



Innovations In The Construction Industry

With about one-third of all investment in the United States going for the construction of commercial and residential buildings, and over one-third of energy consumption used in the building sector, it is critical that innovations in the construction industry be incorporated in new buildings, as well as in the retrofit or renovation of existing buildings. These innovations take many forms, but are most prominent in the areas of design software technology, green construction technology, web-based project management systems and building support technology.



Using technology on bid day.

• **Design Software**

Technology. Building engineers and construction companies have benefited greatly from the use of three-dimensional design software, Building Information Modeling (BIM), to be able to create virtual models of buildings. This innovative technology encompasses building geometry, spatial relationships and qualities and properties of building components. BIM and other emerging technologies and innovations continue to spur even more advanced software that allows construction professionals to create both interior and exterior plans, solve logistical problems and develop more efficient pre-construction budgeting.

• **Green Construction Technology.** Sustainability, the responsible management of human impact on our natural resources and ecosystem services, has become one of the imperatives of our generation. Our stewardship of water, energy and land use will have a lasting impact on generations yet to come. The construction industry has not been left behind in the sustainable movement. Green construction innovations have been increasingly employed to meet the demands of clients. The industry has created standards (LEED - Leadership in Energy and Environmental Design) for new and existing buildings; here are three examples:

1. The use of reclaimed and sustainable materials such as recovered hardwood, stone and cement blocks helps reduce the amount of energy consumption used in building.
2. Installing water-efficient fixtures such as low flow toilets, shower heads and sinks reduces water usage, while the installation of rain gardens helps avoid soil erosion.
3. Recycling waste materials during the construction process reduces costly waste and diverts materials that would needlessly go to landfills.

• **Web-Based Project Management Systems.**

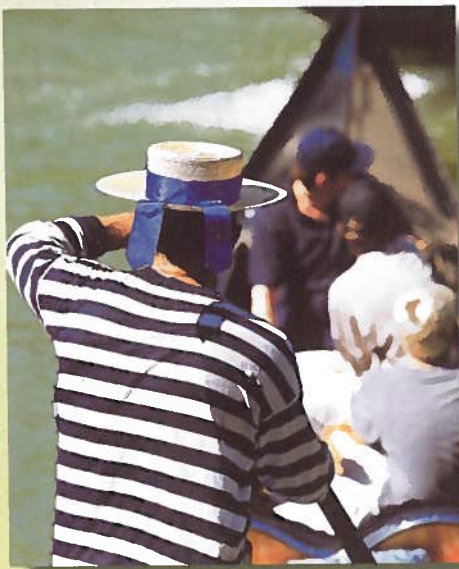
Another area of innovation involves web-based project management software that allows design consultants, contractors, subcontractors, etc., to be able to securely coordinate with each other in performing the daily project management and administrative activities inherent in any major project. The use of a web-based project management system increases productivity, reduces administrative time, eliminates duplication in the work process, and allows for seamless

invoice submission, processing and payment operations, among a host of other benefits.

• **Building Support Technology.** The ability to automatically monitor and regulate a building's internal environment and energy consumption with computer-based systems is a major innovation that, even after decades, continues to evolve and improve. By automatically integrating heating and cooling, control of lights and low voltage energy distribution, today's building management systems optimize building performance, comfort and sustainability while lowering operating costs.

• **Technology Innovations at Fortney & Weygandt.** For its part, Fortney & Weygandt has been a pioneer in taking an active approach to technology-based programs, including systems for estimating, scheduling, staffing, payroll, cost control analysis, invoicing, work status, punchlist coordination and quality assurance.

Our estimating function is augmented by the use of our state-of-the-art website, where project plans and specifications are placed on the Internet under a password-protected system that allows subcontractors and vendors to view, download and order prints automatically. In addition, anticipating the critical need for communication between the home office and field staff, Fortney & Weygandt created a custom system that allows all field records to be electronically transferred from the field superintendent's laptop to a company database, as well as allowing both Accounting and the project manager to transfer necessary records to the field.



True or false? All gondolas in Venice, Italy, must be painted brown, unless they belong to a high official.

True or False?

