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SFV LLGC

National Construction & Facilities Management Services

FROM CONCEPTION TO CARE - HELPING TO GET YOUR BUSINESS UP AND KICKING!



National Construction & Facilities Management Services



- Founded in 2006
- SFV-LLGC Leadership Team has a combined 200 years of combined experience in Construction, Facilities Management, Retail Customer Service and Real Estate.
- Specialize in developing programs & processes catered to meet the needs of our clients
- We've Completed over 500 retail build out projects
- Facilities Management for over 350 stores nationally



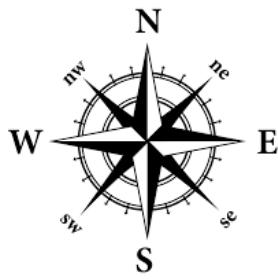
No Headaches!

Here's what we Provide

- *Site Selection Services*
- *Site Evaluation Services*
- *Design & Architectural*
- *Demolition & Construction*
- *Facilities Management*



Specifically -



Site Selection

Working with a group of highly respected brokers and landlords, using the site criteria and demographics provided by ILKB, SFV and its partners will locate and begin negotiations on site(s) In days!

***Pick the right space in the right place!
No more “crunch time” negotiations and stress!***

Our partners include:

- ***Friedman Realty***
- ***F9 Properties***
- ***Colliers International***
- ***Metro Commercial***
- ***Brixmor Properties***
- ***CBRE***



Site Evaluations

A SFV-LLGC team member will visit each proposed site and issue a site suitability report.

There will be 2 visits-

Phase 1 . Prior to a decision to issue a Letter of Intent (LOI). This visit and report will include-

- *Feasibility of putting a ILKB Designed Studio in the space- creation of floor/space plan*
- *Estimate of general demolition & Construction cost- “professional opinion of costs”*
- *Permit & Zoning requirements:*
- *Environmental*
- *Signage*
- *Life Safety*
- *Access issues*
- *M.E.P. analysis - Acquisition of "as built"*
- *Labor issues*

Phase 2. A detailed and critical analysis for lease negotiation.

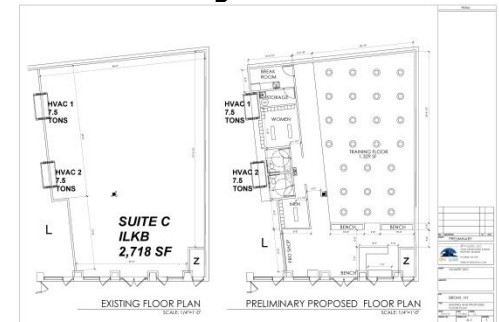
- *MEP , "as built" & Landlord representation Verification*
- *MEP operations/condition*
- *Identification of Environmental issues/remediation requirements*
- *Roof and structural*
- *Verification of Landlord covenants, site conditions & representations/guarantees*
- *Permitting, expediting cost analysis*
- *Historical restrictions report (upon request)*
- *External hazard report- analysis of potential hazards that effect use of unit but are external to it but part of property*
- *Review of Landlord work letter*

AVOID COSTLY OMISSIONS AND COST OVERRUNS!



Design & Architecture

- *Develop a basic floor plan showing the existing dimensions*
- *Create a proposed ILKB layout for approval*
- *Upon approval SFV-LLGC and its partner architects will develop a full set of plans complete with Mechanical, Electrical and Plumbing designs*
- *Submit all required documents to the local authorities for permitting.*
- *Value Engineering of construction elements*



ONE PLACE-ONE COMPANY TO GET THINGS DONE!

