

BUILDING[®] BRIEFS

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SUMMER, 2009

MainSource Opens New Banking Facility In Shelbyville

Opening a new bank might seem like a risky enterprise considering the current financial climate, but officials at the Shelbyville Branch for MainSource Bank are confident that they will be successful in this Shelby County Community.



The new MainSource Branch is located in a former Captain D's restaurant in Shelbyville. The entire site and old restaurant facility was completely remodeled by Runnebohm Construction Company into a modern banking facility that is complete with drive-thru banking.

When Terry Smith, Market President, was asked about the project, he said, "The quality of work and timeliness of the project exceeded our expectations. We really appreciate the attention to detail, not to mention your willingness to return to our building after completion to make sure we were satisfied."

MainSource Bank, with headquarters in Greensburg, Indiana, is a community bank that operates in Indiana, Ohio and Kentucky, providing both consumer and commercial financial services to their customers.

Runnebohm Construction Company has built several banking facilities in Central Indiana and is very happy to add MainSource to their list of satisfied clients.

If you are looking at growing your business by adding to an existing facility or building a new facility, call Runnebohm Construction Company and we will help guide you through the construction process.



*MainSource Bank
remodels an old
restaurant into
a new banking
facility.*

How to Manage Risk Effectively

Construction projects carry certain risks, which is why all parties must have an upfront understanding of how to control all factors to minimize risks and the possibility of losses.

The liabilities associated with a building program generally fall within the following categories:

- Construction-related risks
- Physical risks (subsurface conditions)
- Contractual and legal risks
- Performance risks
- Economic risks
- Political and public risks

Adopting management policy procedures will help all parties minimize individual risk exposure and ensure a method for mitigating any losses that might occur. All parties should agree on the following principles, which represent sound risk-control management procedures:

1. Conduct thorough engineering studies and include advance planning to minimize delays.
2. Discuss subsurface site exploration and data interpretation with the designer and construction supervisor prior to project initiation.
3. The owner should disclose to the builder all available information

that could affect construction, such as geotechnical data, environmental surveys, etc.

4. Ideally, the owner should obtain permits and right-of-ways in advance of the construction. Some permits however, such as haul routes and disposal sites, are better-handled by the builder.
5. All parties will provide competent management personnel who understand the tasks and responsibilities of the other parties.
6. All parties will clarify the on-site decision-making process.
7. All parties will provide and agree upon written procedures for resolving disputes as work progresses to avoid unnecessary cost overruns and/or work interruptions.
8. Each party will have the assurance of financial security and ability to pay by all other parties.
9. Construction contractor/supervisor participation during design phases will streamline completion scheduling.
10. Fair, equitable labor contracts and conditions will assure continuity of work progress and improve productivity.
11. Each party will be responsible for making appropriate consistent efforts to ensure the safety of the construction site.



FOOTING NOTES

An opening in a wall, parapet, bridge, curb, or slab that provides an outlet through which excess water can drain is called a scupper.

“The key is not the will to win... everybody has that. It is the will to prepare to win that is important,” said Bobby Knight.

A sash is the framework of a window that holds the glass.

According to the June, 2009 issue of Psychology Today, reading the comics while holding a pencil horizontally between your teeth makes the funnies seem funnier. Holding the pencil forces a grin, increasing the perceived humor.

A lintel is a horizontal supporting member installed above an opening such as a window or a door. The lintel holds the weight of the wall above it.

Men are cited for not wearing seatbelts three times more often than women, states the May 2009 issue of Men's Health.

The U.S. Environmental Protection Agency says proper use of a programmable thermostat can save in energy costs of up to \$180 per year.

“If you don't have time to do it right,” asked John Wooden, “when will you have time to do it over?”

A Breath of Fresh Air

Environmental experts estimate that many millions, or even billions, of microscopic particles reside in each cubic foot of inside air. These tiny bits of dirt can affect employee health and manufacturing processes. Keeping the air as clean as possible definitely impacts your company's profitability.

Air filtration systems and air filters help keep inside air as clean as possible. Air filters are installed in HVAC systems to provide a healthy environment for humans and to keep dirt and other contaminants from coating the system's coils. Companies rely on air filtration to maintain critical quality control standards. From clean rooms, where microcomputer chips are made, to hospital surgery centers and painting operations, the purest air is a necessity.

The American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) developed three standards for determining air filter performance: arrestance, efficiency and dust-holding capacity.

Arrestance indicates how well a filter removes larger, heavier particles. It is associated with lower-performing filters

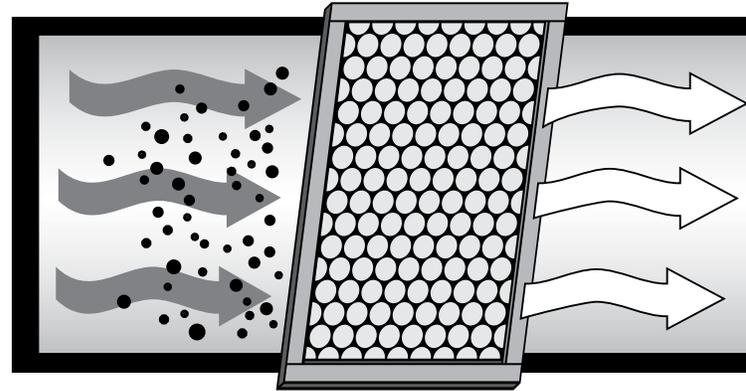
such as disposable panel filters, media pads, and automatic roll media. Efficiency refers to a filter's ability to remove microscopic particles. This value is associated with higher performing filters such as extended-surface filters. Filter efficiency increases as the fiber diameter decreases, and the density of fibers per square inch increases.

