

INDUSTRIAL /  
COMMERCIAL RETROFITS

SOFT-STORY REPAIRS

STRUCTURAL REPAIRS

**PROJECT BUDGETING  
SERVICES**

ROOF CONDENSATION  
REPAIRS



**SAUNDERS**  
COMMERCIAL SEISMIC RETROFIT

## PROJECT BUDGET PREPARATION

At Saunders Construction, we understand that accurate budgeting is crucial for the success of your project. Our budgeting service aims to provide you with detailed budget estimates to help you plan effectively.

Please keep in mind that many factors can impact a budget's accuracy, including changes from concept to final plans and tenant scheduling. Providing as much information as possible helps to ensure the budget remains precise and reliable.

### Important Budget Considerations

When we are asked to provide a budget, many items must be taken into consideration:

- **Purpose of the Budget:** Is it for preliminary pricing, a loan, or conceptual budget for future planning?
  - **Conservative Budget:** Preferred for loan purposes.
  - **As Close as Possible:** Risk of being too low compared to the actual bid.
  - **Low Budget:** Higher risk of not covering the actual bid, risking the deal with unrealistic numbers.
- **Client Awareness:** Ensure the client understands this is just a budget, not a bid. A realistic budget is crucial to avoid project overruns and potential issues.
- **Experience Insight:**
  - Clients sometimes choose lower budgets from competitors, which can be frustrating when our conservative budget would have been more accurate.
  - Valuable resources, including time and manpower, are spent preparing budgets. We request the opportunity to bid on the project once the plans are approved.

### A Note on Engineering

Seismic retrofitting is unique, requiring a blend of science and art. Spending a bit more on design can save significantly on construction costs.

Selecting the right engineer is crucial to minimize risks and ensure an accurate budget and timeline. Structural engineers, unlike civil engineers, have the specialized expertise needed for seismic retrofitting.

When you're ready to start the engineering process, please contact us for a referral. We can recommend experienced structural engineers for the final design.

SAUNDERS SEISMIC

CORPORATE  
HEADQUARTERS:

1760 MONROVIA AVE.,  
UNIT #A-1  
COSTA MESA, CA  
92627

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**Contact Information (Required):**

Information Needed	Details
Full Name	
Project Role	
Company Name	
Email Address	
Phone Number	
Mailing Address	
Subject Property Address	
Amount of office space (sq. ft.)	
Budget Due Date	

**Property Information:**

Information Needed	Details
<b>Building use</b>	
<input type="checkbox"/> Warehouse	
<input type="checkbox"/> Office	
<input type="checkbox"/> Retail	
<input type="checkbox"/> Government	
<b>Type of building</b>	
<input type="checkbox"/> Concrete Tilt-Up	
<input type="checkbox"/> Unreinforced Masonry (URM)	
<input type="checkbox"/> Red Brick	
<input type="checkbox"/> Hollow Clay Tile	
<input type="checkbox"/> Other	

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Information Needed	Details
<b>How will the work be scheduled?</b>	
<input type="checkbox"/> Business hours	
<input type="checkbox"/> Nights	
<input type="checkbox"/> Weekends	
<input type="checkbox"/> Off-hours	
<input type="checkbox"/> A combination of the above	

**Additional Information (if available):**

Information Needed	Attached
Engineer Report or Due Diligence Report	<input type="checkbox"/>
Engineer Concept if Available (required for NDC buildings)	<input type="checkbox"/>
Leasing Plan Showing Office Area Dimensions*	<input type="checkbox"/>
Existing Structural Plans (S-Pages)	<input type="checkbox"/>
Property Assessment Report (seismic if possible)	<input type="checkbox"/>
<b>Pictures of Building:</b>	
- Exterior	<input type="checkbox"/>
- Underside of roof structure	<input type="checkbox"/>
- Office areas	<input type="checkbox"/>
- Tenant operations	<input type="checkbox"/>

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**For Tuck-Under Parking Projects:**

Information Needed	Details
<i>Please include pictures if available</i>	
Number of parking spaces	
Are spaces in line on a level surface (not sloped)?	
<b>New columns:</b>	<input type="checkbox"/> Ok next to existing
	<input type="checkbox"/> Go behind existing
	<input type="checkbox"/> Must be removed and replaced
<b>Collectors:</b>	<input type="checkbox"/> Can they be below existing framing?
	<input type="checkbox"/> Existing beams will work
Any fire ratings/separations to worry about?	

**Buyer/Owner Questions:**

Information Needed	Details
Has asbestos/lead testing been performed?	<input type="checkbox"/> Report attached
Roof membrane: When is the roof scheduled for replacement?	
Who is moving into the building? <i>Note: A public use building (restaurant, government offices, church, etc.) requires more work-around accommodations.</i>	

**Questions for Engineers:**

Information Needed	Details
<b>Building type:</b>	
<input type="checkbox"/> Concrete Tilt-Up	
<input type="checkbox"/> Non-Ductile	
<input type="checkbox"/> Red Brick	
<input type="checkbox"/> Wood Framed	
<input type="checkbox"/> Panelized	

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**Questions for Engineers (cont'd):**

Information Needed	Details
<b>Building type:</b>	
<input type="checkbox"/> Panelized with TSGs	
<input type="checkbox"/> Panelized with trusses	
<input type="checkbox"/> Metal roof	
<input type="checkbox"/> Conventional Framed	
<b>Is roof nailing required? If so, how?</b>	
<input type="checkbox"/> Tear-off	
<input type="checkbox"/> Overlay	
<b>Ground Motion Accelerations:</b>	
- Is the building in an area with higher than normal accelerations (>0.50g) or in an AP (Alquist Priolo) zone? <i>AP zones, mapped since 1985, indicate proximity to known faults (within 1/4 mile).</i>	
<b>Design Incorporations (check all that apply)</b>	
<input type="checkbox"/> Roof to wall connections	
<input type="checkbox"/> Continuity ties	
<input type="checkbox"/> Re-entrant corners	
<input type="checkbox"/> Drag lines	
<input type="checkbox"/> Roof nailing or plywood overlay	
<input type="checkbox"/> Concrete footings	
<input type="checkbox"/> Micro piles/helical anchors	
<input type="checkbox"/> Steel frames	
<input type="checkbox"/> Gunite	
<input type="checkbox"/> FRP	
<input type="checkbox"/> Interior shear walls	
<input type="checkbox"/> Anchors on both sides	

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### Questions for Engineers (cont'd):

Information Needed	Details
<b>Condensation Issues (check all that apply)</b>	
<input type="checkbox"/> Vent or remove foil	
<input type="checkbox"/> 2x4 ledgering	
<input type="checkbox"/> Purlin hangers	
<input type="checkbox"/> GLB hinge connections	
<b>Special detailing or other considerations:</b>	

