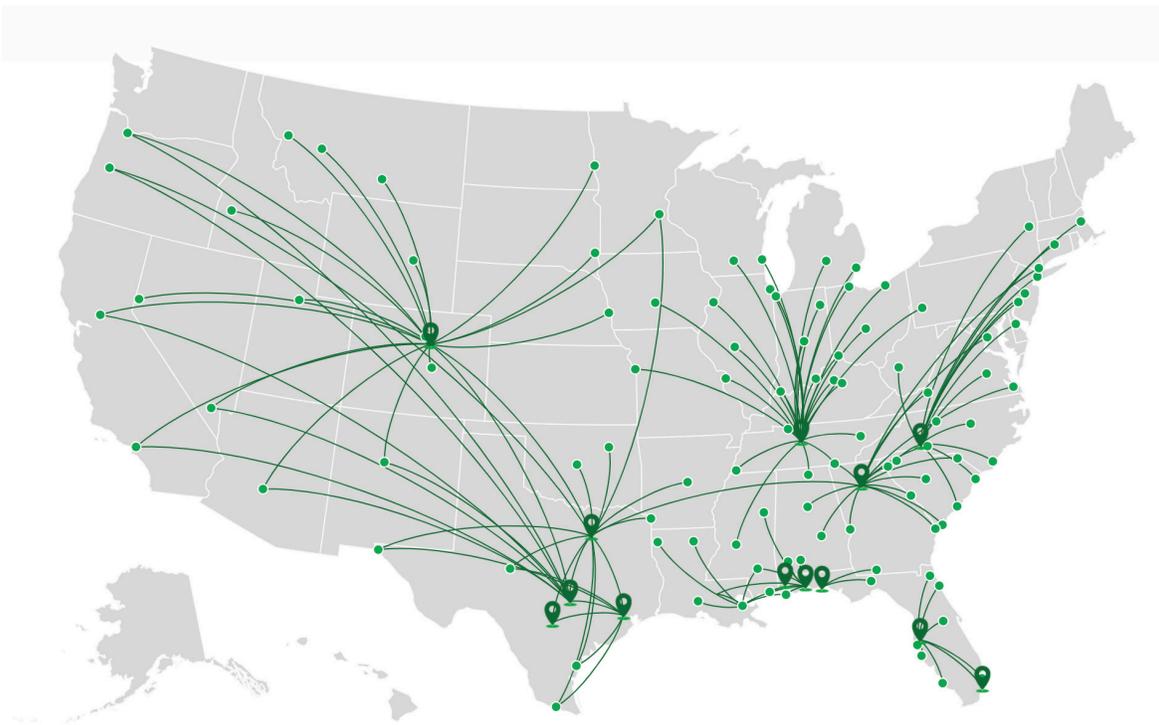


BE-CI Locations



Southwest Region

Austin

512-768-8320 Office

Dallas

214-307-8900 Office

Denver

720-551-9967 Office

Houston

713-970-1718 Office

San Antonio

800-842-7043 Office

Southeast Region

Atlanta

470-273-7106 Office

Charlotte

800-842-7043 Toll Free

Miami

251-415-6200 Office

Nashville

615-241-6222 Office

Tampa

813-461-5066 Office

Gulf Coast Region

Destin

850-650-2311 Office

850-650-0091 Fax

Mobile

251-415-6200 Office

Pensacola

850-912-9990 Office

"A sensible approach to building enclosure solutions"

www.be-ci.com | 800-842-7043

Building Enclosure Testing Services



Over the years, our team at BE-CI has worked with our clients to develop a process for third-party involvement in new construction projects. This process provides owners, contractors, and developers with the best value and benefits as they build a new property. Our approach 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, budget constraints, and our many years of experience. Based on these standards, we provide written comments regarding water penetration control, water vapor accumulation and condensation, building air leakage, and other issues related to the building enclosure. In addition to written comments, we provide suggested detailed modifications on the drawings or complete example details for easy review and incorporation by the project design professional.

Construction Consulting

In this service aspect, we review 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. We are not distant consultants, but active project team members. As the project progresses, we use the consulting budget at your request to attend meetings or guide various building enclosure issues.



Quality Assurance Site Visits

Field observations are the most significant benefit to any project as they ensure the design is brought to fruition in the field. Our team has vast experience working with various construction teams to ensure all teams install the exterior envelope per the plans and specifications. We also identify and solve any issues as they arise during construction. While onsite, we want to be active and productive members of the construction team as we help to identify, document, and track to correct non-compliant items. After the completion of our site visit, we distribute digital field notes to the team so corrections can begin immediately.

Field Water Testing

Visual observation can only tell you so much, so our team at BE-CI works with project teams to prove through industry-standard tests that the construction meets the design standards. We offer various field-testing options, from window water testing, EFVM, Roof Uplift, Air Barrier testing, and more!

Asset Evaluation & Reserve Studies



Building upkeep and maintenance is often one of the most significant expenses to owners, management associations, and large corporations. Individual unit values and replacement costs are often significantly impacted by the owner's level of maintenance and upkeep. Knowing what to do and when is often complicated, but our team can help.

Our process starts with thorough onsite observations of the components as directed by the client. During these site observations, our experienced team of engineers and consultants evaluate the general condition of the elements to establish their current state and need for maintenance. We also assess the remaining service life of the components and make recommendations for the best course of action to remedy any issues observed.

Whether you are a large corporation that owns thousands of properties across the United States or an owner of a single building, we can provide you with expertise and clarity on the condition of your biggest asset and plan for its future maintenance.



