

RE Smith Construction News

Straight Shooter Talk & Tips for Your Building Success

RE Smith Newsletter

Volume 1, Issue 1

Winter 2008

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about the people...

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Published Quarterly by
R.E. Smith Corporation

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On Time, Under Budget? 5 Keys to Making it Happen for You

On time and under budget? Is such a thing possible in the world of construction?

The answer is "yes", according to Dave Smith, vice president of R.E. Smith Construction.

"The key is in the planning and communications," said Smith. "A well defined project and a team attitude is essential from beginning to end."

The following 5 keys are essential to success is achieving a construction project that meets or exceeds its time and budget goals.

- ♦ **First, the scope of the work must be well defined, including the goals and expectations of the project.** "When the scope of the work is poorly defined, it usually results in numerous changes as the work progresses," Smith said. "Changes cost time and money."
- ♦ **Select a qualified project team that has the ability to meet the project goals .** When putting together a team of subcontractors and suppliers to carry out your project, clarify work responsibilities in the beginning and look into the company's background for similar project experience, as well as the safety performance of the company. "Also, The financial strength of the subs working on the project is extremely important," Smith said. "Financial soundness of the company indicates that they will be around to complete your project, keeping things on time."
- ♦ **Establish clear lines of communication.** Project schedules often fall apart because of poor communication. "From the footings to the finish work, communication is at the root of a successful project,"

Smith said. "A system of regular communications must take place. We usually hold bi-weekly meetings with all the key people involved, including the owner, the designer, and all major subs. This prevents many problems."

- ♦ **Design/ Build projects are more efficient in unit cost and project delivery speed. If possible, chose a contractor that offers Design/Build. Single source delivery can save as much as 20% of the overall project cost.**

**On Time, Under Budget.
Rare, yes.
Impossible, no.**

"I have been involved in other construction projects utilizing construction management project delivery with other contractors and I can honestly say that the Salvation Army project managed by R.E. Smith Construction was my first experience with a project that came in under budget and not just on time, but ahead of time"
---David Riesemy, board member

- ♦ **The contract should be clear, fair, and easy to understand. It should not assign risk unfairly.** "The contract should be thorough but clearly written so that everyone can use it as a tool. The whole team is bound by the same contract. Avoid a "FAT" contract, with too much technical or legal language. The subs need to understand it, too, in order to stay on track" Smith said.

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Reduce Budget, Speed Up Building Process with Design/Build Services

Intelligent Design takes on an entirely new meaning in today's field of construction, as trends shift from the traditional "Design-Bid-Build" model, using separate vendors for each part of the process, to the more streamlined "Design/Build" model preferred by many owners and builders today.

"In a Design/Build model, the builder is involved in the design and budget estimates as the design is being drawn. He utilizes his knowledge about products and resources, to keep the project in budget," said Dave Smith, vice president of RE Smith Construction.

"The entire building process is much faster with a single source for designing and building.



The RE Smith team studies a Design/Build Project

"In the alternative Design-Bid-Build process, a designer creates the plan. It is then offered for bid to several builders. The project bid is often much higher than the owner's budget, so the plans must be returned to the designer once again and reduced in scope until the project can be bid within the appropriate price range.

"It is much less frustrating with a single source for designing and building because this element of chance is eliminated.

"In Design/Build, the entire design process is also much faster, from start to finish, and there's no question about staying on budget. Since the builder knows the owner's budget up front, he designs the plan and building process to stay within it. In a 'maximum cost' design/build project, the builder will even refund the extra money if it comes in under budget. It's a win-win situation."

About 20% of RE Smith projects are currently Design/Build, and they look for an increase in these type of projects in 2008.

"We never forget that the buildings we build are about the people who use them." --RE Smith Construction

Wilson-Rutledge Farm Park Grand Opening



Area children enjoy "Christmas at the Farm"



Springfield-Green County Park Board's new Farm Park held its grand opening on Friday, December 14th, 2007. R.E. Smith Construction of Joplin, general contractors for the 207 acre project, did extensive site work, built a 2,060 square foot visitors center and a 4,112 square foot barn with eight stalls, a vet office, tack and storage rooms, 2 ponds and and out buildings.

CONGRATULATIONS
COOPER TENNIS COMPLEX



MISSOURI VALLEY
2006 FACILITY
OF THE YEAR



Cooper Tennis Complex
Wins
Facility Award

"It's the envy of other cities around the country," said Miles Park, superintendent of general services for Springfield-Greene County Parks. "Many have used it as a model." The facility was constructed by R.E. Smith in 2006, and received Facility of the Year Award from Missouri Valley Conference that same year.

Orval Kent Finishes New Storage Cooler

Orval Kent, a 50 year old business headquartered in Palentine, Illinois that produces refrigerated salad products, chose RE Smith to build a \$2.2 million storage cooler addition to their Baxter Springs, Kansas plant in 2007.

