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Together.

Architecture

Engineering

Construction

G.L. Barron Company is a founding member of the National Association of Church Design Builders



An organization dedicated to helping educate the Christian church in the area of facility expansion.

6221 Southwest Blvd, Suite 100
Fort Worth, TX 76132
Toll Free 877.909.6104

20333 State Hwy 249, Suite 200
Houston, TX 77070
Phone 281.378.8055
Fax 281.370.6504

NOW IS THE BEST TIME TO BUILD!

Victor Erwin
V.P. of Business Development
GL Barron Company, Inc.



"Interest rates are down, material costs are down, and inventories have diminished to meet lower demand. At this point, building cost is going to start increasing, and as the economy builds back up, interest rates will rise."
- Claude Holliman, Chief Estimator for GL Barron Company

The construction industry has experienced significant cost volatility within the last 24 months. During the last nine months, we have seen overall project costs drop 15 to 20%. On the average, construction cost has been reduced to a level of pricing we saw in 2006, but is slowly and steadily rising. Overall costs are down due to 1) decline in material cost and 2) decreased mark-up from subcontractors and suppliers.

Material costs have bottomed out (or will soon) and will start to rise. Industrial output was reported in June, 2009 to be at the lowest point since 1967 (the year this statistic started being tracked). Combining record low output with record low inventories creates a fairly good probability of shortage driven pricing even in the midst of lower demand. Adding the fact that with China's growth is "only" 6.1% along with their reported commodity stockpiling, it is doubtful that there will be a large global surplus to offset the lower domestic inventories and production.

Decreased mark-up from subcontractors will be short lived. Many sub contractors are financially unstable and are accepting projects

at or below their cost in an attempt to generate short-term cash flow. These companies may not be around to complete their contracted projects. Stimulus money passed through Congress is starting to appear in projects at the federal and state levels and this will provide impetus for subcontractors to start to increase their markups.

The cost of construction materials is like a very tightly coiled spring - as soon as the economy shows a trend of recovery, cost will sky rocket. The rapidity of these increases can put companies that lock in pricing early in a very vulnerable situation.

Time is of the essence in order to take advantage of lower construction cost. There will not be a better time to build than right now.



WHY BUILD NOW?

- Historically low interest rates will begin rising
- Material costs have begun to slowly rise
- Labor and subcontractor prices will begin rising
- Decreased demand has project delivery slightly faster
- Architectural lead time - construction starts approximately nine months after preliminary design is started

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SPOTLIGHT ON ANGEL PEREZ

Angel is the newest member of Barron-Stark Consulting Engineers, the Barron Company created to provide timely and cost effective civil engineering and land surveying solutions for both our public and our private sector clients.



Angel has resided in the Dallas/Fort Worth area for the past 20 years, and has been involved in the multidiscipline design environment from both architectural and engineering fields. In over 17 years of experience in drafting and design, he has developed knowledge in commercial and residential site development, bridges, railroad, highway, aviation, telecommunications, and medical facilities with emphasis in the civil department for street design, underground utilities and grading.

Angel joins Barron-Stark as a Senior Engineering Technician, and envisions becoming a valuable asset to the company by continuing to learn and apply civil engineering design.

Some of his career highlights are participating in:

- George Bush Turnpike in Dallas, Texas
- Glorypark development in Arlington, Texas
- Cowboys Stadium in Arlington, Texas

GL BARRON'S IBOC INSPIRING BODY OF CHRIST

G.L. Barron's Inspiring Body of Christ (IBOC) project is scheduled to be complete in July, 2009. The church's vision of 'fishing deep' will come to life in their 70 foot long, 70,000 gallon living salt-water aquarium. The new 172,000 square foot building sits on 50 acres and features a 4,200-seat worship space, a fully functional recording studio, 300-seat chapel, fellowship hall seating 500 people with outdoor terraces providing overflow seating, full commercial kitchen, bookstore, youth site, two-level administrative suites, secured children's education suites, and flexible adult education spaces.

The church's current facility, located directly across an arterial street from the new building, will be repurposed for the congregation's rapidly expanding Christian school.

G.L. Barron Company had the privilege of designing and building this project and was involved in every aspect and challenge presented during the architectural, engineering and construction phases. This relocation required special attention to detail during design and construction, and also needed a unique support system to provide utilities and maintain and regulate the aquarium.



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