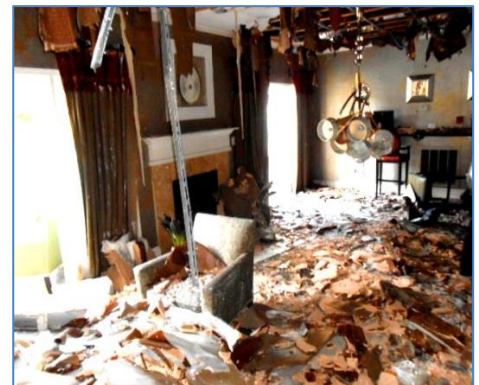


Project Profile

Experience the Full Circle Service Difference...

Project Background – Fire Damage Mitigation, Restoration & Reconstruction

Client(s):	Integral Property Management
Month/Year, Project Type, Environment, Location & Proj. Mgr.:	March 2013 – Fire & Water Damage – Multifamily Clubhouse near GA Tech campus (Originally, “Techwood” Public Housing) – Shawn Delgado, Senior Estimator & Senior Project Mgr., FCR
Client or Location Profile:	Integral is a multifamily commercial real estate company that specializes in Mixed Income Multi-Family, Urban Master Planned Communities, Transit-oriented Development, High-Rise Residential/Mixed Use & Senior & Student Housing. Integral has an Investment Management group, two independent construction affiliates (IBG Construction Services (“IBG”), a residential builder and Integral Gude, a full service program management, construction management and operations & maintenance firm, and a full-service Property/Asset Management Division providing services to public & private clients who own or administer multi-family residential, commercial and mixed-use projects. Integral’s residential services portfolio offers clients expertise managing conventional, tax credit & other assisted housing including: Conventional Apts, Independent & Assisted Living Senior Communities, Mixed-Finance/Mixed-Use/Mixed-Income Rental Developments & Affordable Housing (Low Income Housing Tax Credits & Bond Financed).
General Scope:	Fire damage mitigation, structural drying, dehumidification & comprehensive reconstruction/restoration & contents mgmt. prior to remodeling project initiation.
Total Project Cost:	Total Reconstruction Pricing Unknown – Full Circle was utilized for Fire damage mitigation, structural drying, dehumidification & comprehensive reconstruction/restoration. Architectural & design services were not included in our scope. They were contracted separately/directly & therefore, we do not have this information.
FCR’s Fees:	\$742,654
FCR’s Role:	Emergency Mitigation, Restoration & Reconstruction



Project Profile

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Description & Origin:

2-Story Mitigation/Selective Demolition of affected areas due to Fire, Smoke, Soot & Water Damage - Avoid Microbial Growth as result of Water Damage in Clubhouse & Management Offices of a Multi-family Environment due to an Electrical Fire (HVAC short) in 1st floor ceiling:
Emergency Services: Primary Goals / Scope included:

- Secure Property – Replace Deadbolt, Board-up Windows & Doors where needed
- Water Extraction, Dehumidification & Structural Drying (walls, ceilings, saturated slab)
- Spray Anti-Microbial Agent to counter growth
- Select Demolition: Remove Baseboards, Saturated Carpet & Wood Flooring, Saturated- Unsalvageable & Damaged Ceilings/Walls & Saturated Insulation
- Emergency Electrical & Plumbing Work
- Contents (Inventory, Manipulation, Cleaning, Restoration & Storage)
- Smoke, Soot & Odor Removal

Reconstruction: Permitting, Restoration & Reconstruction

Equipment/Protocol:

Truck mount & portable extractors, Air scrubbers, DHs & Axial Fans & Air Movers

Challenges/Obstacles:

8-mo. restoration interruption while FCR assisted Integral with state gov't tax-credit funding application process for entire complex renovation including code upgrades, tax-credit requirements & design changes. Delayed architectural drawings due to this process, scope changes, significant mismatch between design & budget, numerous variances between as-built plans & existing construction (for major systems & structure - discovered during demolition) created additional delays & increases in scope & cost. Permitting & inspection delays on behalf of the city processes.

Results:

After all of these delays project was completed 6-weeks earlier than original contractual target, thus meeting client's temporary office space vacate deadline (due to new permanent tenant lease).

True Value /

Incredibly tight deadline met while FCR also brought cost savings greater than \$230k by providing alternative flooring & lighting selections.

Additional Value:

Key Contact:

Lena Pitt, Portfolio Mgr., Integral Property Mgmt., (678) 414-2572, LPitt@integral-online.com

