

### FAST FACTS:

#### HERE'S WHAT OUR CLIENTS HAVE SAVED

- Nearly \$250K was value engineered on a \$1.2MM project for a local school.
- On a build-out of a floor in a downtown office building, \$100K was saved by using a different manufacturer for the mechanical system.

### High Impact-Low Effort

#### Ideas to save costs:

- ◆ Postpone low-priority elements to a future time
- ◆ Consider the timing of your project in light of:
  - ◇ Economic trends
  - ◇ Labor availability
- ◆ Research high-priority elements for:
  - ◇ New products
  - ◇ Longer life cycle products

## VALUE ENGINEERING

Value Engineering is the term used to describe a cost savings process on a project still in the planning stages (and sometimes while construction is in progress). The purpose is to drive costs down while maintaining quantity and quality of the project's elements.

This may often occur after preliminary design and budget have been completed. Value Engineering (VE) can be effective on both new building and renovation projects. Think of VE as tweaking the project to bring more value to it.

The first step is to establish the fundamentals, those items of the project's design which brought the project to realization in the first place. As with most construction projects, after the fundamentals, a whole host of adjunct items of work were most likely added. These need to be identified and prioritized. Both fundamentals and adjunct items can be the subject of Value Engineering.

The VE process relies on the creativity and research capabilities of those involved. Is there another manufacturer of a product with the same (or better!) qualities? Can we package products in a different configuration to elicit savings? How about timing...can we capture and pre-purchase products at their least cost? What are the new products on the market we need to consider?

When you think of VE, think of VEE SEE!

Call Kate Coleman at 312-371-0560 to discuss the VE for your upcoming project.



### WHAT ARE SOME EXAMPLES OF VALUE ENGINEERING?

To get started, take a look at your current budgeted costs. The biggest ticket items are those worth looking at for cost savings. You may often find these are items of plumbing, mechanical,

and electrical.

Using brand-familiar, proprietary systems in these areas could be more expensive without added benefits. Look long and hard at building automation systems.

Locally manufactured products, like plumbing and electrical fixtures, may provide better value. If nothing else, with high gasoline costs, transportation most definitely factors into costs.

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Contractual relationships

Reasonable fees and profits

How to select your contractor

## PROJECT MANAGER JIM HERTER

Jim Herter, Project Manager for Vee See Construction has been with the company 11 years.

Jim's involvement in the business has come full circle having been exposed to construction at a very young age. It was then that he grew a



true passion for construction and project management.

When asked what some of the highlights and challenges of his job at Vee See are, Jim

responded: "We all wear a number of hats at Vee See besides estimating and project management, I'm pretty much the 'go to guy' for IT as well and just plain figuring out all the computer challenges as well. I really enjoy the scientific aspect of all that."

Jim considers the most challenging part of his job as landing the work. "We get out there and build things so you've got to make sure you can find a way to be competitive enough to be awarded work and stay out there building things."

One of Jim's favorite projects was working at Navy Pier. Jim says: "How can you not have fun being in that atmosphere? You just have a good feeling being there."

To sum everything up, Jim emphasizes he enjoys his position at Vee See tremendously and one of the best

things about working with the Vee See family is you can always count on everyone to be supportive 110% of the time.

In Jim's spare time he is a musician with a local band, The New Invaders, specializing in music from the 1960's. Although he's best known for lead guitar, he is proficient with a 12-string, keyboards, tenor saxophone, and flute. As a songwriter, he has many published works.



ROCKIN' JIMMY