



rbc Services

Development, Consulting, Project Planning, Construction Management
RICHARD BORCK CONSTRUCTION SERVICES

Products & Services find out what we can do for you

Project Evaluations | Project Inspections | Construction Management | General Contracting

■ Project Evaluations (Residential, Historical & Commercial)

1. Review of the general completeness of the “Plans and Specifications”, including:
 - A review of the Planning & Design Criteria, encompassing the adequacy of the “Structural, Electrical and Mechanical Systems” and the General Building Plans, to “Bid-out” and to “Build-out” the project
 - Compliance with the Building Codes, (ADA, Building Codes & V.I. Adopted Codes), Local Planning & Zoning Laws and other applicable codes, laws and regulations, depending on the scope of the project work.
 - Adequacy of the Construction Agreement, the project Building Schedule, the Construction Budget and the Schedule of Values and Payment Procedures.
 - Adequacy of the Insurance Policies & Bonds, Land Surveys, Plot Plan, Site Plan, Environmental and Soil Reports to: “Design, Specify or Build-out” the project.
2. Review of the general “Feasibility of Design” encompassing: Site Planning, Space Planning, Interior and Exterior Design and Landscape Design.

■ Project Inspections (Residential, Historical & Commercial)

1. “Site Inspection” for feasibility of the project, based on conceptual or finished design criteria, for: New Construction, Additions -Renovations, or Rehabilitation.
2. “Progress Inspections” for determining values of work in place, including; level of Workmanship and quantity of Completed Work, Materials properly stored on site, confirmations of Pre-paid Items, or Deposits made to Suppliers, etc. Compliance with the Building Codes governing the project. Compliance with Warranty Agreements.
3. “Application and Certifications for Payment” documents created by rbc and ready for use, each pay period by Lenders or Owners.

■ Construction Management and related services offered:

rbc Services offers a variety of Construction Services for Residential, Historical and Commercial construction projects. Each project is discussed with the client to formulate a project scope of services that best serves the clients needs. The need for additional staff, associate Engineers, Architects, Designers, Subcontractors, or Vendors are met on a case by case basis.

1. **Estimated Costs, Budgets and Project Costing Reports**, based on preliminary or final designs and project specifications, or based on damages - rbc Services will create the project estimated costs utilizing local contractor pricing of the various trades and or specialty contractors required for your construction project, disputes, court cases & insurance claims.
2. **Planning & Design Feasibility** - As a Construction Cost Consultant, rbc services will qualify, quantify and essentially help the client determine, the best course of action for values when choices are available from providers, (ie: Contractors, Suppliers, etc.).
3. **Building Evaluations or Designs**, rbc Services, through association with locally licensed professionals can offer services which can include: Architectural Design & Specification, Engineering Inspection, Testing (including lab. analysis), Design or Specification.

4. **Construction Specifications** for: New Work, Rehabilitations rbc Services writes specifications for smaller projects, up to about 2M in value. For larger Projects we utilize rbc's Associate Professionals, hire other Professionals of the client's choosing, or rely on the client to provide these services.
5. **Construction Analysis:** Inspection for Construction Deficiencies with reports for Recommended Corrective Actions to meet Owner's or Lender's criteria.
6. **Project Bidding Process**, by RFPs - RFQs and IFBs: (Private, Federal or Local Gov.)
7. **Project Management**, including: Job Cost Tracking, Project Scheduling & Performance Tracking, Project Compliance (building codes, plans & spec.'s, etc.), Applications & Certifications for Payments, Project Meeting Minutes and Contract Administration.
8. **Project Close-out**, including: Final Inspections, Punch Lists, Hold Backs, Back Charges, Release of Retention, Warranty Compliance, Lien or Bond releases, etc.
9. **Mediation, Arbitration or Litigation**, including; Preparation for Cases, Written and Photographic Reports and Expert Witness Testimony.

■ **General Contracting**

- **rbc Services** can be your Design-Build Contractor, utilizing one of three associate architects; or we can build your Designed Home
- We are especially good at **Site Planning**. We can find the best way to layout the home on your plot and we take into consideration multiple factors, including:
 - solar orientation and wind resistance;
 - soil quality & terrain;
 - access & egress; and
 - best views.

rbc uses ecologically sound practices to pin point the location of the building pad, with the least amount of disturbance to the surrounding property resulting in the lowest cost in site work *and* lowest impact on the natural environment.

- **Working Drawings & Permits:** Working Drawings aka "Permit Plans" will be completed by one of our associate draftsmen, reviewed by one of our associate engineers and made ready for the local Permit Departments' review and approvals. Permit application forms are filled out and submitted by rbc Services with additional documentation provided by the Client/Buyer.

rbc Services does not limit our project size (min. or max.). Although projects tend to range in size/values between \$400thousand and \$20million. We always place our clients first and believe strongly in the *highest quality and integrity of service*. Rates for services are very reasonable.