

M/M Update

McKay/Moore Construction Cost Control Consultants (WBE/DBE)

Editor's Note:

Coming up on Eight Years...

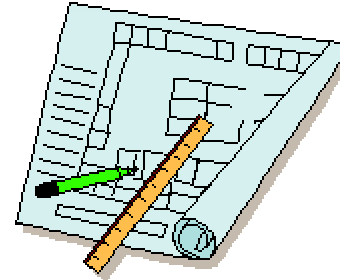
By Pat Moore

Since Spring of 1996, McKay/Moore has provided reliable cost estimating services to the Greater Seattle/Tacoma community. Our client base ranges from large (e.g., GSA) to small "one-man-band" architects and contractors. We have also offered administrative assistance (report production, word processing, spreadsheets, tape transcription, etc.) and computer consulting and website maintenance to many of our clients. In this our 8th year, thanks to all of you for your business. We hope to continue working with you for many years to come.

History:

Bruce McKay and I founded the McKay/Moore Partnership in early 1996. Our primary focus was to offer cost estimating/consulting services for all disciplines of a construction project -- architectural, structural, mechanical, electrical, and civil -- to owners and to local architectural/engineering firms. A secondary focus was to provide off-site administrative assistance to the A/E community and to other businesses and individuals. After Bruce's death in August of 1997, the company was renamed McKay/Moore Consultants. It was first certified WBE/DBE in January 1998.

Note: McKay/Moore Consultants is a small business (annual fees ~\$1 million) and is certified as a Disadvantaged Business Enterprise (DBE) and as a Women's Business Enterprise (WBE) by the Office of Minority and Women's Business Enterprises. Ms. Patricia Moore is sole proprietor. W/DBE Certification Identification Number D2F4015902; primary SIC code 8748, NAICS code: 54169



This issue's Featured Client:

WILLIAM L. GONZALES ARCHITECT

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WILLIAM L. GONZALES ARCHITECT, moved to Seattle after completing his studies in Architecture at the University of New Mexico. He has 35 years of experience, 24 in private practice. He worked for NBBJ in his early years, where he was introduced to Construction Administration (CA) while working on two projects at the University of Washington: the South Campus Parking Garage and the Health Sciences West Wing Addition. He would find a position in later years as a consultant to NBBJ providing on-site CA services at the U.W. Fred Hutchinson Cancer Research Center and most recently, The Monroe Correctional Complex, 400 Bed Special Offender Unit. The \$45 million project* was administered by Hoffman Construction Company under the GC/CM Contract. Bill found that initiating a project with a Constructability Review reduced the number of RFIs and Change Orders.

**Monroe Correctional Complex, Special Offender Center Expansion Project consisted of four new freestanding one- and two-level buildings, a guard tower and related sitework, including a perimeter security fence, access road and other site improvements.*

Two of the buildings provide inmate housing and support. A third building provides inmate services, including dining, food service, intake-release, outpatient clinic, dental, and medical observation. A fourth building provides inmate programs, including libraries, education, recreation, inside control, and multipurpose space.

The project also included minor remodeling of the main control room in the existing facility.

Bill considers his work as Site Architect for British Petroleum (BP) on Alaska's North Slope among the most challenging projects in which he has been involved. The ten buildings under construction included a 500 Man Construction Camp with its own sewage treatment plant. 4,500,000 lbs. of material was air-freighted to the site for this first major stick-built project on Alaska's North Slope. The Emergency Equipment Building was stocked with fire fighting equipment and materials and, in the event of an oil field fire, the famous Texas Fire Fighter Red Adair was to fly to The North Slope in his Lear Jet with all his cowboys and put out the fire**.

****A bit of trivia:**

Private-sector fireman Paul Neal (Red) Adair was born June 18, 1915, in Houston. For decades his company, Red Adair Wild Well Control, has regularly been called to deal with major oil fires.

In 1984, Adair's specialists put out a major offshore rig fire near Rio de Janeiro. His firefighters were the first to board the Occidental Petroleum Company's Piper Alpha oil rig in the North Sea after it was destroyed by an explosion in 1988. They were among the first to put out the devastating oil fires in Kuwait, started by Saddam Hussein's Iraqi military forces at the end of Operation Desert Storm in 1991.

Red Adair and his company inspired the 1968 action-adventure film about their exploits titled Hellfighters, which starred John Wayne as Adair.

Bill Gonzales served four years in the Marine Corps, achieving the rank of Staff Sergeant, and considers his "military contribution to this wonderful land that we sometimes take for granted very humble compared to those who gave so much".

Professional registration includes New Mexico, Alaska, Washington and NCARB certification.

Bill first approached McKay/Moore last October to team with him as estimators on a 430-unit apartment complex (HUD) project. We appreciate his positive attitude and quirky sense of humor and we look forward to working with him often in the future.

