



PreConstruction Services

The Benefits



Pre-Construction Defined:

Composition of a Construction Package tailored to meet the Owner's Business intent-

By accommodating:

Specific Growth or consolidation needs to meet ROI thresholds.

This is performed by providing:

Detailed Space Designs, Budgets, Schedules, Material selections and Logistics planning.



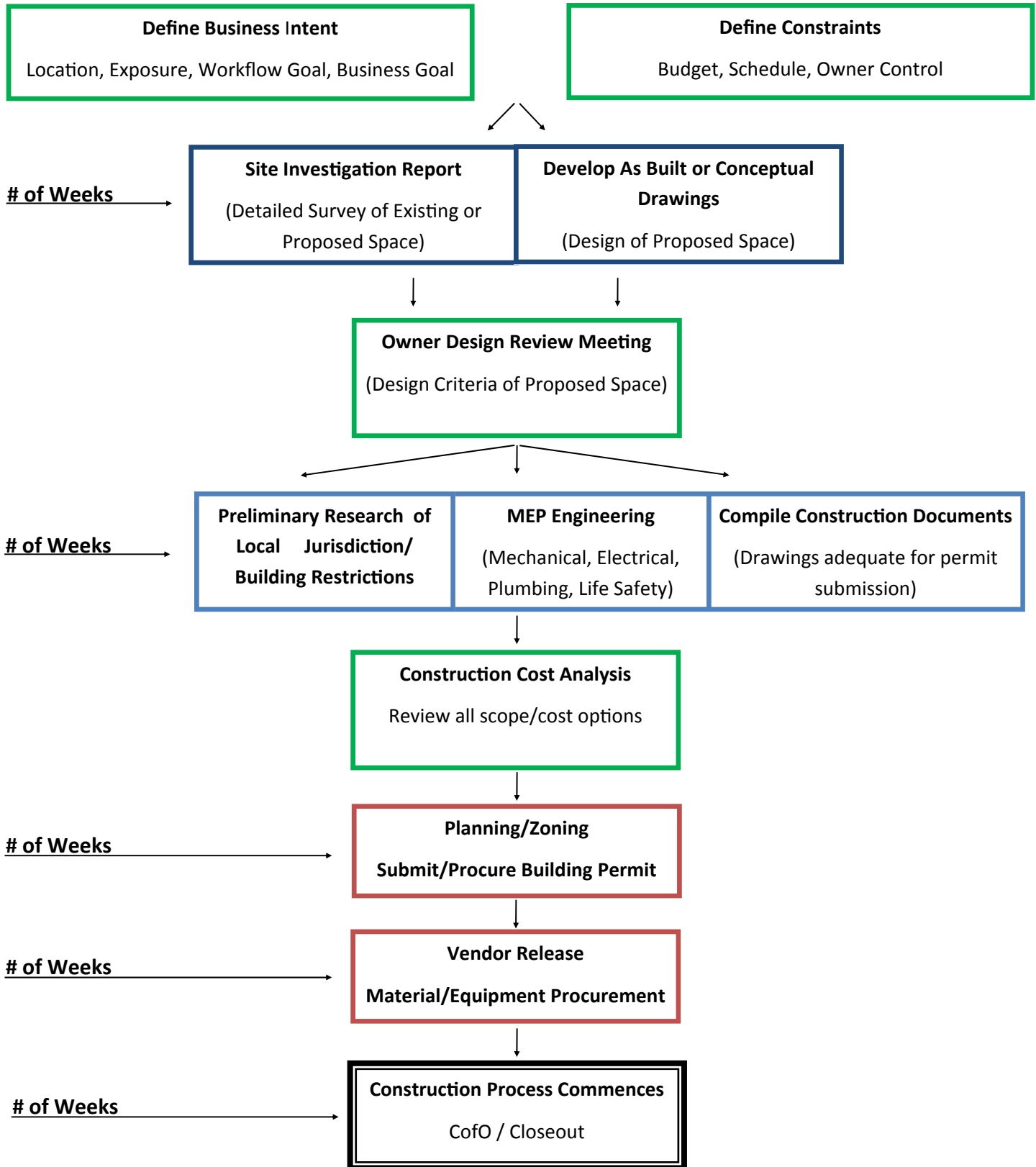


Build-It Construction Provides:

- ❖ Feasibility of Proposed Space and Location*
- ❖ Identification of Local Authority Mandates and Building Codes*
- ❖ Architectural, Mechanical, Electrical Design*
- ❖ Detailed Construction Cost Analysis*
- ❖ Project Specific Planning and Construction Scheduling*
- ❖ Managing Owner Vendors and Equipment*



**Pre Construction
Milestone Tasks**



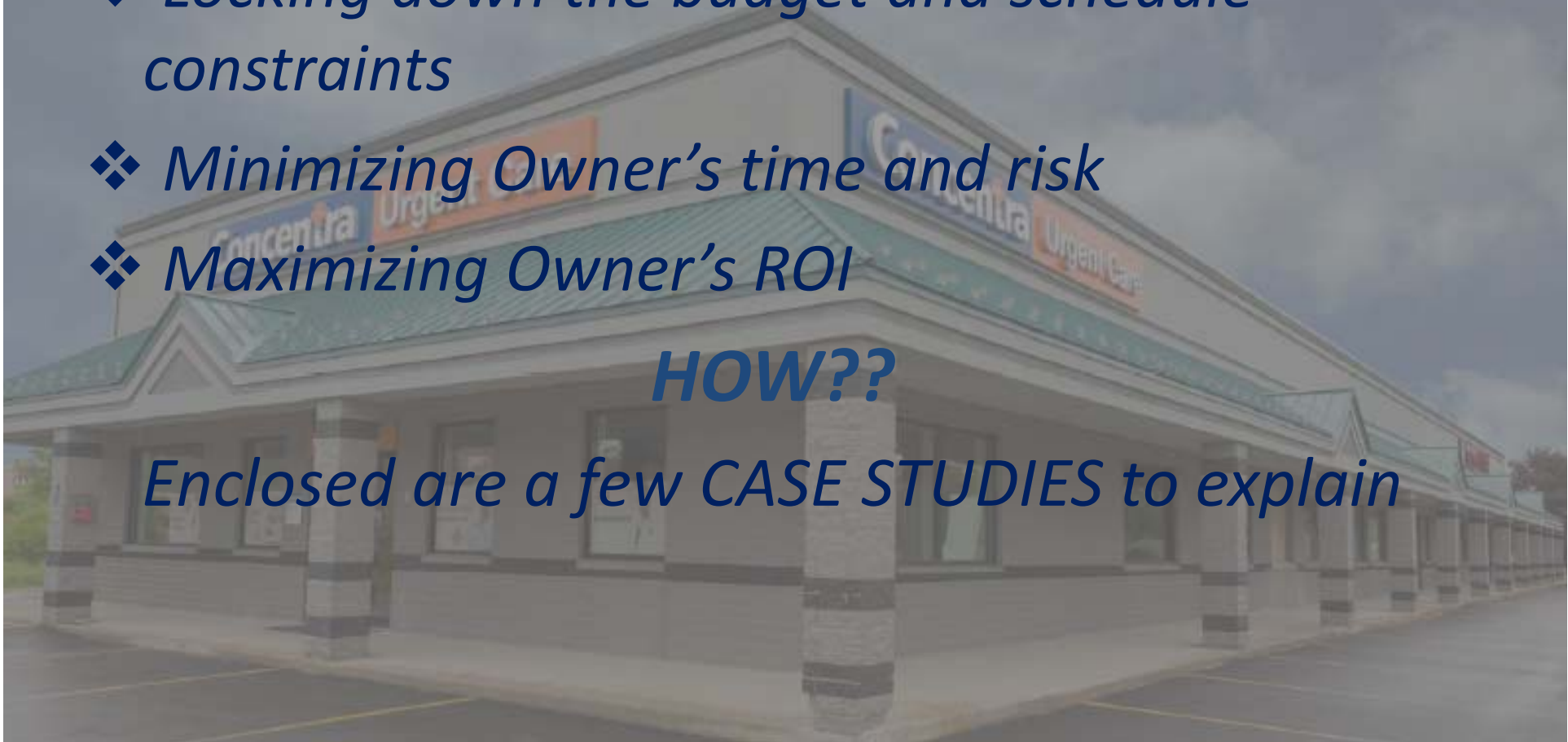


The Result:

- ❖ *Locking down the budget and schedule constraints*
- ❖ *Minimizing Owner's time and risk*
- ❖ *Maximizing Owner's ROI*

HOW??

Enclosed are a few CASE STUDIES to explain





Case Study: Love Sac

Zero Revenue Loss

Love Sac St Louis, MO

- ❖ *Expansion of Existing Sales Floor*
- ❖ *Detailed Phasing and Coordination to Maintain Sales Operations*
- ❖ *Zero Percent Shutdowns*
- ❖ *High Profile Mall*





Case Study: MA Brewing Co

ROI Analysis

Attached please find 2 proposed layout options for your business. These layouts are 'building block only' and are strictly conceptual to answer the question of:
Can I fit 60 seats, an elevator, a stairwell and 2 bathrooms. Yes. However there is limited room for layout changes as you can see.

