

THE LACY LEDGER

Construction news and trends, plus a little light-heartedness

Spring 2003

ACE is the Place!

Lacy Construction enjoys the relationships we develop with our clients. One such client is Ace Hardware of Grand Island, for which we recently completed a 6,000-square-foot addition and renovation project.

Family owned and operated since 1936, Ace Hardware and Garden Center of Grand Island not only provides its customers with paint, tools, electrical, plumbing, hardware, housewares, a garden center and a large selection of power tools, but also outstanding customer service and product knowledge.

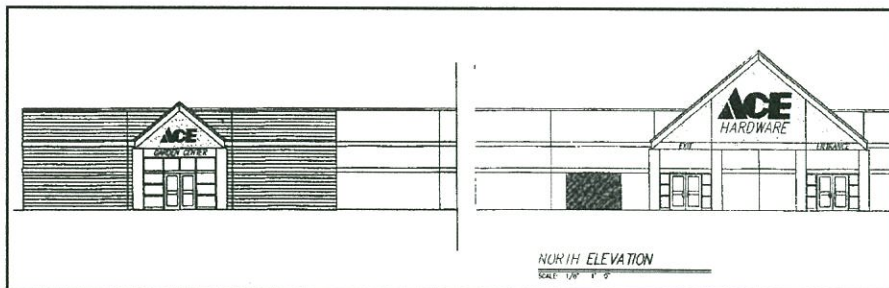
The project at Ace entailed a 6,000-square-foot expansion of its garden center, an 85-foot by 36-foot greenhouse, and complete renovations of the main entryway and restrooms. For the owners, Don and Randy Jelinek, the most important aspect of the job was the completion schedule. Working together with the Jelineks and our building partners, we were able to develop an aggressive schedule to ensure we had the project completed in time for their spring rush, with minimal interruption to their customers.

"The Lacy Team has been very conscientious about helping us keep our normal operations going," says Randy Jelinek. "They understand how important our customers are to us and have done their best to work around our business."

Congratulations to Don, Randy and the staff at Ace Hardware. Everyone at Lacy Construction wishes you continued success.



The Ace Hardware addition in progress.



Elevation plans for Ace Hardware.

LACY
CONSTRUCTION
COMPANY

Premier Builders in The Heartland

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What's Up At Lacy Construction?

Projects in Progress

- **VA Home**
Grand Island, Neb.
*Dietary facility & Pershing Building
elevator addition*
- **Central Community College**
Grand Island, Neb.
Classroom & office addition
- **Bank of Doniphan**
Grand Island, Neb.
Addition & renovation
- **Goodwill Industries of Greater
Nebraska**
Grand Island, Neb.
Addition

Projects Completed

- **Orthopaedic & Arthritis Surgery
Center**
Grand Island, Neb.
Clinic build-out
- **Chase County Hospital**
Imperial, Neb.
Medical office building
- **UNK Library Entrance Renovation**
Kearney, Neb.
Handicap ramp
- **Ace Hardware**
Grand Island, Neb.
Retail addition & renovation

Strategies For On Time Completion

As anyone who has overseen a building project is aware, there can be many roadblocks to completing the job on schedule. These obstacles are a result of events—some controllable, others not—that arise during a project.

To ensure their projects are completed on schedule, wise building owners work with construction firms that have systems and procedures such as critical path scheduling and aggressive project management methods. Critical path scheduling and aggressive project management enable the contractor to deal with late shipments of material and equipment, labor shortages, design errors, unforeseen site conditions, and short periods of inclement weather, controllable events which would otherwise cause delays.

Uncontrollable events, such as delays in platting, permitting, city inspections, utility hook ups and inclement weather can impact a construction project significantly. Groundbreaking may be pushed back weeks due to platting, zoning and/or permitting issues. Inclement weather can shut down a project at any time for as little as a few hours to as much as a couple of weeks. And waiting for various building inspections and utility hookups will drag out the completion of a project. Minimizing the impact of these uncontrollable events can be accomplished if strategies are developed early on.

Two strategies we recommend to owners to help avoid schedule delays include starting the site work package before the building is complete and pre-ordering long lead-time items. Even if there is a delay in the building permitting process, if site work is well underway or complete, the project will stay on schedule. Pre-ordering long lead-time materials such as bar joists and steel, which usually take six to 12 weeks, keeps a project on schedule should other delays occur.

Cooperation and commitment of the building team, a critical path construction schedule, aggressive project management, procurement of long lead-time materials, fast tracking the site work package, and advanced communication and scheduling of inspection and utility hookups help ensure that a building project gets completed on time.

Planning A Project?

Or do you know someone who is? Lacy Construction Company can be a valuable resource during the planning stages. Call Don Anderson at 800-321-5229 to discuss how we can save time and money on your building project.

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