

Designed For You



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February 2007

architecture/engineering/site
GARY GUY WILSON AA
planning/interiors
STUDIOS...

Construction Administration:

SERVICES

The Phase 7 Construction Administration process includes:

- Job site progress observation.
- Construction meeting attendance.
- Shop drawing & submittal approvals (RFI's).
- Pay request certification approval.
- As-built tracking.
- Periodic field visits with reports.
- Project construction progress logs/records.
- Prepare/Monitor final punch list & project closeout.

By following the above procedures, the client can be assured that the completed building will reflect the design intent and be guarded against any defects or deficiencies in the work.

Contact Les W. Travis at: (702) 876-0668

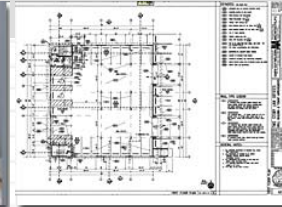
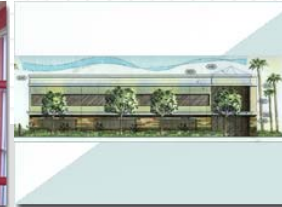
Can you give me an example of cost savings with Construction Administration?

Ask The Architect

Yes, in fact we just recently had a situation with a large client of ours in which we were able to reduce the costs below the original estimate and reduce the time involved.

Manufacturing equipment was required on this specific job site. In most cases, when manufacturing equipment is involved, special permits are required that engage inspectors, create additional paperwork, and can cause time delays and increased costs.

Our Construction Administrator, Raffy Rodriguez, went to the building department with the appropriate contract documents and justified why the permits in this specific case were not necessary. This saved the client 2 months of time and actually brought the job in under budget by almost \$100,000—much to the delight of the owner.



SPOTLIGHT

Project: Building Relationships

Gary Guy Wilson, AIA, and Charles (Chuck) M. Damus first met when Attorney Damus was representing the contractors and owners on a job. Architect Wilson was called in as a case witness. Architect Wilson and Chuck Damus built a relationship and before long, it eventually became our turn to provide services for Attorney Damus.

Architect Wilson first designed a new office building for Attorney Damus on West Sahara Ave. Prior, the law firm had been housed on Sixth Street since the late 80's in the 75-year-old former residence of J. D. Smith, the first dentist in town.

As a result of the relationship and a job well done, GGW Studios has had the opportunity to work on several projects for Mr. Damus. Last year, a new project was referred to us by Mr. Damus; the new Amesbury & Schutt Law Offices project on Eighth Street, a 10,000 square foot redesigned facility on two levels. The first level at grade is the garage with the offices sitting directly above. Pictured to the top left is the original building with the new office rendering below.

Construction is ready to begin with an estimated completion date of October, 2007.

We look forward to working on more projects with Attorney Damus in the future.

RESOURCES

Building Department in the Las Vegas Area:

Municipality:

Clark County:

City of Las Vegas:

City of North Las Vegas:

City of Henderson:

City of Boulder:

Main Number:

702.455.3000

702.229.6251

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GGWArchitects²