

*Multi-Family*  
Mix-Use



WE BUILD



**JACOB**

[www.jacobcompanies.com](http://www.jacobcompanies.com)





# *Multi-Family / Mix Use*





# WE ARE JACOB

As a full service organization, JACOB provides its clients with a wide range of technical support services for architecture and engineering review, construction management, technology, planning and development. The key to our success is understanding that we are an extension of the owner. We act in the owners' best interest from the inception of the project. Our preconstruction services provide savings to the owner/project stakeholder team.

We work with clients using a variety of project delivery methods including CM/CMAR, traditional plans and specs bidding, and turnkey design/build services teaming with a qualified architecture or engineering firm. We can also self perform rigging and architectural erection services.

## ● PLANNING SERVICES

- Planning and Zoning Consultation
- Government Processing & Approvals
- Code Review, Analysis and Preparation
- Development Feasibility Studies
- Corridor Studies
- Land Use Studies
- Site Selection and Analysis
- Design & Master Planning Review
- Cost Projections & Budgeting
- Economic Modeling
- Impact Fee Negotiations
- Parking & Traffic Studies
- Community Relations
- Environmental Impact Studies

## ● FINANCING SUPPORT

- Property Value
- Financial Modeling
- Financing Options & Terms
- Off Balance Sheet Financing
- Cash Flow Analysis
- Loan Request Package Development
- Debt/Equity Ownership Structuring
- Financial Statement Preparation
- Equity Financing
- Construction Financing
- Permanent Mortgage Refinancing
- Terms & Funding Negotiations

## ● CONCEPTUAL PHASE ACTIVITIES

- Develop Master Schedule
- Allocate Project Budget
- Establish Permits/Approvals Process
- Review Voice and Telecommunications
- Review Equipment and Furniture Needs
- Establish Reporting and Accounting Procedures
- Develop Cash Flow Analysis
- Develop Phased Construction Schedule
- Develop Procurement Plan
- Establish Allowances/Contingencies
- Design Development Activities
- Establish General Conditions
- Define Logistics Plan
- Track and Review Permits/Approvals
- Analyze Budget Design Needs
- Review and Revise Cash Flow Analysis
- Update Master Schedule

## ● DESIGN DEVELOPMENT REVIEW

- Establish General Conditions
- Define Logistics Plan
- Track and Review Permits/Approvals
- Analyze Budget Design Needs
- Review and Revise Cash Flow Analysis
- Update Master Schedule

## ● CONSTRUCTION DOCUMENTS

- Review Plans for Constructability
- Establish Bid Alternates
- Finalize Bid Publishing
- Finalize Logistic Plans
- Coordinate Permits/Approvals
- Evaluate needs for Independent Testing
- Review Construction Documents
- Establish Owner Occupancy Schedule
- Update Master Schedule

## ● POST CONSTRUCTION PHASE

- Assist with Move in Requirements
- Provide Start up Assistance
- Provide Final Accounting
- Assist in Warranty Issues
- Review & Adjust Operational Costs with Plan.

## ● CONSTRUCTION PHASE

- Oversee Independent Testing
- Mobilization
- Provide Full Time Field Coordination
- Conduct Job Meetings
- Coordinate Utilities
- Establish Positive Contract Relationships on Project
- Evaluate Work Progress
- Assure Adherence to Construction Docs
- Review the Shop Drawing /Submittal Process
- Coordination of On site Issues with Contractors and A/E RFI (Request for Information), FO Field Order) and CO (Change Order)
- Maintain Documentation of Job Progress
- Approve Applications for Payments
- Coordinate Owner Occupancy Schedule
- Coordinate Punch List Process
- Coordinate As Builts
- Coordinate Start up and Instruction
- Coordinate O&M Manuals and Warranties



OFFICES NATIONWIDE

## PRE-CONSTRUCTION

Typically we provide preconstruction services on the basis of actual staff time committed to the project multiplied by hourly rates plus reimbursables.

This cost can be reduced by “fast tracking” the design process and establishing early bid packages such as excavation, foundations, steel and mechanical equipment, thus allowing construction to begin months sooner.

## DESIGN REVIEW/COST

- Validation of the existing project budget, from trade costs to soft costs.
- Cost trending analysis to monitor the progress of the design against the proposed budget.
- Value engineering options, considering design review, detailed analysis, lifecycle cost analysis, cost-benefit analysis/ selection
- Review the advantages of pre-purchasing select items.



## CONSTRUCTION

We work with a variety of project delivery methods from CM/CMAR, traditional plans and specs bidding, full service design/build with a qualified architecture or engineering firm.

CM/CMAR services is fee based and typically a percentage of the construction cost for a project.







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**JACOB is a nationally certified, WBENC, woman owned, multifaceted construction firm.** Jacob has exemplary qualifications and experience in construction management, owner's representation and general contracting services throughout North America. Jacob works collaboratively with a diverse constituency of architecture and engineering partnering companies providing design-assist, preconstruction, cost estimation, and constructability support services. Jacob also provides planning and pre-project development consultation to clients on new or additions/renovations projects. The key to Jacob's success is collaboration, transparency and responsiveness. We act in the client's best interest from the inception of the project and we work seamlessly with all consultants and stakeholders to achieve success.

#WE BUILD

Toll Free: 888.80.JACOB