- 1) A hamlet is a village without a church.
- 2) About one-sixth of the Earth's surface is permanently covered with ice.
- 3) Australia is the only country that is also a continent.
- 4) French was the official language of England for more than 600 years.
- 5) Disney World, in Orlando, Florida, covers 146 square miles, making it twice the size of Washington, D.C.
- 6) Damascus, Syria, was flourishing a couple of thousand years before Rome was founded in 753 B.C., making it the oldest, continuously inhabited city in existence.
- 7) All gondolas in Venice, Italy, must be painted brown, unless they belong to a high official.
- 8) The U.S. state with the most national park sites within its borders is Alaska, with eight.

Answers: 1) True; 2) False; 3) True; 4) True; 5) False; 6) True; 7) False; 8) True.

Plan Ahead When Staff Share Workstations

As beneficial as having employees sharing workstations can be, you know that problems can develop. Sharing workstations can be quite cost-effective, but it also means managing people who may have contrasting personalities and quirks: social versus quiet, clean versus messy, and so on. Talk to your sharers about some issues they may need to sort out:

- **Personal space.** Encourage employees to decide on private and common areas. For example, desktops are usually common areas; individual desk drawers, shelves and cabinets can be divided up between the sharers. Workers should agree that being in private areas and taking private property are inappropriate without permission.
- **Common areas and tools.** Shared equipment—staplers, phones, etc.—should stay within reach of both workers. Shared supplies like envelopes, staples and tape should be replaced right away by whoever uses them. Perhaps most important, every worker should make an effort to clean up common work areas when the day is finished.
- **Sharing a computer.** On the shared computer desktop, sharers should place individual files and programs within designated folders. This keeps the screen clear of clutter and helps users to easily find whatever they need. After that, sharers should agree on defaults and settings for shared programs, such as Web browsers. Settings shouldn't be changed without permission or a warning to whoever else uses the computer.



Don't Get SAD This Winter

The skies turn gray, days are shorter, cold weather sends us indoors—for most people, the winter months are a long slog, but a manageable one. For some people, though, it's a different story. Seasonal Affective Disorder (SAD), a form of depression that typically begins in the fall and lasts until spring, may affect up to 5% of adults.

Though many of us suffer some form of "winter blues," the symptoms of SAD are deeper and more serious. They include:

- Depression, including feelings of sadness, anxiety or irritability
- Fatigue and a need to sleep more than usual
- Weight gain
- Increased appetite, particularly for carbohydrates like pasta and bread
- Loss of interest in familiar activities, including sex
- Difficulty with concentration and processing information

Because SAD is associated with diminished sunlight during the fall and winter, therapy includes treatment with bright light. Patients sit in front of a light-emitting box for a half-hour or so, usually in the morning. Antidepressants and counseling are also used to help some sufferers control their symptoms.

The Best Part Of Waking Up?

If you can't face the day without your cup of coffee, you're not alone. The National Coffee Association's latest survey of caffeinated beverage consumption reports 40% of 18- to 24-year-olds drink coffee every day (reversing a decline in previous years), compared to 54% of consumers 25 to 39 years old.

Overall, 86% of consumers reported drinking coffee at home on the previous day, and 24% had a cup away from home. (The survey results included people who drank coffee both at home and somewhere else.)

How To Avoid Hiring The Wrong Candidate

It's not easy to determine whether a job candidate will fit into your company culture. But there are some universal signs that indicate an applicant may be wrong for your business:

1) Takes credit for team efforts.

Candidates who share the credit for their accomplishments are more likely to be team players. Beware of people who claim to have cut costs for an entire department single-handedly.

2) Criticizes former bosses, co-workers or competitors.

Not only is this behavior in poor taste, it also shows that the candidate doesn't take responsibility for creating positive relationships.

3) Focuses on the next job.

Interest in career development is fine, but watch out for candidates who ignore the realities of the job you're actually trying to fill right now. Employees who are constantly looking to move up may put their energy into pursuing a promotion instead of handling their current job.

4) Displays excessive interest in job perks.

Vacation time, sick time and other perks are important issues, but they shouldn't be the first and only issues a candidate asks about.