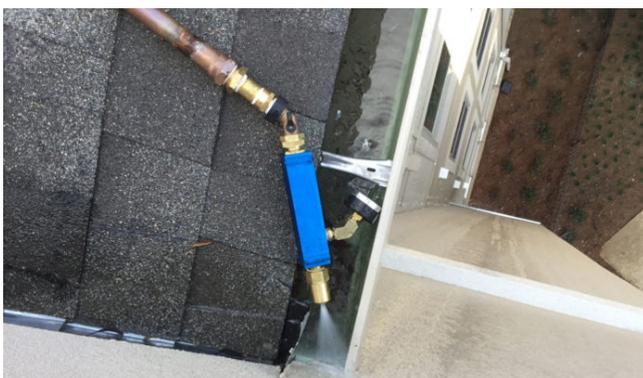
Once we've established the asset's current state, we can produce an accurate reserve analysis. The reserve analysis provides a financial blueprint and quotes for an asset's future to ensure that the owner, management association, or investment group's long-term plans can come to fruition financially. Knowing what to save each year prevents out-of-budget building expenses. We provide a written report addressing all the observed components and include photographic exhibits of each element. We also report on the following:

- Spreadsheets indicating each component's remaining useful service life
- Estimated Cost to Repair or Replace
- Projected Annual Contribution
- 20-year outlook identifying the optimum time to replace or repair each component

Forensic Investigation (Leak Investigation)

It is essential to take a systematic approach to troubleshoot a leak in the building enclosure effectively. Our personnel follow the guidelines outlined in ASTM E2128-01a, "Standard Guide for Evaluating Water Leakage of Building Walls," and utilize their broad experience in new and existing buildings to assist owners, developers, and contractors in finding sensible solutions. Our team interviews onsite staff, reviews all available drawings and reports, visually observes the conditions, and performs non-destructive or destructive testing as required to meet the needs of the end-user and as necessary to determine the root cause of issues.

After determining the root cause of the issues, we produce scope of work documents and details allowing you to employ a competent contractor to repair any damage due to defects within the building enclosure.



Exterior Condition Survey

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 the state of your facility to establish a starting point for the maintenance and develop a budget for the required 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 affect the building. It is also productive if you purchase a property and need a due diligence inspection. Whatever your reason, our trained building enclosure professionals can provide you with the information to make sound, informed decisions about your building enclosure.

Before performing your condition survey, we review the available documents detailing the project's construction and maintenance history. We can then tailor our onsite survey to meet your needs. Whether it's a visual survey, infrared investigation, or a survey incorporating destructive testing, we can do it all.

After performing our fieldwork, we generate a report identifying 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.

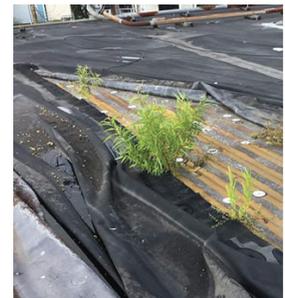
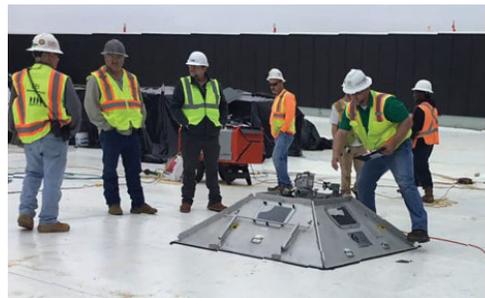


Roof Consulting Services



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) who have an established reputation for trust and reliability in providing roof consulting on all 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 come from years of experience in roofing, detailed observations of existing conditions, and standardized testing. We provide sensible recommendations to our clients to be productive team members.



Planned Maintenance Program



Nothing is more critical to an owner than the value of their property. The value comes from the condition of the enclosure and various critical building systems. Without some organized maintenance program, that value can decrease exponentially, leaving the owner with expensive restoration costs and loss of intended use. At BE-CI, our team has developed a customized Planned Maintenance Program for all types of properties nationwide.

Our Planned Maintenance Programs have a proven track record of incorporating all the necessary credentials, services, and protocols to reduce repair costs, prolong the building's service life, and extend warranties. We utilize our program to evaluate the critical exterior components of the project, where the owners have primary responsibility for the repair and replacement. We also perform a general evaluation of the principal building components over three years 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 help schedule 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)

Document Development and Contract Administration



When trying to solve building enclosure and construction issues, the priority is to identify and determine the source of the problem. Once we accomplish this, you need a sensible partner for the next steps.

Our team has provided document development and contract administration services for contractors, designers, developers, and property owners for nearly 30 years. Our professionals initially meet with clients to discuss their projects, goals, and budgets and begin our design.

Once the documents are in the final design phase, we meet with clients again to review and finalize the design. All of our papers are project-specific, and we incorporate the scope of work, specifications, and CAD drawings to complement each other. We maintain this strategy to provide a set of construction and bid documents that we can use to receive competitive bids on the project.



After we receive bids, your team accepts the final scope of work and approves a contractor. We work with the team to provide contract administration services during the reconstruction.

These services typically include:

- Conducting a pre-construction conference with the approved contractor, sub-contractors, material manufacturer representatives, and client.
- Conducting bi-weekly job progress meetings with the approved contractor, sub-contractors, material manufacturer representatives, and client.
- Conducting periodic observations on a frequency determined by the project team. From full-time observation to weekly observations, we conduct work-in-progress quality assurance observations to determine if the work observed complies with the contract documents.
- Reviewing the contractors' applications and certificates for payment, lien releases, and any accompanying change order documents.
- Providing post-construction services, i.e., performing a contract compliance punch list at the substantial completion period and issuing an AIA G704-Certificate of Substantial Completion.
- Providing a final punch list inspection, reviewing all written warranties, and collecting all project closeout documents from the contractor before final payment.
- Providing clients with a complete set of As Built Restoration Documents.