

Hot Topics

Cost-effective, strategic services and insights we've provided for our clients- allowing them to stay viable, yet look successful and reflect current design trends during a slow economy.

Tenants and Landlords Re-create Space

We're now working with tenants and landlords on spatial reduction and reconfiguration projects. This is a cost-effective response to reduced workforces and facilities' cost containment.

Tenants are re-creating their current spaces, often with new reception areas, offices, finishes, and lighting, etc. We've seen the 'new' feel of the space provide a healthy business appearance to both customers and employees, improving sales and morale.

High Traffic Properties See Re-Development Activity

Location, location, location. We're noticing **select properties** are being looked at for **re-development**, but only **in high traffic / desirable areas**.

'Fit Plans' Save Money Before You Lease / Buy

Rents are cheap and tenants are shopping for value. WCL is seeing growth working with leasing agents to create 'fit plans.' 'Fit plans' demonstrate how a tenant can best 'fit' into a new building location when attempting to lease new space. 'Fit plans' are also practical for any clients looking to purchase a property.

Build Now and Save

Take advantage of low material and construction labor costs. Many industry segments have seen wage concessions. Most of the large high profile local projects are coming to a close. Contractors and suppliers are looking hard for the next project. Contractors tell us they are 'giving away' work to stay busy.

Change Orders: Measure Twice, Cut Once

Fierce competition has forced most contractors to eliminate all fat / contingency money from their bids. We're seeing more change orders for simple things that a couple of years ago would not have rated a mention. **Clear, concise, complete** documents are more critical than ever. Don't let a change order knock your project off budget.

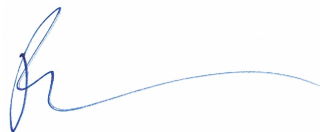
Leasing Your Space: New Questions About Zoning and Building Codes

Zoning, land use, and building code issues may arise with new tenants moving into a building. Cities are requesting building owners prove and review compliance codes and/or upgrade their facilities. This can be a long and arduous task for building owners, especially for an older building without proper documentation. An architectural firm can save landlords time and money by helping you work through the process.

Value vs the 'Good Deal'

WCL understands value. We'll help you analyze your short and long term spatial options, costs, efficiencies, etc. We'll work with you to find what makes the most economic sense in your situation, for your company.

Call us to see how we can help you save time and money on your building needs.



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