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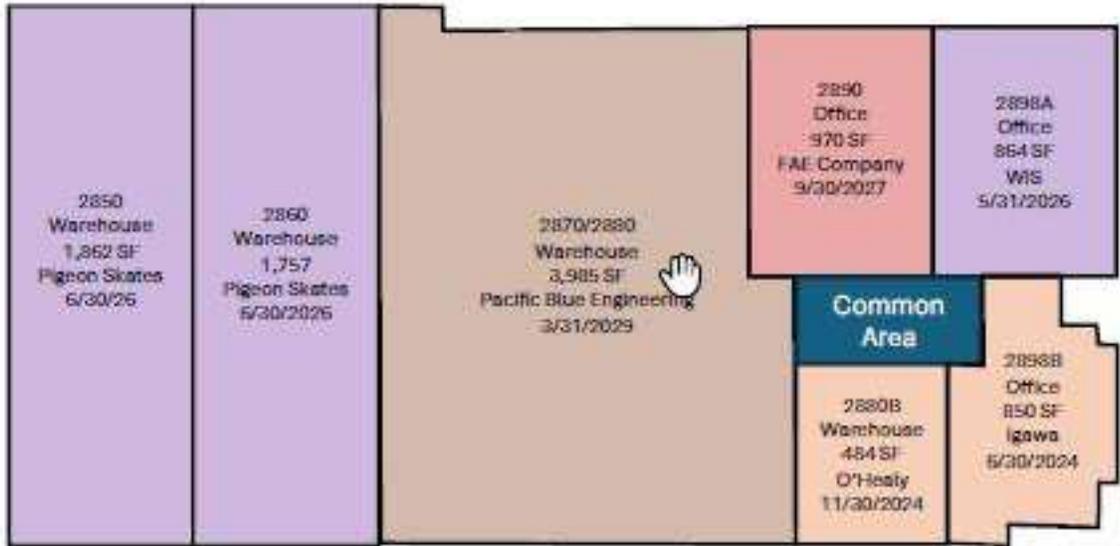
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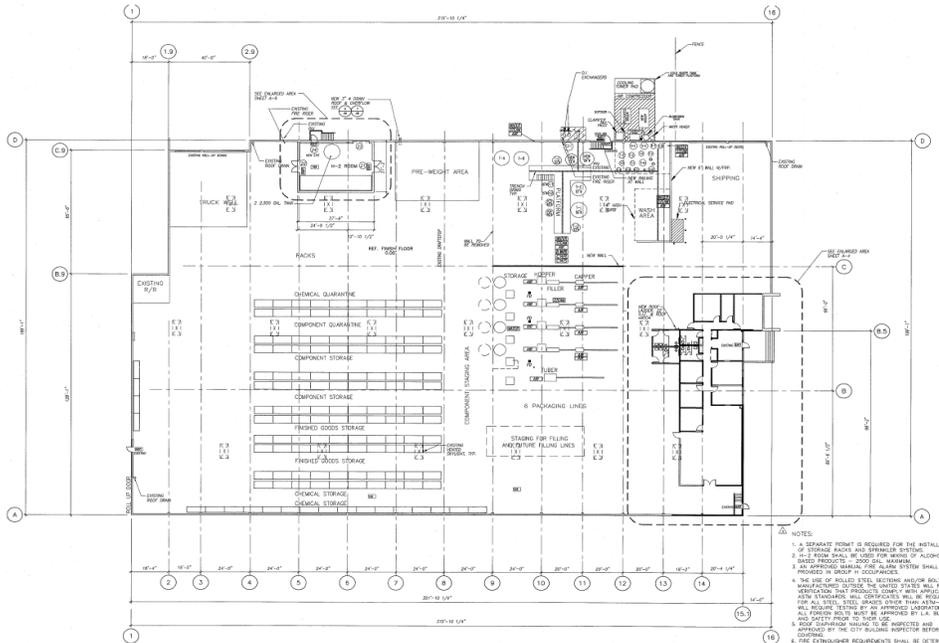
Leasing Plan



Typical Concrete Tilt-up Seismic Retrofit

Sample tenant plan with office space and warehouse rack plan.

Preferred:



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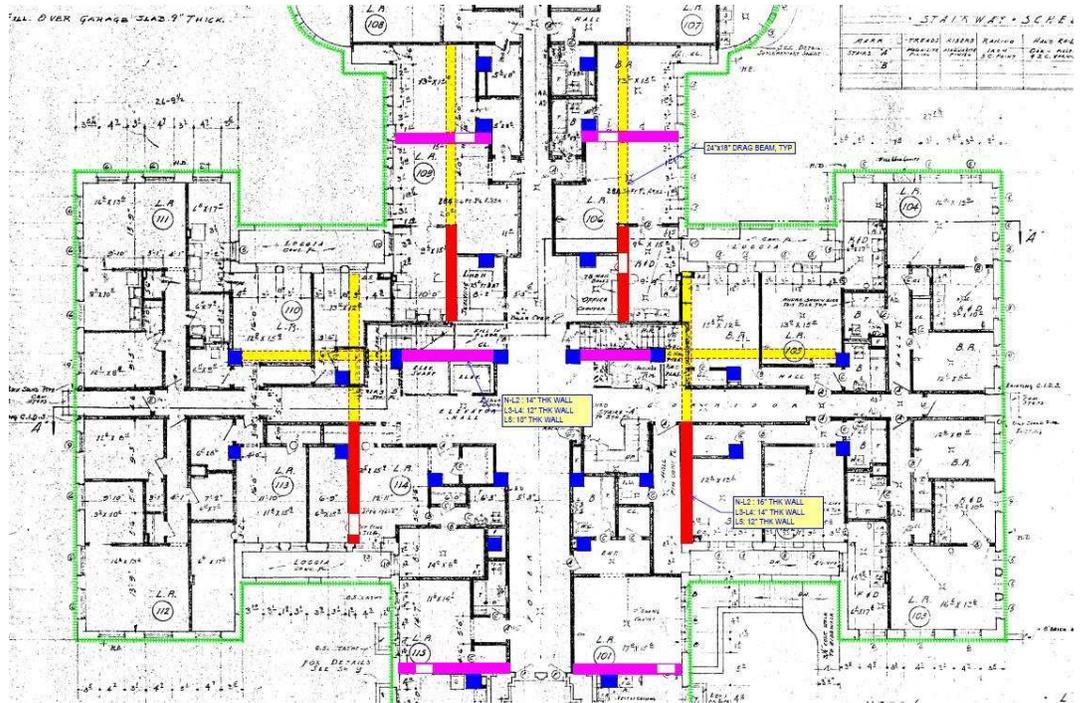


