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### **Property Condition Assessments**

Technical investigations, with a pragmatic and transaction - savvy perspective. A full analysis of a building's systems: structural, site drainage, irrigation, roofing and waterproofing, building envelope, HVAC, electrical, plumbing, fire protection, vertical transportation and code/life safety. These services also include assessments of handicap accessibility, environmental risk, including indoor air quality, radon gas, lead, and mold. We also perform zoning reviews and parking analyses.

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### **Program and Project Management**

As an owner's representative with extensive construction experience, Building Solutions can manage the entire building process. Services may include guiding the process of land acquisition and zoning, team selection, preliminary budgeting, and planning long term, multi-phase capital programs, nation-wide. As project managers, we establish teamwork and direct the activities of the architects and consultants on the client's behalf. We are the client's principal source of cost management, scheduling, and constructability review. We help our client keep the project on-track, affordable, and synchronized with the stated goals. If environmental sustainability is one of those goals, our commitment to these principles and knowledge of protocols such as LEED can be invaluable.

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### **Construction Management**

As a construction manager, Building Solutions serves as the technical eyes and ears of the client, from managing budgets and administering contracts, to assuring quality of construction and fair pricing. Whether we are on-site/full-time or periodically checking on the project in a cursory role, Building Solutions adds value by providing insight and helping to avoid costly mistakes.

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### **Troubleshooting and Remediation Services**

Some building repairs are not routine. Building Solutions brings the right level of specialized expertise, so your project is not a learning experience for your designers and contractors. As an added benefit, the specialist on your project knows the product manufacturers, their representatives, and their warranty practices. As the leader of the team, Building Solutions coordinates the design and construction process, bringing the team to the project quickly, directly finding the solution, and implementing it with the least possible disruption and the best value to the client. Whether it's a curtainwall repair or parking garage restoration, a new roof or a new chiller, we can help.

## **Facility Audits**

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At regular intervals, more organizations are thoroughly assessing the condition of their physical plant—often their largest single asset. Most facility managers are busy with today's tasks, and cannot complete such a study, in a timely and objective manner. A Facility Audit arms the manager with a tool to prepare more accurate operating budgets, guide fundraising, direct long-range planning and positively influence their accrediting bodies and "customers." A Facility Audit, like a Property Condition Assessment, covers all building systems from HVAC and electrical, to roofs and finished walls. The Building Solutions Facility Audit report is tailored to be a maintenance guide and a capital planning tool, to be updated in a deliberate program, and the data resides in a powerful web-based environment for maximum flexibility, and allowing broad information sharing.

## **Facility Operations Planning**

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Building Solutions is the ideal source of help in programming facilities maintenance. Whether correcting deferred maintenance or implementing planned and preventative maintenance programs, our staff of facilities operations professionals can guide you. They are connected with experts from the full spectrum of technical disciplines. Their practical experience is invaluable when advising on maintenance staffing and training, or installing a computerized maintenance system. You add value to your organization, if you receive and implement advice that reduces ongoing costs of operations or extends the life cycles of systems.

## **Commissioning and Sustainability**

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Organizing to obtain LEED certification or other sustainability distinctions requires experience. Appropriately accredited individuals, a process, a track record, and a passion are all in our formula to assist you with seeking certification. Our team also performs independent technical verification of building system installations, even without LEED. Our job as commissioning agents begins as the design criteria are written, and can be limited to MEP or as broad as total building commissioning. Prior to occupancy, Building Solutions verifies operation and performance of every piece of equipment according to the intended design, as managers of a quality assurance process that far exceeds the scope of typical punch listing. Our mission is to compare the operation of the finished project with what you contracted for and paid for. Because we did not design or construct the building, we can be entirely objective.

## **For more information**

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Call Bill Keslar at 214-221-9145 or [bkeslar@buildingsolns.com](mailto:bkeslar@buildingsolns.com)

**B u i l d i n g   S o l u t i o n s**  
The one and only.

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**BUILDING SOLUTIONS  
CURRENT AND RECENT PROJECTS  
CONSTRUCTION & DEVELOPMENT SERVICES**

La Centerra (Katy, TX)  
Town Center-style Retail  
\$29,500,000

Beltway Trade Center (Houston)  
Distribution/Tech industrial  
\$20,000,000

Value Place  
Extended stay hotels (Holland MI, Tyler, Yuma, Pompano Beach, Grand Rapids, San Francisco,  
Oakland Park FL, Jacksonville NC)  
\$24,000,000

Champion Partners  
Office Building Renovation  
\$10,000,000 (preconstruction phase)

Town of Addison  
(various projects, including 2004 facility repairs, Athletic Center  
expansion and pool--\$6.5million)  
2008 repair program on various facilities  
\$800,000 (current project)

Crest Park  
Luxury Apartments  
Renovation and new building  
\$30,000,000

Good Shepherd Episcopal School  
20-year Campus Development  
(including Classrooms, Fine Arts, Athletic facilities, Rezonings and Master Plans, Parking)  
Center for Creative Learning (current project)  
\$5,000,000

Ursuline Academy  
Math- Science Building  
\$20,000,000

St. Philip's Neighborhood Development Corporation  
Infill Housing  
Confidential  
Franz Klammer Lodge (Telluride, CO)

Fractional ownership resort property  
\$20,000,000

Church of the Apostles (Coppell)  
Expansion  
\$3,500,000

Columbia Sheraton Convention Center Hotel (Columbia, SC)  
New hotel and conference center (pre construction)  
\$50,000,000

1200 Main Street  
New 14-level Downtown Parking Garage (preconstruction)  
\$7,900,000

Nokia Live/Texas NextStage  
New Performing Arts Theatre  
\$44,000,000

Maxim Hotel-Schrager Hotel Group (Las Vegas)  
Hotel renovation (preconstruction)  
\$81,000,000

# B u i l d i n g      S o l u t i o n s

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