The additional cost that the elevator and ADA access will require will be between \$80-\$125k
Again if a fire suppression system is not required- that is a large chunk removed from the budget number.

A few items to note:

The elevator does not access the basement (thus general public cannot access the basement)

The seating count is split between the 1st and 2nd floor

The ADA side entry location MUST be approved by Planning/Zoning

The elevator is located INSIDE the building- of course placing on the exterior would signal Planning/Building review and if approved would allow a more flexible floor plan.

Our interpretation of your project and Build-It's involvement is as follows:

The Owner's (Jodi Bee Bakes) intent is to build out an existing commercial space of +/- 450SF to create a café setting comprised of 15-20 seats, a required waiting area and Back of House area that shall accommodate both on demand and prepared food. Build-It Construction proposes to act on the Owner's behalf to provide limited pre-construction services by obtaining the data necessary for: Compiling a simple floor plan to utilize for conversation in with the Town of Salem MA Building/Fire/Health/Zoning Departments. Our intent is to extrapolate their feedback to summarize the minimum design requirements and budgetary costs for a buildable site.

Our Proposal consists of TWO important phases:

Phase One- Floor Plan/Site Survey

- Conduct Site survey of the proposed space, download protocols/information from LL and incorporate into as built hand sketch
- Conduct (2) 1hour meetings with Owner, Jodi Bradbury, to review space utilization and maximization of server/sitting area- in tandem with kitchen design firm.
- Sketch up basic floor plan detailing proposed layout, identifying MEP related tasks
- Identify permit submission and design requirements from Local AHJ (Building, Fire, Zoning/Parking)
- (Permit submission not inclusive at this time)

Phase Two- Budget Compilation (this portion shall be refunded if BIC performs the construction):

- Provide a Pricing proposal- itemized by Construction division (ie, electrical, hvac, paint, etc)
 - Provide a preliminary Project Schedule- based upon data collected above, material procurement and vendor feedback
- (CONTINUED 2nd PAGE)

- ❖ *Identified Customer's ROI criteria*
- ❖ *Code analysis yielded significant life safety and ADA upgrades*
- ❖ *Detailed budgeting determined upgrades did not warrant the investment*
- ❖ *Compiled proposed LL concession list to compliment proposed lease*
- ❖ *LL not willing to provide enough TA*
- ❖ *Minimal initial investment in Pre-Construction mitigated long term obligation*



Case Study Optum Health: Permitting and Change of Use

- ❖ 45,000 SF Manufacturing facility
- ❖ Converted to Office Space
- ❖ Procure Planning, Building, Fire Dept Deliverables
- ❖ Critical schedule detailing process of events
- ❖ Saved 4 weeks in permitting process
- ❖ Enabled release of long lead items (Switchgear, Generator)
- ❖ Coordinate all efforts with building owner and tenant

28 <small>MUNICIPALITY</small>	CERTIFICATE OF USE AND OCCUPANCY	No. CO2013-3384															
<p>Change of use from industrial/warehouse to business (office).</p> <p>Erected on Plat / Lot: 072 / 564</p> <p>Owner: [Redacted]</p> <p>Zone: M1</p> <p>Architect / Engineer: [Redacted]</p> <p>Construction Services No. [Redacted]</p> <p>Building Permit No.: B2013-9437 Alternate Permit No.: n/a</p> <p>Construction Type: 2B</p> <p>Sprinkler 13D: No Sprinkler None: No</p>		<p>Occupancies:</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Subfloor</th> <th>Use</th> <th>Max Floor Load</th> <th>Load</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td></td> <td>N/A</td> <td></td> <td></td> </tr> <tr> <td>First</td> <td></td> <td>Business/Office</td> <td></td> <td></td> </tr> </tbody> </table> <p>Remarks:</p> <p>Code Edition:</p>	Floor	Subfloor	Use	Max Floor Load	Load	Basement		N/A			First		Business/Office		
Floor	Subfloor	Use	Max Floor Load	Load													
Basement		N/A															
First		Business/Office															
<p>This certificate must be posted where required by the State Building Code, and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.</p>		<p>Building Official: [Signature]</p> <p>Expiration Date: N/A</p>															



Case Study HB Communications: Cost Cutting Alternates/Measures

- ❖ *Restricted to a specific TI Allowance*
- ❖ *Aligned design intent with budget*
- ❖ *By numerous pricing exercises and Alts*
- ❖ *Renovated during peak season*





Case Study United Health: Meeting Schedule

Generator Work	6 days	Mon 12/23/13	Thu 1/2/14
THIRTY DAY NOTICE FOR POWER SHUTDOWN	25 days	Mon 5/26/14	Fri 6/27/14
UPS / ATS / Temp Generator	102 days	Fri 1/3/14	Mon 5/26/14
MOD 1 - Before Shutdown	7 days	Thu 6/5/14	Fri 6/13/14
HVAC - System and RTU	5 days	Mon 6/9/14	Fri 6/13/14
HVAC - Split System on-site	0 days	Tue 6/10/14	Tue 6/10/14
Sprinkler	2 days	Fri 6/6/14	Mon 6/9/14
ACT - Grid & Exterior Cuts	1 day	Mon 6/9/14	Mon 6/9/14
Roofing - RTU	2 days	Mon 6/9/14	Tue 6/10/14
Framing - Extend Electrical Room Partitions	2 days	Thu 6/5/14	Fri 6/6/14
Framing - Inspection and install GWB	3 days	Mon 6/9/14	Wed 6/11/14
Electrical	5 days	Mon 6/9/14	Fri 6/13/14
Install Bypass Cabinet & Prewire	3 days	Mon 6/9/14	Wed 6/11/14
Install Batteries and Capacitors	2 days	Thu 6/12/14	Fri 6/13/14
Lighting	2 days	Thu 6/12/14	Fri 6/13/14
Wiring RTU	1 day	Wed 6/11/14	Wed 6/11/14
Shutdown Work	2 days	Sat 6/28/14	Sun 6/29/14
Perform full building shutdown in order to: install 208v conduits and power for UPS and generator panel.	1 day	Sat 6/28/14	Sat 6/28/14
Perform utility shutdown by power company land in MCB and MDP generator wiring.	2 days	Sat 6/28/14	Sun 6/29/14
Re-Energize building power and set commission date for UPS	2 days	Sat 6/28/14	Sun 6/29/14

Reference: Plan Review #13-235 for United Health

The fire alarm system plans submitted on 9-9-13 for the above referenced project were reviewed for compliance with the Rhode Island Fire Safety Code and its referenced fire alarm system. Therefore, the fire alarm plans are **approved**.

Finish Carpentry	No significant findings
Thermal Insulation	Discovered that sound attenuation is required between mechanical equipment/offices and Installation Bay.
Exterior Siding	No significant findings
Roofing	Will need LL vendor to perform roof penetration for Antennae. Item will be included in ADD/ALT pricing.
Doors	Upon site arrival- further investigation if any DFH may be reused. Entry vestibule door scope has added cost. STC Rated Doors are associated by a long lead time 4+ weeks
Glazing	Mirrored glass has been specified per owner's intent
Finishes (GWB)	No significant findings
Tile	SIR Confirmed existing wall and floor finishes are adequate in ETR restrooms.
Ceiling Systems	Installation bay shall require ACT system and associated mechanical/electrical modifications to eliminate open ceiling structure.
Flooring	Utilization of owner supplied attic stock carpet. Need to discuss further detail of Installation Bay floor finish.
Paint	No significant findings
Specialties	Curtain track may be requested to visually partition Installation Bay from visitor area.
Equipment	Owner to advise on Kitchen Equipment and other associated FFE to be supplied by GC.
Sprinkler	Confirmed via formal conversation with Fire Dept that Fire Suppression system is not required based upon proposed use and existing conditions of building.
Plumbing	Code review indicated Mop Sink and conversion of Men's Rm to Unisex restroom is required.
HVAC	Following SIR- was determined that HVAC systems are shared between Nuance and adjacent tenant. Proposed to split the system to bring into existing space. Suggest Owner seeks reimbursement from Landlord.
Electrical	Following SIR- determined existing electrical panels are not powered by 200AMP service feeds. Following extraction of Owner power needs, determined panels and service may be ETR. Suggest Owner seeks reimbursement from Landlord in the event larger power is required. A Fire Alarm scope shall be designed and implemented by Electrical Vendor. HVAC system also requires significant rewiring to bring to tenant panel.
Tel/Data	Owner to select and procure vendor. BIC to manage.

Detailed :

- ❖ Scheduling
- ❖ Budget
- ❖ Equipment Analysis

Results:

- ❖ A delivery that aligns with the Customer's space, budget and process intent



Case Study **YOUR PROJECT!!**

*Plan on making your
Project a Success*





**Pre Construction
Milestone Tasks**