While a two-inch disposable panel filter may have an average arrestance of 80 percent and average efficiency of less than 20 percent, an extended surface pocket filter will have 99 percent arrestance and 90 percent efficiency.

Dust-holding capacity is the total weight of dust a filter can hold before reaching final operating resistance. This factor is used most often when evaluating maintenance costs. For example, filters which have 400 grams of dust-holding capacity last twice as long as filters with 200-gram capacities. Dust-holding capacity

determines replacement costs. A \$50 filter that holds 400 grams will cost less over the long term than a \$40 filter that holds 200 grams. Filter banks should have a resistance gauge to indicate when it's time for replacement.

The three parameters for selecting the most cost-efficient replacement air filters for an HVAC system are frame



size, air flow capacity and filter efficiency. Purchase specifications can be defined after determining performance levels. ASHRAE 52-76 test reports from an independent lab can help you determine if a particular filter meets your performance requirements.

A Plan for Success

A successful building project requires planning that outlines everything from design objectives at the front end to detailed scheduling that ensures on-time completion. Lack of thorough planning, and failing to devote sufficient time, talent and resources to the project can lead to delays and unnecessary and costly changes later in the project.

Effective planning involves looking at the project globally. This means defining and prioritizing tasks; making sure that all parties understand their roles and responsibilities;

building a team to make decisions and oversee the project; ensuring accurate, timely communication; analyzing financial requirements; and systematically outlining the execution and completion of all functions.

A defined project-development process provides a framework for activities covering everything from design concept to finishing touches. A preconstruction meeting should be scheduled, during which roles are assigned to project personnel and lines of communication and authority are established to delineate the responsibilities of both the building owner and the construction professionals. The requirements for administering and fulfilling the contract should be defined, as should procedures for efficiently handling problems and negotiating differences.

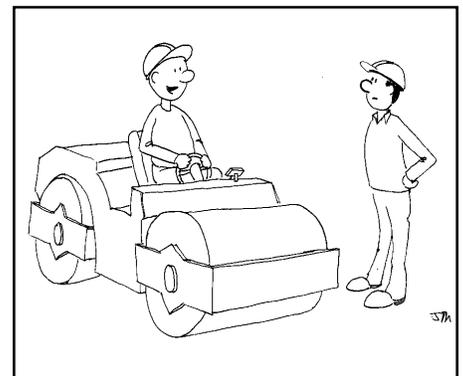
The budget should be set early in the process, along with contract terms and payment timeframes and methods. During the planning phase, building owners can evaluate cost alternatives based on different materials and construction methods. Builders can often help by giving an overview of what is involved in financing a construction project.

A core project team, consisting of representatives of the various parts of

the project, should scrutinize all elements early in the planning process, making important decisions under the guidance of the project manager. The builder must provide a staff member with the authority to make on-site decisions. The owner must likewise assign a representative who understands the project and can render decisions quickly. Once the major design and material elements have been selected, a realistic completion timetable can be established.

In short, the key to success in building, as with most undertakings, is to plan the work and work the plan.

DIGSBY™



"Don't worry, I can do this! How hard can it be? Besides, I've got my GPS!"





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*Project Profile:
 See page 1
 for details*

HealthPlex In Brookville Expands Facility

Fayette Regional Health System recently announced the completion of an expansion to their Brookville HealthPlex facility.

The new 18,000 square foot addition, completed by Runnebohm Construction Company, will bring a number of outpatient services to the Brookville area that patients would typically seek at a hospital.

With a complete diagnostic imaging center, the Brookville HealthPlex facility

utilizes the most advanced technology currently available by housing the only high-field open MRI in the region.

The new HealthPlex facility also recognizes that medical services for their patients is only a part of the equation, and through the design of the facility has focused a great deal of effort into providing spacious waiting areas, comfortable dressing rooms, and a coffee bar with their own special touch.

In addition to the Brookville facility, Runnebohm Construction Company has also built the Heart Care Center in Connersville for the Fayette Regional

Health System. The completion of these two projects adds to the growing list of projects and experience that Runnebohm Construction Company has in the health care industry.

If you are thinking about a new facility, call Runnebohm Construction to utilize over 40 years of construction experience on your next project.



The new addition to the Brookville HealthPlex facility was built by Runnebohm Construction Company.



The new facility provides spacious waiting areas for patients.

Runnebohm Online

Please visit our website at www.runnebohm.com to learn more about us and view some of our projects.