lisa Hoskins of Brewer, Ingram, Fuller and Project Superintendent Joe Johnson of *CPI* to effectively communicate on a daily basis. *“It is a pleasure to work with an Architect that can represent the interests of the Owner while assisting us with field adjustments that create a better product in the end. Joe and Lisa’s dedication to quality and detail enabled the team to achieve the Owner’s vision on time and under budget.”*



CPI Completes New Offices for Sun Coke in Lankmark Center

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The Sun Coke Company recently moved into their new 9600 SF office space in Landmark Center. The following letter, which we received from Karen Free and Lisa Cobble (the two Sun Coke team members in charge of the project) says more than we could ever say:



Dear Sandy,

*We would like to take this opportunity to thank you for the excellent job Construction Plus, Inc. employees and subcontractors did on our recent renovations of the 6th floor. **After asking you to “fast track” this project, we were certainly not expecting to move in on schedule, on budget and with no punch list.***

As you know, we made several changes to the architectural plans as this project moved forward. When demolition began, we had not yet selected the casework, carpet, tile or wall coverings ... Your suppliers and subcontractors, who due to their relationship with Construction Plus, were able and willing to meet our schedule and provide exactly what we wanted.

In our opinion, John Godfrey is the best there is. We worked with John on our project in 1995, and we welcomed him back with open arms. He made our jobs so much simpler by his daily updates on schedules, his reminders on anything we needed to take care of, his interface with the subcontractors, and just by having a great personality that gave us a lift everyday. His problem-solving skills removed most all obstacles from our path.

As you know, we required a massive amount of electrical work on this project. The computer, modem, and telephone cables along with the exorbitant number of wall and floor outlets we requested made for an amazing electrical plan. We feel lucky that Construction Plus chose McGaha as electrical subcontractor on our build-out.

***Sandy, we truly feel that we had a great and satisfying experience and that we ended this project with a beautiful office.** We invite you to use our space and our names as a positive reference for Construction Plus Inc. anytime you feel it would be beneficial to your company.*

Yours very truly,

*Lisa A. Cobble
Information Systems Specialist and
Employee Benefits Coordinator*

and

*Karen E. Free
Manager of Human Resources*



CHANGE ORDER – Those words seem to strike fear in the hearts of Owners, Architects and Contractors. Over my 20+ years in construction I have learned that there are several misconceptions about Change Orders. The following are answers to some questions you may have about Change Orders:

◆ ***What is a Change Order?***

Technically, a Change Order is a change to the construction contract changing the scope of work, as well as the compensation for and/or the time required to complete the change in the scope of work.

◆ ***Why do Change Orders occur?***

Unexpected Change Orders usually occur due to the discovery of hidden conditions or an unidentified scope of work, such as bad soil or a building code requirement not identified during the plan review but later required by a building inspector in the field.

◆ ***If additional work is because of an omission in the drawings should the Owner have to pay for it?***

A frequent argument is that the Architect or the Contractor should have identified the additional work before the drawings were complete and the contract executed, and because of this late discovery the Owner is paying more than he/she should for the additional work. The fact is that if the additional work had been identified during the design phase, the cost would have been identified as well and included in the original contract. The Change Order is simply a necessary mechanism to add or subtract the cost/time/scope for the work identified after the contract has been executed and/or the work begun. Remember, “there are no free lunches.” No set of drawings is perfect, no site is perfect, and no building is perfect.

◆ ***How do I minimize change orders?***

The most effective way to minimize Change Orders is to select a Professional Contractor to join your team early in the building process. A Professional Contractor will help you and the Architect address potential problems during the design/development and contract document stages. In addition, a Professional Contractor will navigate your team through any unavoidable changes during construction efficiently while minimizing the impact on cost.

◆ ***Are some areas of the work more conducive to Change Orders than others?***

Yes. It is actually more economical for you to pay for items such as removal of bad soil or rock via a Change Order so you only pay for the amount of work actually done. This is because these items have a scope of work that is virtually impossible to economically quantify during the planning stages.

◆ ***Do Contractors make their profit on Change Orders?***

Nothing is further from the truth. Typically, fees on Change Orders range from 10% to 15%. The time and resources required to estimate, investigate, document, reschedule subs and to communicate the changes to all the involved parties makes Change Orders a losing proposition.

◆ ***Are hidden conditions, code problems or design omissions the only causes of Change Orders?***

No. There may be times when you will want to make changes to the scope for work. You may change your mind about finishes or the function or size of a space during construction, to accommodate furniture for instance. Whatever the reason, you need a Professional Contractor on your team to respond to these changes in a timely manner, to minimize their impact and to maximize the value you receive for your construction dollar.



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Building Your Vision with **Commitment**, **Professionalism** and **Integrity**

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HANNA PLACE III

The Beginning of a New Relationship

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Construction Plus, Inc. has just teamed up with Ray Pinkstaff, his partners, and Architect Bill Martin to build Phase III of the prestigious Hanna Place Office Complex just off of Ebenezer Road. The rendering at right shows what the completed building will look like. The 10,000 SF building will house Hilliard-Lyons Brokerage as they expand their offices.



The building features a grand entrance foyer and brings daylight into all of the offices, even those in the lower level where excavation would normally prohibit such a feature. The unique design encompasses a retaining wall built away from the building to allow for windows. *CPI* is proud to be a part of the Hanna Place team as this beautiful office park comes to completion.

Your Vision ... Our Commitment