



Building Solutions

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Quarterly construction tips & updates
from A.C.E. Building Service

Customer service, quality and pricing are the keys to choosing the right general contractor

Choosing a general contractor to work on your building – whether new construction or remodeling – is a big decision. Making the wrong choice could cost you a lot of money and a lot of headaches. However, not surprisingly, the decision often comes down to three things – customer service, quality and price.

Customer service

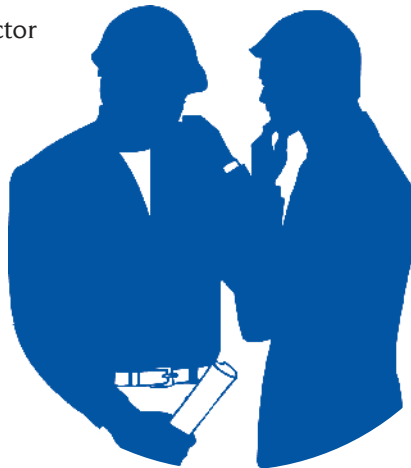
It is very important for a general contractor to be responsive to your needs, no matter what those needs are. This is true in all phases of the building process – definition, design, construction and completion. Throughout the process, your input and ability to provide input are critical. But depending on the state of your business (slow, busy, making money, broke), you may or may not be able to do the work needed to make the appropriate decisions at the appropriate time. Make sure you have a contractor who will stay on top of things and work closely with you.

Ask the following question of prospective general contractors (and past customers of those companies): *Do you have the resources to help me design my building and figure out what I want?*

Quality

Make sure the general contractor uses the highest quality of materials. For example, A.C.E. uses the best quality of metal buildings, bar none. Their Butler buildings are known industry-wide for excellence in performance and quality. The MR-24 standing seam roof does not leak. Wall panels do not rust. Building panels and corners are straight and appealing to the eye, 10 years after construction. Structures are energy efficient and have virtually no on-going maintenance cost.

Ask the following question of your prospective general contractors' past customers: *What problems have you had with the building after construction? Are you pleased with what you got?*



Pricing

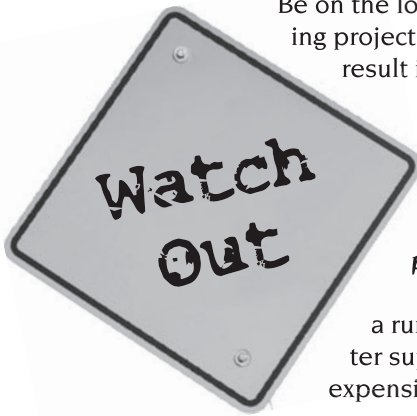
Last is price. This is tough to examine because unless a bid process is used, there is no way to do an apple-to-apple comparison. But often the time-consuming process of developing a bid package and sending it out for quote does not work because you do not know enough about what you want to develop the building specs. Plus you do not want to spend the architectural and engineering fees and get to a certain point – only to have to spend the money again on those same fees, or worse on change orders, when you figure out what you do want.

Instead ask about the design/build process. During design/build, the contractor combines these two functions into one process to maximize communication, minimize cost and put your entire project on the fast track to completion. It is fast, efficient and cost-effective.

Ask the following question from customers of your prospective general contractors: *Do you feel that you spent your money wisely? Would you build with this company again?*

Hopefully this will help you choose the right general contractor for your next building. For further assistance, contact the experts at A.C.E. Building Service at (920) 682-6105 or visit www.acebuildingservice.com.

Be on the lookout for “watch outs!”



Be on the lookout for “watch outs” during your next building project! “Watch outs” are common issues that can result in extra costs, such as:

- **Stormwater** – Space for stormwater facilities – detention basins, swales, etc. – must be taken into account when purchasing your property. It can use up 20,000 square feet or more. **Call A.C.E. before you seal the deal on a piece of property for your new building.**

- **Fire Protection** – If you plan on building in a rural area that does not have a municipal water supply, required fire protection might be very expensive and ruin your plan. **Call A.C.E. first to help**

you determine the requirements of your operation before you buy property.

- **Hazardous materials** – Going over the limits for usage and storage of certain chemicals in your operation may force you into an expensive building. There are methods to greatly reduce this extra cost. **Call A.C.E. first to help you determine how to use chemicals in your operation.**

A.C.E. Building Service can help you with these and other “watch outs” on your next building project.

A.C.E. Achievements



A.C.E. Building Service, Inc. was awarded a **Projects of Distinction Award** from the Associated Builders & Contractors (ABC) of Wisconsin. Their project, Time Out Sports Bar & Grill in Manitowoc, won the award in the “Metal Building Under \$1 Million” category. A.C.E. partnered with owner Tom Peterson and designer SMI of Manitowoc to create the 8,556-square-foot Butler metal building in 2004.

Stan Johnson and Doug Schwalbe of A.C.E. Building Service were able to learn about the **latest trends in design/build construction** at a national seminar presented by the Jack Miller Network in Orlando, Florida.

Todd Gorter recently celebrated his **10-year anniversary** with A.C.E. Building Services. An estimator, draftsman and project manager, Todd was instrumental in the design and construction of Time Out Sports Bar and Port Cities Animal Hospital. Todd has a bachelor of science degree in Building Construction management from UW Platteville.

Two A.C.E. Building Service employees have achieved **ACI certification**. Scott Niven and Troy Juntunen completed the American Concrete Institute program and are now certified as concrete flatwork finishers/technicians – craftsmen who have demonstrated the ability to place, consolidate, finish, edge, joint, cure and protect concrete flatwork.

Burger Boat Company's newest manufacturing building, which was built by A.C.E. Building Service of Manitowoc, was featured in the **Summer 2006 issue of Building Profit**. *Building Profit* is a nationally published magazine for building owners that features construction topics important to today's building owner. The article, entitled “Building for a Tight Site,” discussed the construction process and challenges of building a 200- by 210-foot building onto a small lot bordered by two railroads, a river and a city street.



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