

BEAM

BUILDING ENCLOSURE ASSET MANAGEMENT

PHASE

1

- Preliminary Analysis
- Visual Inspection
- Survey of Existing Construction
- Photo & Video Documentation
- Test Cut Evaluation
- Material Testing
- Budget Projections
- Prioritizing Tasks
- Recommend
- Roof System Selection Life Cycle Cost Evaluations

PHASE

2

- Pre-Qualification of Contractors
- Bid Document /Spec Prep or Review
- Drawing & Detail Prep or Review
- Pre-Bid Meeting
- Bid Opening & Tabulation
- Bid Evaluation & Recommendations

PHASE

3

- Submittal Review
- Pre-Construction Conference
- Contract Compliance Audits
- Construction Monitoring
- Billing Review
- Punch & Final Inspection
- Project Close-Out

PHASE

4

- Annual Site Inspection
- Annual Maintenance Procurement
- Emergency Repair Coordination
- Training Seminars
- Forensic Analysis
- Litigation Support
- Consulting & Expert Testimony

Comprehensive Building Enclosure Asset Management BEAM provides for the development of a quantitative component inventory with qualitative component evaluation, testing and rating to provide a realistic life-cycle projection to budget necessary repairs, preventative maintenance and programmed replacement as part of a ten year asset management plan which is structured to provide reliability centered service option in lieu of more costly predictive, preventative or reactive models.