

# Chester, Ploussas, Lisowsky Partnership, LLP

## THE COMMUNICATOR

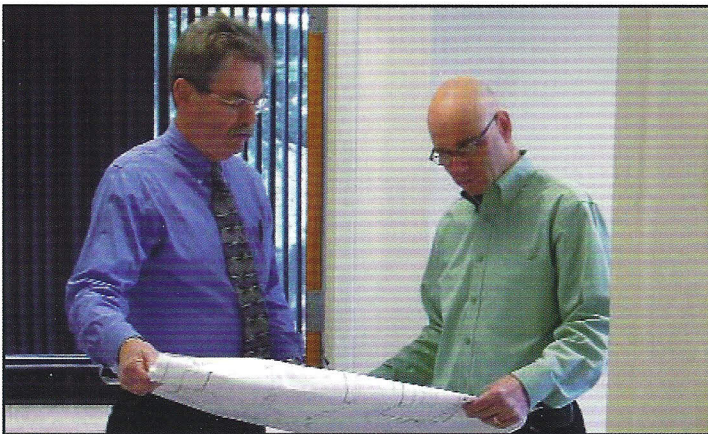
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A Periodical Newsletter

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### CPL GETS FACELIFT

Major Makeover in Motion



*Tom McGrath (left) and Richard Vivenzio (right) inspect work in progress at the offices of CPL as work progresses on a major makeover.*

**Matawan, NJ.-** If you are a client who has visited the corporate offices of Chester, Ploussas, Lisowsky recently you may have noticed that the company is undergoing a major makeover of their suite at Metro Park South. From executive offices to conference rooms and general work areas there is demolition, carpentry, painting and decorating in progress.

The company has been at this address for over twenty years and it has been an excellent location because of its Central New Jersey location and its easy-on and easy-off access from Exit 120 to the Garden State Parkway. Rather than go through the trauma of re-locating the offices and the company staff, partners recently decided to remain at this location which has served them well for many years. Technological as well as decorative improvements are taking place throughout the offices of CPL.

From the newly designed reception area and executive conference rooms down to the company kitchen, there will be a bright, new look with a color scheme that coordinates with the firm's corporate logo and corporate colors. When completed, not only the company staff that will work within the newly decorated offices but clients who are coming to visit will also be able to enjoy the new look.

### Builders Solution to Runaway Construction Costs

*By Richard J. Vivenzio, R.A.*

In this challenging marketplace builder-developers are more aware than ever of overall budgets and each line item in a project's original pro forma. In down cycles, such as the one we are currently experiencing nationwide, it is now more important for owners and their project managers to work hand-in-hand with their engineering and architectural professionals to ensure that every item in a budget keeps the square foot costs at the level where a bottom line can still be met, even if sales absorption is slow.

When times are good we often ask just how much money was left on the table because of the volume and velocity that we had to keep up with in the marketplace. Now we scrutinize everything from framing costs to each product and sub-contracting labor source as we strive to minimize excess costs.

To assist our builder-developer clients, we at CPL remain available to review and suggest ways in which value engineering can benefit our clients and their overall financial picture. One such area that should be approached by builders is the importance of the architect's involvement with shop drawing review for pre-engineered wood framing components such as floor systems, roof trusses and wall panels. We find that each of these items tend to have correctable issues that can result in significant savings, if the professional is given the opportunity to thoroughly complete a review.

With respect to floor systems, we always found it to be a bit of a conflict to have the material supplier preparing the shop drawings and materials lists. This is akin to the fox guarding the hen house. We often find structural members upsized and when challenged, the suppliers' back down to the originally designed member.

Wall panels, used correctly, can provide a builder with a significantly reduced timetable. not to mention the other less tangible savings such as the reduction of on-site waste.

Call upon us to work with you to keep your bottom line in line!