



***Craanen Technical Services, LLC***

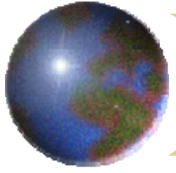
<http://craanen.com>



**An Overview of Our Program  
Management & Owners  
Representation Services**

*559 Jefferson street – Westbury, NY 11590*

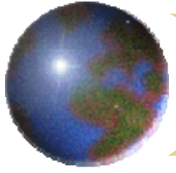
*Tel. 1-516-782-7280*



## *Our Company:*

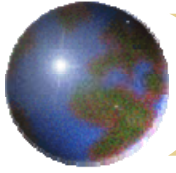
- Craanen Technical Services, LLC provide professional program management and owners representation with an extensive and diverse background in the Pre-Construction and Construction services areas.

As professional program managers, we represent owners and developers from inception to completion of their projects.



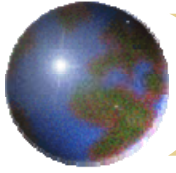
## *General Services*

- Owners or developers representation
  - Work with the owner / developer to establish all of their requirements for the project from the conceptual stage through completion
  
- Cost Monitoring
  - Provide a format for tracking all professional consultants, construction management firms, general contractors, sub contractors and any other professional required to accomplish the projects goals.



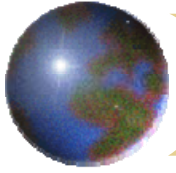
## *Master-planning & Feasibility Study*

- Guiding the preparation of the overall vision for the project which will include;
  - Ecological Impact
  - Social Impact
  - Financial impact
  - Cohesive project vision presentation
  - Selection and supervision of all required sub-consultants in coordination with the client.



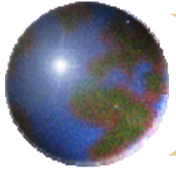
## *Master-planning & Feasibility Study, cont.*

- Coordination of the financial feasibility study by feasibility consultants
  - ❖ Selection and Supervision of all required sub-consultants in coordination with the Client
- Preparation of the Master plan for presentation to lenders and investors, which include both the vision and feasibility study. Items needed for the Master plan preparation are listed below:
  - ❖ Preliminary trip to site to review conditions and meet with owner/developer for discussion of project and preparation of a list of consultants we feel would be required to prepare and deliver a class A master plan for the project.



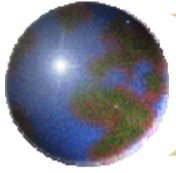
## *Master-planning & Feasibility Study, cont.*

- ❑ Meet with various consulting firms to determine their qualifications and interest in participating in the preparation of the master plan.
- ❑ Meetings to establish partnerships and participation in the project.
- ❑ Preparation of a very preliminary and abbreviated proposed direction for the project to review with lenders and establish their initial interest in the project.
- ❑ A thorough survey of the property to ascertain the best locations for the various features of the project. This includes visual, geological and physical surveying of the site.



## *Master-planning & Feasibility Study, cont.*

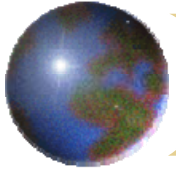
- ❖ Discussions with Government agencies to include their requirements for the project, environmental, social, educational, as well as their potential financial contribution to the projects infrastructure
- ❖ Discuss the transportation requirements for the project and surrounding area and what the impact of the project will have on the present infrastructure.
- ❖ Provide a more detailed plan for the project which may include features such as the following:
  - Hotels, Residential, Shopping areas, etc.
  - Marina with support buildings
  - Golf course and associated pro-shop / restaurant / clubhouses.



## *Master-planning & Feasibility Study, cont.*

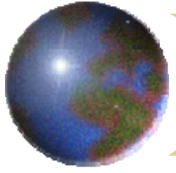
- Associated beach areas.
- Required utilities, Water, Sewer, Waste & Refuse, and Power.
- Roads and associated transportation within the project area.
- Access to property (with Municipal cooperation)
- Support staff housing





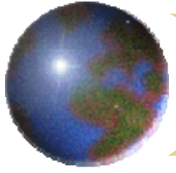
## *Master-planning & Feasibility Study, cont.*

- Preparation of design vocabulary, which will be used as a base line for all design on the project going forward. Sub-consultants might be used for the following items:
  - Site Planning
  - Engineering
  - Environmental



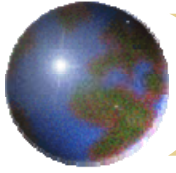
## *Design phase*

- Coordinate with the Client for the selection of the Design team which typically includes:
  - Architects:
    - Experienced with the specific type of buildings / facility planned
    - Marina
    - Landscape
  - Engineers:
    - Mechanical
    - Electrical
    - Plumbing / Hydraulic
    - Fire protection
    - Fire / Life Safety



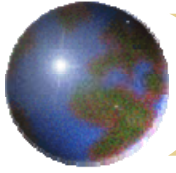
## *Design phase, cont.*

- Structural / Seismic
- Geo-Physics
- ❑ Others:
  - Environmental
  - Security
  - Infrastructure planning
  - Expeditor (if applicable)
  - Interior Designers
- ❑ Ensure that the entire design team adheres to the vision and design vocabulary



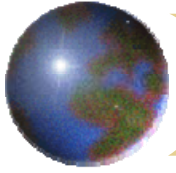
## *Design phase, cont.*

- Evaluate design development
  - Analyze project scope
  - Prepare initial schedule
  - Prepare initial project budget
  - Identify long lead items
  - Identify areas for value engineering
- Coordination of all disciplines
  - Set-up and chair regular scheduled meetings with the design team
  - Set-up and administer a “Intra Net site” for all project communication
- Identify potential construction managers and construction companies



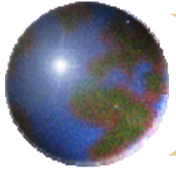
## *Bidding Phase*

- Coordinate preparation of bid documents and drawings
- Institute bidding procedures
- In coordination with the Client (Owner / Developer) review and award Bids



## *Construction Phase*

- Manage scheduling
- Manage the administration of construction documents
- Establish an acceptable fee structure based upon the scope and complexity of the project
- Generate detailed construction progress reports
- Review applications for payment



## *Close Out Phase*

- Assure that warranties and guarantees for all equipment are provided to the appropriate parties
- Finalize all billing and lien releases (if applicable) for the project
- Assure that all municipal and other need approvals etc. are obtained and on file.
- Assure all as build drawings etc. are received and on file