

We Get Things Done™

ABOUT US

I-Beam Reconstruction Management, Inc. is an independently owned California Licensed General Contracting firm* (license #987709), founded in 2007. I-Beam provides full service Construction Management, Project Management, and Owners Representation, Pre-Project Planning and Project Consulting, and Construction Concierge and Coordination services targeted to Homeowners Associations and HOA Management Firms, Community Interest Developments, and other multi-family properties.

I-Beam takes construction and repair projects from confusion-to-completion. We help clients effectively balance the critical project elements of cost, quality, and time by developing realistic project budgets, and establishing and managing project goals and team expectations, ensuring successful outcomes. From scope development and proper team selection, to change order management and work flow oversight, we help our clients save money on every element of every project. Recent savings to clients tops \$3.2MM.



RECONSTRUCTION & REPAIR MANAGEMENT for Community Associations

Our project expertise includes a primary focus on SB 800 and construction defect repairs and restorations, specifically consulting, management, and oversight of remedial building envelope repairs, water intrusions, restorations, and remediations, waterproofing and painting projects, and tenant improvements and capital repairs – with a specialization in the Multi-Family industry and repairs in occupied spaces.

Targeted Services:

- ◆ Owners Representation & Advocacy
- ◆ Stearman & Expert Services
- ◆ Insurance Claims & Restoration Management
- ◆ Project Planning, Budget Development & Management
- ◆ Construction/ Project Management & Project Oversight
- ◆ Special Assessment Development & Management
- ◆ SB 800 / Construction Defect Repair Planning & Reconstruction Management

PROJECT FOCUS / BUDGET EXPERTISE

I-Beam has successfully represented property owners through the management of reconstructions, capital repairs, retrofits, and water loss claims of all sizes and scopes. We focus on managing to the core strengths of the project team as a whole, and to each team member individually. This allows us to manage complex repair projects efficiently and cost-effectively to get the best results for our clients.

When contracted from a project's initial planning stages and with the appropriate line item costs in place **I-Beam has helped clients save between 2% - 20% on their project budgets. For HOAs this money can go back to Reserves to be allocated for future improvements or component repairs.**



Project Expertise:

- ◆ **Building Envelope Repairs:** Siding, Roofing, Stucco, Windows, Decking, Waterproofing
- ◆ **Water Intrusions & Water Losses:** Insurance Claims Management, Restorations & Remediation Management
- ◆ **Painting & Coating Projects:** Interior & Exterior
- ◆ **Tenant & Capital Improvements:** Upgrades & Retrofits
- ◆ **SB 800 & Construction Defects:** Pre-Construction Planning, Reconstructions, & Restorations

* I-Beam is not affiliated with any other construction, architectural, or engineering firm, management company, or other entity.

CONSTRUCTION CONCIERGE / COORDINATION SERVICES

I-Beam's Construction Concierge/Coordination services provide a dedicated staff member, via a dedicated toll-free phone line and email address created specifically for each Client/Project. **This gives property residents a sole point of contact separate from the Association's Management relationship, and allows residents' repair-related questions, concerns, and complaints to be addressed throughout the project by a knowledgeable project team member, without overloading the property manager.** The Construction Concierge also manages and coordinates all unit access as may be required by the general contractor to perform repairs. The Concierge will also provide regular project communications to residents, which are written in easy to understand language, with progress photos, explanatory diagrams, simplified work schedules, and any other pertinent project details which will help explain the project in lay terms and set residents' expectations throughout the duration of the project.

AEC SUPPORT for Repair Team Members

We help AEC vendors complete our clients' projects by keeping workflows moving efficiently throughout all phases of repair/construction. I-Beam accomplishes this by serving as the central communications conduit between the AEC/Project Professionals, the Property Owner/HOA Board, Individual Homeowners, the Management Company, and in some cases the Real Estate Property Developer and/or client legal team/firm.



The addition of I-Beam to the Project Team creates an important buffer, which lets vendor staff and project team members spend *less time* managing the expectations of the Client and *more time* focusing on project goals and deliverables. I-Beam's oversight and management help maintain project workflows, which lets the experts do what they do best: *Design and Repair*.

I-Beam becomes integral to the Project Team by owning and managing key project goals within the constraints of scope, budget, schedule, and other resources. Our ultimate goal is to help integrate all key project elements into a whole, so that everyone works in unison toward the delivery of the finished project. Utilizing this targeted approach means delays are minimized, decisions can be made quickly, and vendors get paid on time so that they are motivated to stay on task and finish the job. An alliance with I-Beam creates immediate benefits that accrue exponentially throughout the course of every project.

COLLABORATIVE TEAM APPROACH

I-Beam works with clients to attract and select industry-leading experts to each project team, then utilizes a hands-on, collaborative team approach to manage each project for success. Through our focused and extensive experience in the industry, we have established strong vendor relationships, and have developed a keen sense for which vendors will (or won't) work well on certain teams, or for various repairs or clients. This approach ensures confidence in the team and allows everyone - Board Member, Contractor, Architect/Engineer, and Property Manager - to focus solely on achieving only the highest quality outcomes for the project.



Example: Project Update Notice



INDUSTRY SPECIALIZATION & DIVERSE EXPERTISE

**Allison Cease – President / Founder**

With more than 28 years of management experience - 18 years in the multi-family property management and reconstruction industries - Allison brings a breadth of experience to her work and provides the firm's leadership and guidance.

Over the years Allison and her team have developed a specialization in management of *SB 800 & Defect Repairs* for multi-family properties and condominium associations. Additional expertise includes pre-litigation consulting, expert services, legal team vetting; pre-project planning, project budget development/management, vendor vetting, project bidding; and reconstruction management, and post-project closeout.

In addition to her experience in reconstruction management, Allison was a Homeowners Association property manager for seven years, has been a certified Community Association Manager (CCAM®) through the California Association of Community Managers, and has served in various officer roles on several HOA boards, including as President of her last two condo associations.

**Kathleen Paylor - Vice President – Customer Relations & Concierge Services**

As a key officer of the Company, Kathleen brings significant expertise and guidance with her over two decades of experience in business development, strategic development, and customer relationship management. Working and consulting with executive teams and boards across various disciplines and sectors. Kathleen builds, develops, and expands relationships, initiatives and systems infrastructures. She is known for creating impact-driven partnerships, delivering on strategic initiatives, and spearheading various service campaigns. In addition, Kathleen oversees I-Beam's Construction Concierge arm, ensuring the Company's service offerings, technology, and professional quality remain in line with our Client's needs and the needs of their property residents.

**Chris Alcorn – Construction Concierge / Project Manager**

Chris has more than 13 years of diverse yet complementary experience both as a manager and an individual contributor in project and field management, customer relations, and Real Estate sales, leasing and portfolio asset and property management. As a field manager, he has facilitated and managed solar installation projects from contract through design, engineering, and installation; and he has managed and executed numerous construction, remodeling and rehab projects as a project manager for residential clients. As I-Beam's resident Construction Concierge, Chris coordinates unit access for vendors, and facilitates and manages resident's questions and expectations throughout the construction process. He is currently studying for a Certificate in Project Management from the University of California at Berkeley, and is a former member of the San Francisco and San Diego Associations of Realtors, and the San Francisco Apartment Association.