Demolition & Construction



Demolition of existing, non-conforming structures

Add Infrastructure

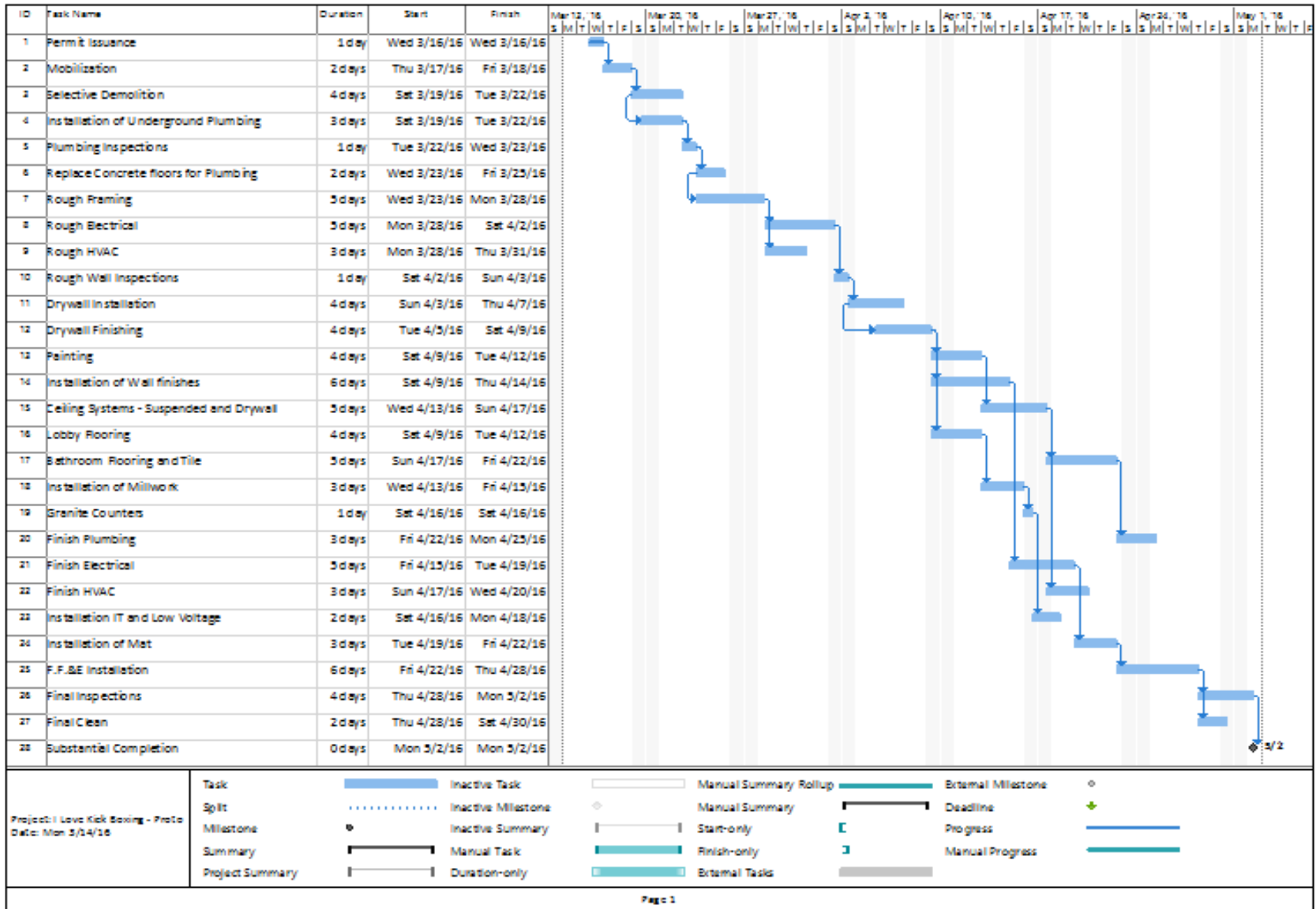
Construct layout/design

Finish/millwork/equipment install

Punch

WE GET IT DONE FAST AND WE GET IT DONE RIGHT!

A Typical Build out Schedule



PROCORE PROJECT MANAGEMENT

Keep track of all aspects of your project!

PROCORE Portfolio Change Company M1436 - Hato Rey Center Support & Feedback Anthony Henderson

M1436 - Hato Rey Center Home

Home Emails Bidding Prime Contract Budget Commitments Change Orders RFIs Submittals Transmittals Punch List Meetings Schedule Daily Log Reports Photos Drawings Documents Directory Back Charges Admin

Project Overview

Overview	Overdue	Next 7 Days	> 7 Days	Total Open
RFIs	1	1	1	3
Schedule	0	5	1	6

My Open Items

Item Type	Details	Status	Due Date
RFI	#3: New parking signs	Open	11/14/14
RFI	#1: Paint colors for exterior	Open	11/20/14
RFI	#2: Door color and finish	Open	11/28/14


Recently Changed Items

Item Type	Details	From	Date Created
RFI	#3: New parking signs	Anthony Henderson	11/17/14
RFI	#2: Door color and finish	Anthony Henderson	11/17/14
RFI	#1: Paint colors for exterior	Anthony Henderson	11/17/14

Today's Schedule

Task Name	Resource	Start	Finish	%
Electrical panels 4th floor		11/17/14	11/19/14	65
New underground plumbing		11/17/14	11/20/14	95
1st floor door hardware install		11/17/14	11/20/14	35
Exterior painting		11/17/14	11/20/14	50

Project Weather



Scattered Clouds

Date: Nov 17, 2014
 Time: 12:30 PM BOT
 Temp: 31°C
 Wind: 31.5 kmh ENE
 Humidity: 67%

[Click for forecast](#)

[Configure project home settings](#)

Care-Facilities Management

SFV-LLGC has a dedicated Facilities Department that lets you to focus on your business by taking care of the day to day distractions of Operational care of your store.

We offer:

- 24/7/365 On call project managers using our “One Call” System- Phone, Text, Email*
- Preventative maintenance/care programs*
- Operational & emergency facilities management services*

***We're here to get your center open!
So Let's Get Kicking!***



Notes: