

# BULLETIN

Volume 9-04

Edition 3

## *President's Corner*

We have changed our web site to make it more reader friendly, in addition to updating the information about the firm and our services. Why don't you take a few minutes and visit our site and let us know what you think, your opinions are important to us.

[ehbrunjesassociates.com](http://ehbrunjesassociates.com)

The summer is rapidly coming to a close and the firm is still busy. We have recently completed projects for several of our long-standing clients and are looking forward to new assignments.

Over the past several editions of the Bulletin we have told our readers about the various divisions within the company and we believe that this has been helpful in having you understand the firm.

Recently we explained about the Project Management side of the firm. There have been many articles written about project management, both its advantages and to a lesser degree, its potential shortcomings.

The following emphasizes the importance of project management or owner's representative. It was written from a legal standpoint by the Florida Board of Architects and applies to all states equally.

"Communication on projects between owners and contractors can sometimes be difficult. The owner's representative or project manager can be of great value towards getting quick, decisive responses for the owner thereby saving time and money. The PM looks out for the owners interests in the project during the course of construction and be a mediator between the flow of information and the contractors. The lack of an owners representative can at times cause delays, cost overruns and

disappointment for all parties involved in the project. This is especially true for the owner who cannot either afford day-to-day attention to a project nor have the technical knowledge it requires. It is strongly advisable on substantial projects especially when there are multiple contractors with various degrees of responsibility that have to be coordinated to hire a licensed professional who understands the complexities of architecture, interior design and construction preferably an experienced and licensed Architect."

In the past we have experienced some difficulties on projects that have not hired an owner's representative or project manager. In our practice, we have found there has been a lack of experience and professionalism on the part of the design professional. This is due in part to not having the experience or the wrong experience, having little understanding of architecture and its role in the construction industry. We have found that even individuals with vast construction experience, but who have no experience in working with architects cannot relate the design intent developed between the owners and the design professionals. Most owners that do not hire a project manager/owners representative try to save money by relying on in-house staff or non-licensed individuals to give input which is generally above and beyond their expertise and knowledge. This approach usually ends up costing the owner money and more importantly project completion time. Any project would be best served by having a licensed architect as his or her owner's representative/project manager. It pays dividends in the end.

The owner's representative, project manager acts as an extension of the owner's firm and as such answers to the client for his/her actions. This arrangement assures the owner of the best possible professional services and

the least cost due to miscommunication or misunderstanding of the design.



## *Project Management Clients*

The following is a partial list of clients that have recently used our services as project managers and/or owners representative;

YMCA of Greater New York: 3 projects, saved client over \$400,000

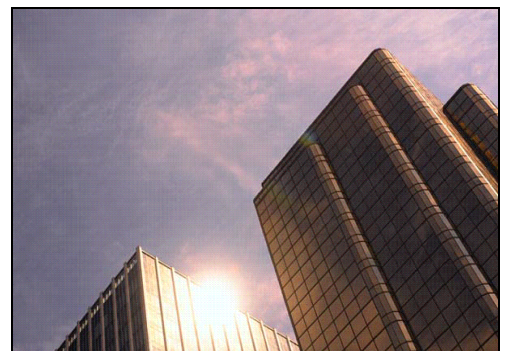
NY State, FDC: multi million dollar geriatric center

MAX Capital Management Corp.: several projects including three local law 11/98 façade inspections.

Therapro, LLC: three medical projects.

Winoker Realty Co.: four projects

Newmark & Co.: presently completing a major local law 11/98 façade restoration project.



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