A word of thanks:

From the beginning, McKay/Moore has used the services of independent cost estimators who provide specialized expertise. I would like to take this opportunity to thank and recognize the substantial contributions of all of the estimating consultants who have supported us during the past five years. In particular, I would like to thank the two who have been with us the longest and have provided us with continuing reliable assistance in our efforts to "cover all the bases" of construction cost estimating services.

Venne Beauchamp first contacted McKay/Moore in the fall of 1996 in response to an advertisement we placed for free-lance estimators to support us with our brand-new company's growing estimating needs. We were impressed by his résumé and his depth of experience (over 35 years). His introductory letter stated, "I am the 'old pro' you are looking for." I have indeed found that to be the case. Venne's experience, not just as an estimator, but also as a hands-on construction worker, supervisor, and project manager, give him a perspective that has consistently served us and our clients well. Venne also has a degree from UW in Forest Engineering with minors in both Civil and Industrial Engineering. He has served as McKay/Moore's lead estimator on everything from building code upgrade estimates to hospital additions and remodels, from Seattle Housing Authority renovation projects to large athletic complexes. We can depend on Venne not only to give us his best take on the numbers but also his forthright opinions on how to help the client save money or choose a contractor. He has a good sense of the current market and what it may mean to our clients' projects.

Thanks, Venne -- yes, you are the "old pro" we were looking for.

Ron Angeline, whose own firm, Angeline and Associates, was established in 1978, provided electrical estimating support to Ackroyd (where Bruce and I had worked together since the mid-eighties), later to McKay/Moore Partnership, and still, to McKay/Moore Consultants. Ron continues to offer quality technical/engineering support services and has a team of highly skilled contract engineering professionals available to provide assistance with the complicated and specialized mechanical and electrical systems found in many of our clients' projects. Ron's resources include mechanical, structural, civil and electrical, plus environmental and software engineers, along with architects, estimators, planners, schedulers, construction managers, drafters, CAD operators, and more, including licensed engineers. Ron and his crew are also available to perform commissioning and constructability review services. So, though McKay/Moore is a small business, our capabilities are amplified through the resources available to us on an as-needed basis.

Coming Soon:

As we have mentioned in earlier issues of this newsletter, McKay/Moore has started offering website maintenance. We are pleased that **ANGELINE** has asked us to design and maintain their new website, which should be up and running in the next couple of weeks. Check back at www.mckaymoore.com for updates and a link to Angeline's site.

Featured Services:

Constructability Review is a crosscheck of construction documents for accuracy, completeness, etc.

This process occurs after construction documents are complete, prior to Contractor bidding.

During this review, potential coordination issues, missed details, time delays, potential

liability and the like are identified prior to publishing bid documents. The design team can then review and implement appropriate changes to the documents.

The constructability review process can:

- Reduce costs
- Anticipate and mitigate field problems
- Enhance quality
- Improve and shorten project schedules
- Improve public and construction safety
- Reduce change/extra work orders and addenda

Note that several of McKay/Moore's Consultants are highly experienced with the Constructability Review process. We are pleased to offer this service to our clients.

Building Commissioning helps ensure that a new building begins its life at optimal productivity. It helps improve the likelihood that the building will maintain this level of performance long into the future. Re-commissioning of building systems can restore an existing building to high productivity.

As related services, McKay/Moore has performed **Building Code Upgrade Cost Estimates** on such projects as the Asher Apartments/ Emerald Court Apartments and the Bellingham Federal Building.

The **Estimate Review** requested by the GSA on the Nakamura Courthouse helped to identify missing scope, potential budgetary problems and possible **LEEDS***** points.

****The **LEED Green Building Rating System**TM is a priority program of the US Green Building Council. It is a building rating system designed to evaluate environmental performance from a "whole building" perspective over a building's life cycle. Visit <http://www.usgbc.org/> for a more complete overview of the **LEEDS** program.*

Please visit McKay/Moore's website and click on the links at the left of the page for further information about our qualifications.

Miscellaneous:

Among the variety of miscellaneous "odd jobs" McKay/Moore is performing for our clients are keeping of Rent Rolls for Civetta Properties and Payroll Records for Sullivan Builders. Both are tasks that take clients' time, which is better spent in other ways. As Sam Sullivan says, we each have our fields of expertise. His is construction and he would rather McKay/Moore take care of the administrative details and computer work. In that effort, we have created custom spreadsheets for Sam's proposals and invoicing. We also do periodic maintenance (clean-up) on his computer system. Many of our smaller clients in particular whose workload and budget don't allow for permanent administrative staff use our off-site administrative services to support their businesses.

Reminder:

McKay/Moore does accept credit card payments for services. Several clients have taken advantage of this convenience. Please let us know if you prefer this payment option.

Out-of-office Notification:

Please note that our office will be closed briefly from Monday, February 23rd, through Wednesday, February 25th. Assuming I am within range of cell phone reception, you can contact me during that time on my cell at (206) 818-9543. If you are not able to reach me, please leave voice mail and I will get back to you.

-- Pat

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TO: