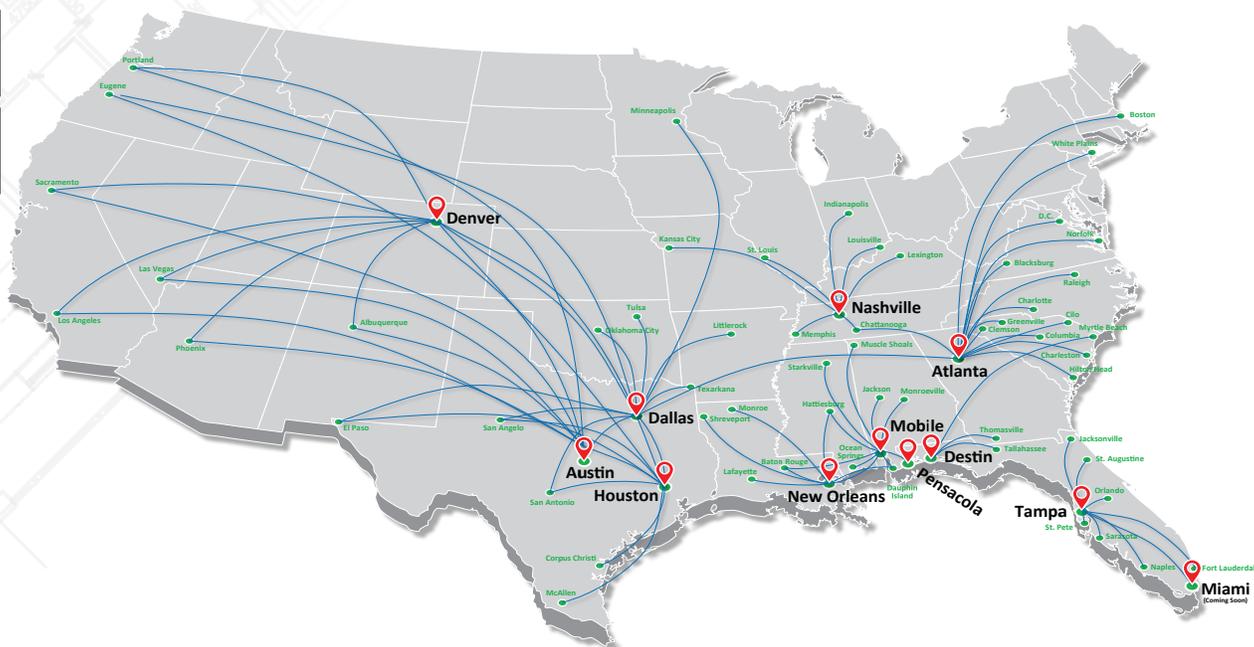




BE-CI

Existing Construction Services

LOCATIONS



Gulf Coast Region

Destin

800-842-7043 Toll-free
850-650-2311 Office
850-650-0091 Fax

Mobile

800-842-7043 Toll-free
251-415-6200 Office

New Orleans

800-842-7043 Toll-free
985-778-3563 Office

Pensacola

800-842-7043 Toll-free
850-912-9990 Office

Southeast Region

Atlanta

800-842-7043 Toll-free
470-273-7106 Office

Miami

800-842-7043 Toll-free
305-849-8185 Office

Nashville

800-842-7043 Toll-free
615-241-6222 Office

Tampa

800-842-7043 Toll-free
813-461-5066 Office

Southwest Region

Austin

800-842-7043 Toll-free
512-768-8320 Office

Dallas

800-842-7043 Toll-free
214-307-8900 Office

Denver

800-842-7043 Toll-free
720-551-9967 Office

Houston

800-842-7043 Toll-free
713-970-1718 Office

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Building Enclosure Services



Over the years BE-CI has worked with our clients to develop a process for third party involvement in new construction projects. We feel this process provides the best value and benefit to owners, contractors, and developers as they embark on the task of building a new property. Our process consists of four phases: Design Peer Review, Construction Consulting, Quality Assurance Site Visits, and Field Testing. Design Peer Review (DPR). This process begins early on before construction begins. Our DPR considers industry standards, code minimums, client directives and budget constraints, as well as our many years of experience. Based upon these standards we provide written comments regarding control of water penetration, control of water vapor accumulation and condensation, building air leakage and other issues related to the building enclosure. In addition to written comments we provide suggested detail modifications on the drawings or complete example details for easy review and incorporation by the project's design professional.

Construction Consulting consists of a review of the submittals including comments on products, red line drawings and opinions on the systems submitted and their compliance with the Construction Documents and project requirements. In addition to review of submittals we are an active member of the project team and will use the consulting budget at your request to attend meetings or provide guidance on various building enclosure issues as the project progresses.

Quality Assurance Site Visits. Field observations are the greatest benefit to any project as they ensure the design is brought to fruition in the field. BE-CI has vast experience working with a variety of construction teams to ensure the exterior envelope is installed per the plans and specifications as well as identify and solve issues as they arise during construction. While on site we want to be an active and productive member of the construction team as we help to identify, document, and track to correction non-compliant items. After the completion of our site visit digital field notes are distributed to the team so corrections can begin immediately.

Field Water Testing Visual observation can only tell you so much so BE-CI works with project teams to prove through industry standard tests that the construction will meet the standards to which they were designed. We offer a variety of field testing options from window water testing, EFVM, Roof Uplift, Air Barrier testing and more!

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Asset Evaluation & Reserve Studies

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The building upkeep and maintenance is often one of the largest expenses to owners, management associations, and large corporations alike. Individual unit values and/or replacement costs are often significantly impacted by the level of maintenance and upkeep provided by the Owner and knowing what to do and when to do it is often a difficult Task. BE-CI can help.

Our process starts by performing thorough on-site observations of the components as directed by the Client. During this site observations our experienced team of engineers and consultants will evaluate the general condition of the components to establish their current state and need of maintenance. We will also evaluate the remaining service life of the components and make recommendations for the best course of action to remedy any issues observed.

Once we've established the current state of the asset, we can begin to produce an accurate reserve analysis. The reserve analysis provides a "financial blueprint" for the future of an asset to make sure that Owner, management association, or investment group's long-term plans can come to fruition financially. Knowing what to save each year to make sure you can plan on roof replacement or exterior maintenance can go a long way to avoiding surprises and unexpected building expenses. To put our findings into one place, BE-CI will provide a written report that addresses all the components observed and include photographic exhibits of each component, lastly we will include the following: Spreadsheets indicating each component's Remaining Useful Service Life, Estimated Cost to Repair or Replace and Projected Annual Contribution, as well as, a 20- year outlook that identifies the optimum time to replace or repair each component.

Whether you are a large corporation that owns thousands of properties across the United States or an owner of a single building, BE-CI is your expert when looking to better understand the condition of your biggest asset and plan for its future maintenance.

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Forensic Investigation (Leak Investigation)

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In order to effectively troubleshoot a leak in the building enclosure a very systematic approach must be taken. Our personnel are trained to follow the guidelines set forth in ASTM E2128-01a "Standard Guide for Evaluating Water Leakage of Building Walls" as well as utilize their broad experience in new and existing buildings to assist owners, developers, and contractors in finding sensible solutions.

BE-CI will interview the personnel on site, review all available drawings and reports, visually observe the conditions and perform non-destructive or destructive testing depending as required to meet the needs of the end user and as required to determine the root cause of issues being experienced.

After we have determined the root cause of the issues being experienced we are fully capable of producing scope of work documents and details that will allow you to employ a competent contractor to repair any damage that has occurred due to defects within the building enclosure.

Let BE-CI partner with you to be your expert on issues with your building enclosure.



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Exterior Condition Survey

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There are several reasons to perform an exterior condition survey. If you are preparing to launch a planned maintenance program you will need to know what the condition of your facility is in order to establish a starting point for the maintenance and to establish a budget for the needed repairs. As a property owner or manager, you may suspect that you have issues with your building enclosure but are uncertain to what extent these issues are affecting the building. Or maybe you are purchasing a property and need a due diligence inspection. Whatever your reason may be, BE-CI's trained building enclosure professionals are able to provide you with the information to make sound, informed decisions related to building enclosure.

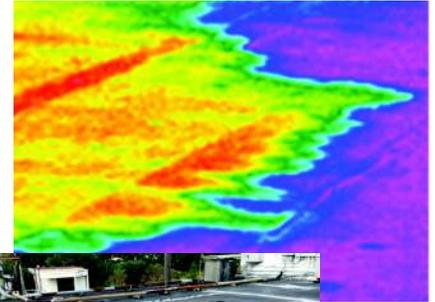
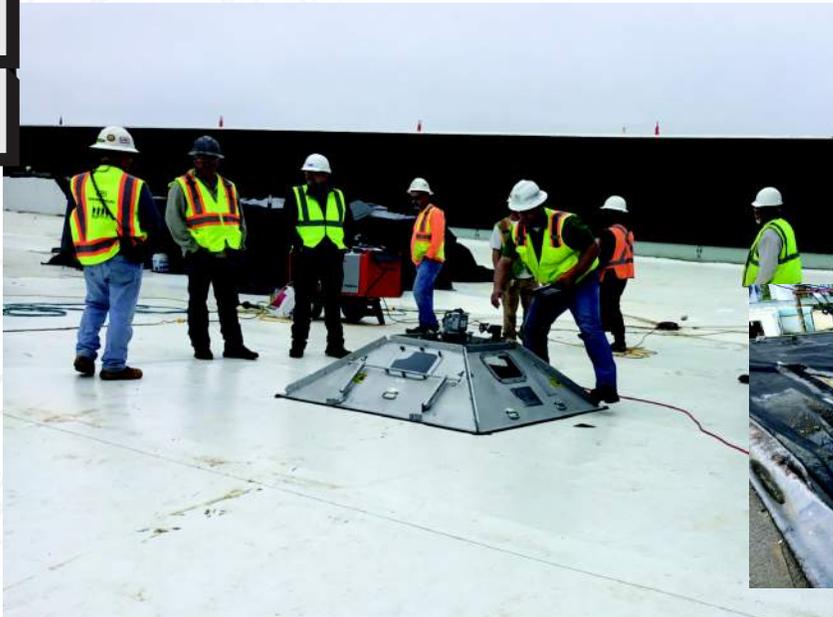
Prior to performing your condition survey, we will review the available documents that detail the history of the project's construction and maintenance. We can then tailor our onsite survey to meet your needs. Whether it's a visual survey, infrared investigation, or a survey that incorporates destructive testing, BE-CI can do it all. After performing our field work, we will generate a report that will identify the location and condition of the conditions observed, their anticipated service life and general recommended corrective action for prioritizing possible restoration work.

