



# Quarterly

A PUBLICATION OF PALACIO COLLABORATIVE

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ISSUE

## ADDITIONS



Renwick "Terry" Dickerson

### Terry Dickerson

Palacio Collaborative, Inc. is proud to announce that Renwick "Terry" Dickerson has joined our Estimating Team. Terry brings nine years of construction cost management experience. His skills in cost modeling, conceptual and design phase estimating will prove invaluable to our staff. His expertise includes mixed-use, residential, university, corporate and government projects. As a Senior Cost Analyst, Terry will serve as a team leader on projects, oversee client relations, train junior staff, and ensure timely and accurate services to our Clients.



Georgia Southern University Alumni & Welcome Center

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## Georgia Southern University Alumni & Welcome Center Bids

The Georgia Southern University Alumni & Welcome Center bid closed on Thursday, June 5, 2008. Six general contractors presented bids ranging from \$2.8 Million to \$3.5 Million. Palacio Collaborative provided Construction Cost Management Services throughout the design process and had estimated an anticipated Construction Cost of \$3 Million. Lyman Davidson Dooley, Inc. (LDD) was the Architect of Record. Palacio Collaborative enjoyed working with the design team on this project and now eagerly awaits the construction of this beautiful facility for the Georgia Southern University campus.

## STATE OF THE MARKET

The current construction market is oddly situated with some material costs escalating to historic highs. Raw steel prices have doubled over the past 12 months and the copper market continues to be volatile. Conversely, we have seen price reductions in drywall, lumber and insulation materials. For all the attention given to steel and fuel price increases, the most drastic change to the construction market has been in the labor component. The sub-prime mortgage debacle and general economic slow-down have led to a sharp reduction in new construction projects. The rise in material costs are being off-set by a significant increase in competition for work, consequently suppressing labor costs and the contractor's markups. In an effort to take advantage of the current competitive bidding environment, we have seen a number of Clients use design/bid/build instead of the CM-at-risk delivery method.

## — PROJECT — HIGHLIGHTS

Palacio Collaborative presently provides Cost or Value Management Services on several projects.

- Georgia Tech Innovative Learning Resource Center  
*Atlanta, GA*
- Georgia Gwinnett College Library  
*Lawrenceville, GA*
- Southern Polytechnic State University Engineering Technology Center  
*Marietta, GA*
- Nokia – Kirkland Office Renovation  
*Kirkland, WA*
- Mattamuskeet National Wildlife Refuge  
*Lake Landing, NC*
- Stone Mountain Memorial New Services Complex  
*Atlanta, GA*
- Georgia Tech College of Computing  
*Atlanta, GA*
- Emory Freshman Hall IV  
*Atlanta, GA*

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## ANNOUNCEMENTS



### HERE WE GROW AGAIN!

Palacio Collaborative now has an office located at historic Lumberyard Lofts in West Midtown. This new facility allows us to better serve our clients, increases our meeting space, and fosters greater productivity. Please note that our phone and fax numbers have also changed.

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### What does it mean to be “CPE”?

The designation “CPE” is an acronym for Certified Professional Estimator. The American Society of Professional Estimators (ASPE) certifies construction estimators through a rigorous program. This program tests the estimator’s construction knowledge and estimating skills. To even begin the process, a construction estimator must have a minimum of five (5) years of experience.

The CPE program includes a 2500 word technical paper, two eight hour exams including questions from all sixteen CSI Divisions along with estimating problems on Earthwork, Concrete, Wood Framing, and Structural Steel. Even upon completion of the program and successful certification, the CPE must earn points for the Continuing Certification program. Each Certified Professional Estimator renews his/her certification every three years. This meticulous testing and renewal process gives Clients a high degree of confidence in the estimating ability of the CPE on their team.

[www.palaciocollaborative.com](http://www.palaciocollaborative.com)

### Now, you can check us out on the web.

Palacio Collaborative now has an online presence. We are excited about our site and invite you to visit us on the worldwide Web. Check us out at our site to see some of our most recent projects, get updates on which construction projects have gone out to bid, receive the latest newsletter or send us an inquiry about our services. Be sure to look for new information quarterly.

