

CONSULTING SERVICES

ETHICS – EXCELLENCE – VALUE – TEAMWORK

Building Condition Assessment (BCA) | Reserve Fund Study (RFS)

With a SPECS BCA or RFS you'll have the information you need to enhance building maintenance management and develop long-term capital expenditure plans for the repair or replacement of building systems and equipment.

Our professional consultants will:

- Assess and analyze property
- Identify code and legislation issues (such as building, fire, and accessibility)
- Identify expected life and required repair or maintenance of building elements and systems
- Report functional deficiencies using industry standards (BOMA, IFMA, and LEEDS)
- Provide required cost estimates using traditional cost databases

The following analysis and visual physical condition survey of common elements are included:

- Exposed Structure & Foundations
- Roofing
- Exterior and Interior Walls
- Multiple Units
- Parking Garages
- Existing Plumbing Systems
- Existing Electrical Systems
- Mechanical Systems
- Site Components
- Infrared Thermal Imaging

Emergency Site Control

The experts at SPECS can work with you to enhance and execute your emergency site control plan. We'll recommend a set of services that meet the needs of your organization and are specific to your emergency event, these can include:

- Construction Contract Management and Consulting
- Property Loss Scope and Estimating
- Cost and Bid Package Analysis and Documentations

Construction Cost Management and Consulting

COST CONTROL

Attendance at the project site to document day-to-day building or construction to reduce costs due to inaccurate contractor invoices.

JOBSITE CLERKING

Role is to represent the interests of the client in regard to ensuring that the quality of both materials and workmanship are in accordance with the design information such as specification and engineering drawings, in addition to recognized quality standards.

COST AUDIT

A thorough review and analysis of all costs associated with a claim followed by recommendations, a report, and if required, sourcing of qualified contractors.

PROGRESS REVIEW

Ongoing on-site attendance during lengthy build/re-build projects to review, document, and report on project status, as well as provide recommendations regarding incoming contractor invoices.

PROCESS DRAW CERTIFICATION

Attend site to inspect and certify construction progress is as agreed.

CRITICAL PATH

Development of a GANTT chart to document expected construction timelines.

Bid Package Creation and Cost Analysis

SPECIFICATION AND BID DOCUMENTS

Creation of rebuild/repair specifications (including scope of work and required drawings) to be incorporated into an RFP/RFQ for bidding contractors.

AGREED PRICING

Appraisal and sourcing of a qualified contractor(s) to do the work at the appraised price.

BID REVIEW

A comparison of competitive quotes (with background checks of bidders, if required) to determine if there are any discrepancies and to recommend the most qualified bid.

SCOPE OF WORK

An itemized list of all required repair work for when a formal RFP/RFQ process is not required.

BUILDING CODE REVIEW

Inspect property to determine if minimum code requirements were met prior to loss, or need to be met prior to application of insurance.

Property Loss Scope and Estimating

SITE INSPECTION AND DAMAGE ASSESSMENT

Investigate, document, and analyze property to determine extent and severity of damage.

DEPRECIATED COST VALUE (DCV) REPORT

A DCV report uses RCV Analysis and applies depreciation based on condition, age, and remaining life expectancy.

CONTENTS APPRAISALS

Timely and accurate listing of contents that have suffered damaged or have been destroyed. Values would reflect like kind and quality (LKQ) and appropriate depreciation, if required. Additional Contents Appraisal services are available.

DAMAGE ESTIMATES

Assess damages, via field or desktop appraisal, to accurately estimate replace, repair, or reserve costs.

DESKTOP APPRAISAL

Using our expert knowledge and appraisal software we will conduct a review of the loss (without a site inspection) to review an existing appraisal, provide a new appraisal, or aid in dispute resolution.

FOOTPRINTS/FLOOR PLANS

Development of Xactimate drawings of the affected property to aid in post-loss appraisal, restoration, repair, or contractor bid process.

REPLACEMENT / REPAIR COST VALUE (RCV) ANALYSIS

Establish the cost in today's dollars to repair or replace partial or total loss – without any allowance for depreciation.

SOURCE OF DAMAGE CONFIRMATION

Through an on-site inspection, a SPECS consultant will determine source of damage (e.g. water, impact, fire).

PHOTO/VIDEO DOCUMENTATION

Detailed photographic and/or video documentation of damaged structure (interior and/or exterior) with recorded captions (text or voice).