

AEPlans CASE STUDY

Project Owner

Texas Department of Mental Health and Mental Retardation
Now: Health and Human Services Commission
Austin, Texas
Mark Brooks, Architect
Manager, Construction Services

Design Professional

Secord & Lebow Architects, LLP
2004 Quail Creek, Suite 200
Wichita Falls, Texas 76308
Troy Secord, AIA (Texas Reg. No. 12994)
Phone: (940) 767-7478

The Project

The project (Lufkin State School) consists of interior renovations to Buildings 557/558/559 and 561/562/563 and includes, asbestos abatement and cleanup, upgrades of fire sprinkler systems, HVAC systems, electrical and lighting systems, interior demolition, interior partitions, doors, frames, and interior suspended ceilings as indicated in the Contract Documents. Site work includes concrete pavement, walks and parking striping, and signage.

Bid Statistics

This project was considered (or "reviewed") by General Contractors from Southeastern Texas. Eighty-four (84) interested parties reviewed the project on AEPlans including twenty (20) General Contractors and Twenty-eight (28) Sub-Contractors/Suppliers. Nine (9) Plan Rooms obtained the projects files for re-distribution and (4) Reprographers obtained plans and specs for printing on request. Bid due date was September 21, 2004.

Budget was \$893,850

Apparent Low Bid was Under Budget*

*** Apparent Low Bidder is currently in contract negotiations and the contract amount can not be published.**

The Benefits Derived from Use of AEPlans

This is one of several projects Secord & Lebow Architects, LLP (SLA) has listed on AEPlans. Their firm is located in North Texas and has several state contracts where projects could be located great distances from their home office.

"Distribution of plans has always been an issue and AEPlans has solved the problem. No longer is the delay of getting plans to the contractors an issue, it is immediate, as soon as I hit the upload key to the AEPlans web site," stated Troy Secord.

"We had twenty sets of documents printed just in case contractors wanted to do it the traditional method. Of the twenty sets printed, we distributed only three (3) sets to contractors. This dispelled any concerns I had that distributing documents electronically would not be received well by the construction community. The construction community is ready for electronic distribution and a lot of the contractors prefer electronic over paper," expressed Mr. Secord.

Because of the location of the project, a main concern was having enough exposure to receive competitive bids.

"Distributing on AEPlans allowed the contractors easy access to view the project where paper would not afford that opportunity. Better yet it was free to view. This method of document distribution allows for maximum exposure and gives the contractor options on how much if any paper he wants to produce," Troy continued.

SLA has a staff of twelve, including Architects, Architectural Interns, CADD specialists, Receptionist and Office Manager. Federal and State Governments, Commercial and institutional properties are the focus of the firm, with projects in the Texas, New Mexico, Oklahoma and Arkansas. Troy Secord of SLA said, "Our firm will post our projects on AEPlans".

Mr. Secord, AIA and Mr. Lebow, AIA have seen the evolution of paper to the electronic media. "This is only a natural progression in the evolution of electronic documents," commented Troy.

As a result of SLA's experience over the past 2 years with AEPlans, Troy Secord, AIA and Jackie Lebow Jr., AIA have agreed to be the agent for AEPlans in the State of Texas. We at AEPlans think having a successful Architectural Firm pursuing this form of distribution acknowledges we have a comprehensive method of distributing documents.

Maximum Exposure – Best Bids

www.aeplans.com