

# PRECONSTRUCTION SERVICES/DUE DILIGENCE

REIS 2020 SYMPOSIUM



# 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

ELMQVIST 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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