PRECONSTRUCTION SERVICES/DUE DILIGENCE

REIS 2020 SYMPOSIUN





Agenda

- What are Preconstruction Services?
- Avoidable Obstacles
- Success Stories
- Why Get Us Involved?



FUN FACT: Total Project Cost Land = 17% Construction =65% Other Costs: 18%



WHAT IS PRECONSTRUCTION?

Answer these questions



- Identify unusual issues
- What can I do with it?
- Cost?
- How long?



AVOIDABLE OBSTACLES

- Unsuitable Soils
- Not Enough Parking
- Change of Use
- Code Require Upgrades
- Unrealistic Time Expectations
- Unrealistic Cost Expectations





SUCCESS STORIES

FINEMARK NATIONAL BANK & TRUST



- Analyzed Three Sites
- Unsuitable Soils
- Asbestos
- Lift Station
- Turn Lane
- Demolition Cost
- Total Project Timeline
- Total Project Cost





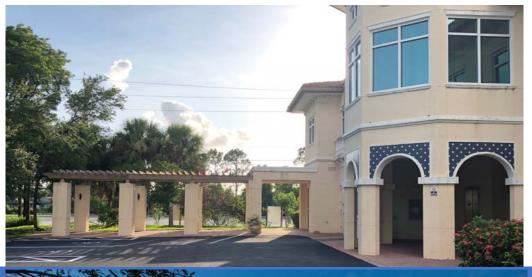
SUCCESS STORIES

FISHTALE BOATS



- Site Changes
- Roof Issues
- Site Lighting
- Insulation Issues
- Code Required Upgrades
- Total Project Timeline
- Total Project Budget





SUCCESS STORIES

ELMQUIST EYE GROUP



- Window Leaks
- Roof Issues
- Parking
- Open Permits
- Total Project Timeline
- Total Project Budget



WHY GET US INVOLVED?

- Educate Prospective Buyers
- Sets Realistic Expectations
- Moves the Process Along
- Helps Close the Deal!





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