The 30,000 square foot addition allows the company to store and ship product on site, directly from the storage cooler, using the four new shipping bays to load trucks.



New at RE Smith: Free Construction Consulting for your business, church or organization

***Need to Add a facility, branch office, update, expand storage, or renovate
in 2008?***

***R.E. Smith is now offering free Building Consulting Services to help you
prepare for your next building project.***

Our professional and experienced staff will do the following for your company:

- Review Your Board or Building Committee dreams & plans
- Help Develop a preliminary building budget and tips on funding

And suggest ways your organization can:

- Save money, stay in budget & still build top quality
- Use the best & avoid the worst of new product & technology trends
- Optimize your building site: make the most of your land
- Pick the Project Delivery System that best suits your project
- Develop an efficient timeline, and stick to it

*"RE Smith did a fantastic job for us. They are just an outstanding construction company, and I look forward to working together on future projects."
—Miles Park, superintendent of general services,
Springfield-Greene County
Parks System,*

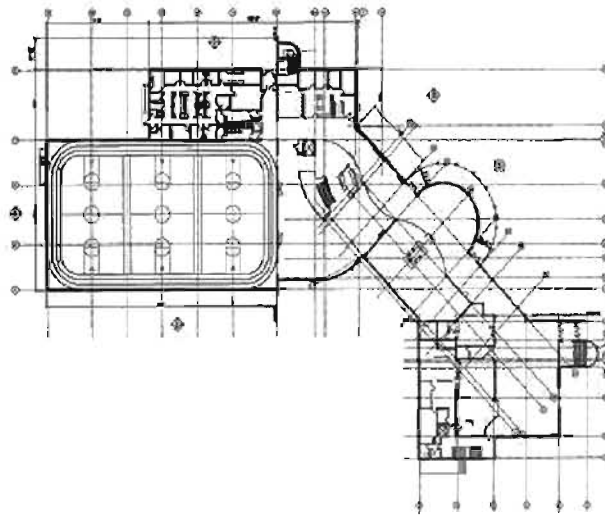
***In addition, RE Smith will furnish complete bid services for your project, with no hidden costs
Call RE Smith at 417-623-4545 to schedule a consultation.***

The MSSU Board of Governors chose RE Smith Construction Co. to build the George Beimdick Student Recreation and Wellness Center on Friday, January 18, at the board's regular meeting.

"This is our fifth building project for MSSU," said Dave Smith, vice president of RE Smith Construction. "We are looking forward to being back on campus."

The addition will extend from the current Billings Student Center on the northwest corner of the building, and will add 58,000 square feet, Smith said. The wellness center, which houses a gymnasium with three basketball courts, is set for completion by August 2009.

MSSU Awards \$12.2 million contract to RE Smith



RE Smith Construction will break ground soon on the The George Beimdick Student Recreation and Wellness Center, a 58,000 square foot addition to the Billings Student Center. The building will be completed by August 2009.

The building was designed by RDG Planning and Design, an architectural firm based in Des Moines, Iowa. Bill Wedeking, the architect of the plan, said the bids were surprisingly lower than the expected price tag of \$16.5 million.

In addition to the basketball courts, the new center will house weight lifting and fitness classes, a jogging track, and a 150-seat auditorium. It will also be home to an expanded campus bookstore and the Wilcox Health Center for MSSU students.

The Student Center will be paid for by 14 million in bonds and 1.4 million in donations. The bid is based on the bonds are obtained. Groundbreaking ceremonies have not yet been announced.

January Project Spotlight: Joplin Elementary School Additions

\$7 million Joplin School Additions: Ahead of Schedule

The look and operation of three of Joplin's elementary schools will be enhanced by new classrooms, re-routed bus drop offs, and improved handicapped access when school opens in the fall of 2008.

"The work will be finished by summer," said Richard Nepote, Project Manager for R.E. Smith Construction. "It totals right at 50,000 square feet of new facilities for the three schools, combined, plus parking lots, some renovation, and outbuildings."

Each of the three schools are receiving new classrooms and offices, improved bus routes for drop off/pickup, and paved parking. In addition, McKinley School will have an elevator and ramp to provide handicap access to its second story, and all the schools have had necessary upgrades in current facilities, such as replacement windows. All three playgrounds have been relocated on the school properties, and Stapleton's parking lot has been paved, curbed and guttered, & enlarged to 157 spaces.



(Left) Greg Keller, Project Superintendent
(Right) Richard Nepote, Project Manager

"Staging the 3 school additions simultaneously has been a challenge," said Greg Keller, project superintendent. "But we're ahead of schedule and doing well."

January 2008



McKinley School addition, new entrance



Stapleton School addition, new entrance



Eastmoreland School connecting corridor

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Design/Build ** Construction Management ** General Contracting