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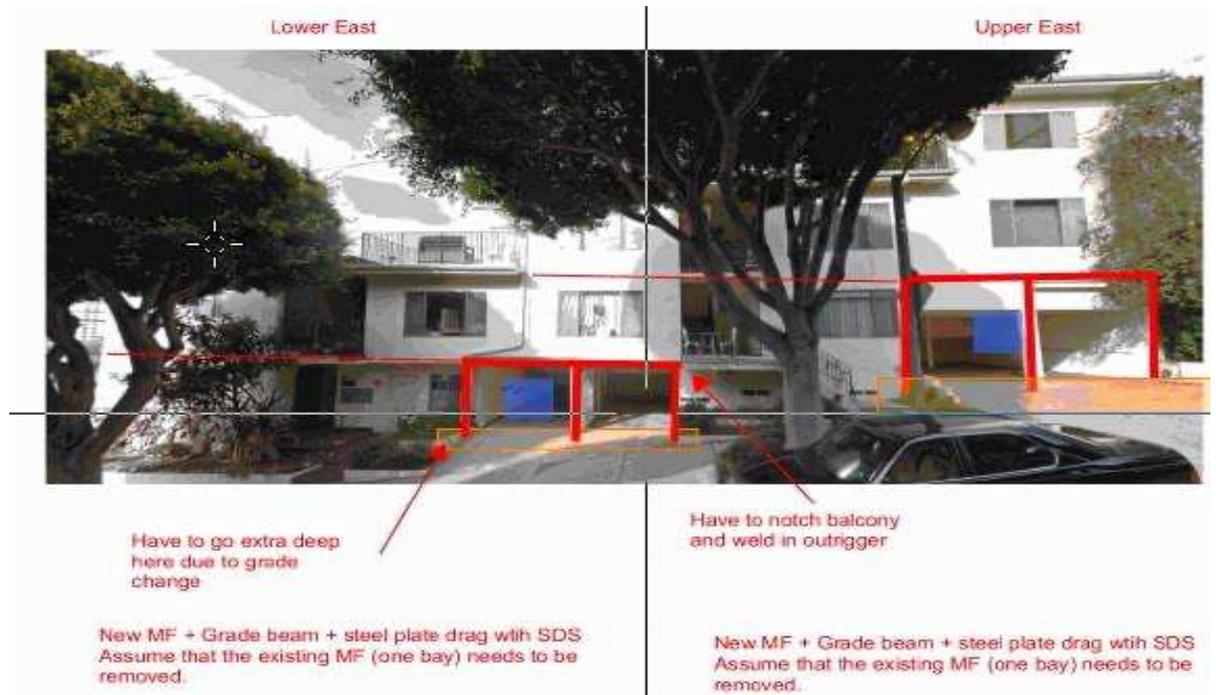
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### Apartment Projects

These are usually supplied with a report and some modeling by the engineer.

Elevation with notes:



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