Whether high rise, historic, commercial, multi-family, or any other type of building let BE-CI become a valuable member of your facility management team.

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Roof Consulting Services

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The roof on any property is typically the most vulnerable component at risk for damage. With a lack of maintenance, age and exposure to the elements, premature roof failures are likely imminent. BE-CI employs Registered Roof Consultants (RRC) and Registered Roof Observers (RRO) that have an established reputation for trust and reliability for providing roof consulting on all types of membranes and roof coverings. Our services are accurate, dependable and economical.

Due to the vast number of roof systems available and the inherent complexities of roof design, the safest approach is to hire a building enclosure consultant who is an RRC or RRO. Our recommendations are based on years of knowledge obtained within the roofing industry, detailed observations of existing conditions and standardized testing. BE-CI provides sensible recommendations to our clients in an effort to be a productive member of a team.



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Planned Maintenance Program



Nothing is more important to an owner than the value of their property and often value is driven by the condition of the building enclosure and various key building systems. Without some type of organized Planned Maintenance Program that value can decrease exponentially, leaving the owner with expensive restoration costs and loss of intended use.

BE-CI has developed a customized Planned Maintenance Program for all types of properties throughout the country. Our Planned Maintenance Programs have a proven track record of incorporating all the necessary credentials, services and protocols to reduce repair costs, prolong service life of the building and extend warranties.

BE-CI will utilize our program to evaluate critical exterior components on the project, where the owners have primary responsibility for repair and/or replacement. We will also perform a general evaluation of the major building components over a 3-year period and use the existing conditions to evaluate and adjust a reserve analysis so that we can assist you with the financial management of your asset. Depending on your needs we can also assist with scheduling of the maintenance program activities to give you and your team peace of mind.

A typical Planned Maintenance Program includes the following services:

- 3 Year Maintenance Manual
- A Reserve Study Update at the End of Each Year
- 3 Annual Exterior Condition Assessments with Infrared Surveying
- 3 Annual Roof Condition Assessments with Infrared Surveying
- Quarterly Site Visits
- Attendance at Meetings (separate pricing on per request basis)

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Document Development & Contract Administration



When trying to solve building enclosure and construction issues the first priority is to identify and determine the source of the problem. Once this is accomplished, you need a sensible partner in your quest to your building whole. Given our experience and expertise in this field, BE-CI has been providing Document Development and Contract Administration services for contractors, designers, developers and property owners for nearly 30 years.

Our professionals will initially meet with The Client to discuss their project, goals and budget and then begin our design. Once the documents are in the final design phase we will meet with The Client once more to review and finalize the design. All of our documents are organized to be project specific and we incorporate the scope of work, specifications and CAD drawings so they complement each other. BE-CI maintains this strategy in order to provide a set of construction and bid documents that we can use to receive competitive bids on the project.

After the bids are received, the final scope of work has been accepted and a contractor has been approved BE-CI works with the team to provide contract administration services during the re-construction. These services typically include:

- Conducting a Pre-Construction Conference with the approved Contractor, Sub-Contractors, Material Manufacturer Representatives, and The Client.
- Conducting bi-weekly Job Progress Meetings with the approved Contractor, Sub-Contractors, Material Manufacturer Representatives, and The Client.
- Conducting periodic observations on a frequency determined by the project team. From full time observation to weekly observations we will conduct work in progress quality assurance observations, to determine if the work observed is in compliance with the Contract Documents.
- Reviewing each of the Contractors Application and Certificate for Payment, lien releases, as well as any accompanying change order documents.
- Providing Post-Construction services, i.e. performing a contract compliance punch list at the substantial completion period and issue an AIA G704-Certificate of Substantial Completion.
- Providing a final punch list inspection, review of all written warranties and collect all project closeout documents from the Contractor, prior to final payment.
- Provide The Client with a complete set of As Built Restoration Documents.

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