SPEED BUMP

Dave Coverly



Follow These Steps To Better Management

Managing people can be challenging at times, but it shouldn't be a constant struggle. Here are a few guidelines for making the job easier and building better relationships with your staff:

- **Tell people what to do, not how to do it.** You'll find employees more responsive and less defensive if you can give them guidance, not instructions. They'll show more initiative, more innovation, and more of an ownership attitude if they feel a degree of control over how they do their jobs.
- **Get out of your office.** "Management by Walking Around" does work. You make yourself more approachable. You get information firsthand. You find out what's really happening.
- **Manage the function, not the paperwork.** Remember that your job is to manage people and help them work more effectively. No matter how much paperwork goes with your position, don't let it distract you from your real responsibilities.

Safe Evacuations

In the event of a fire, tornado, flood or other dangerous emergency, you and your workforce need to be ready to move quickly to safety. Be prepared with these tips:

- 1) **Plan.** Don't wait for an emergency. Consider all the possible risks in advance, and plan escape routes accordingly.
- 2) **Check.** Meet with state and local code enforcement officers to make sure your building's safety systems are adequate and up to standards.
- 3) **Familiarize.** If your company has an emergency evacuation plan, go over it with your staff.
- 4) **Review.** Be sure everyone in your workforce knows the way to at least two alternative exits from every room or area in your workplace. Don't assume you'll be sitting at your desk when disaster strikes. Make note of any obstacles blocking your proposed exits. If your vision is obscured, you may have to feel your way to safety.
- 5) **Memorize.** Employees should know where the fire/evacuation alarms are located—and how to use them.
- 6) **Recognize.** Familiarize employees with your company's method of signaling emergencies so they'll be ready to move when the alarm sounds.
- 7) **Report.** Look around for damaged or malfunctioning alarms and safety systems. Report them to senior management.
- 8) **Learn.** Keep a list of emergency contact numbers for local authorities handy, as well as a list of emergency contacts for your staff.

Be sure everyone in your workforce knows the way to at least two alternative exits from every room or area in your workplace.



Don't Force Yourself To Sleep

The harder you try to fall asleep, the more elusive dreamland becomes. That's the finding of a 1996 study in the journal, *Behavior Research and Therapy*. In an experiment, 100 college students were split into two groups. One group was told to fall asleep as quickly as possible; the other was instructed to go to sleep whenever they could.

The "fall asleep quickly" group took longer to drift off than their counterparts. The scientists theorize that trying to fall asleep creates a sense of frustration, driving sleep away. Insomniacs who constantly monitor their state of consciousness will wake themselves up time and time again, creating a self-fulfilling situation.



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Work in Progress - Winter 2012

We welcome two new clients (see Retail and Restaurants below), along with those with whom we have had strong relationships for years. From California to Massachusetts, crews are busy across the country constructing and managing projects from small remodels, to large expansions, to new freestanding buildings.

Retail

In addition to our usual **CVS/pharmacy**, **Sam's Club** remodels and **Jared The Galleria of Jewelry** work, we are building our first (of what we hope will be many) **Dollar General** store in Jamestown, Pa.

Multi-Family and Senior Housing

Chestnut Hill Apartments in Toledo, Ohio, for the **Volunteers of America** is now open and we are closing in on the completion of the renovations at Fairmount Nason Health Care Center, owned by **Ohio Presbyterian Retirement Services** of Columbus.

Restaurants

Fortney & Weygandt is proud to welcome a new client—**Granite City Food & Brewery**. With corporate offices in Minnesota and locations throughout

11 Midwestern states, we are constructing their initial Michigan location in Troy, a suburb of Detroit. At almost 10,000 square feet, this will be a welcome addition to the Troy market. Beyond the Granite City project, we have **Joe's Deli** and a **Red Lobster** remodel under construction.

Commercial

The renovation of a 55,000-square-foot building for **De Nora Tech** of Chardon, Ohio, is under construction, as the worldwide company looks to consolidate locations.

Rollout Services

Crews in our Rollout Services group are occupied throughout 11 states, completing projects for **JC Penney** and **CVS/pharmacy**.

Insurance Restoration

We are continuing our largest insurance restoration project to date, restoring **Dealer's Building Supply, Inc.** to pre-fire condition after a fire swept through the 5,000-square-foot corporate office building and adjacent 18,000-square-foot warehouse.



De Nora Tech, Chardon, Ohio

www.fortneyweygandt.com

Check out our website for more information about F&W, our people, our projects and how we can help you succeed with your next project.

2012...Celebrating 34 Years of Excellence in the Construction Industry