



Facility Optimization & Consulting Services

Capitalizing
on Today's
Technologies
for Greater
Control and
Cost-Efficiency

rafcoprop.com

Whether you're planning a new development or updating an existing building, rely on Rafco's strategic consulting services to help make it exceptional—and optimize your facility's efficiency and value.

We're experts at leveraging the latest technologies to enhance and streamline building systems management and operations at every phase. In fact, by incorporating and integrating automated technologies for critical building systems, we can help you achieve a level of efficiency, control and savings never seen before.

From initial planning through final construction, Rafco's consulting solutions are based not only on our technology expertise, but on years of real-world experience in commercial, retail and residential properties. All designed to optimize efficiencies in purchasing, construction and future sustainability—and put more control at your fingertips via integrated technology platforms.



Exceptional Services for Exceptional Properties





Real-world consulting experience and expertise...

integrated technologies for greater control and efficiency... plus three core strategies for success. From building optimization to new developments, Rafco offers everything you need to make your project exceptional. To learn more about our comprehensive, technology-based consulting services, be sure to call us today.

314.721.8427

www.rafcoprop.com

Our Professional Consulting Services Include:

- Expert construction/capital improvement management and oversight for immediate cost savings—and efficiently meeting your project's timetable.
- Integrating and incorporating the newest technologies and best options for security, life safety, elevator service, HVAC, parking and other building systems.
- Creative solutions for holistically integrating all building systems into a single technology platform, while utilizing real-time data to improve building performance, efficiency and safety.
- Partnering on your behalf with project planning and execution professionals, including architects, city planners, engineers, surveyors, inspectors, contractors, leasing agents, attorneys, lenders and others.
- Assessment of environmental, economic, physical and political issues pertinent to your project.
- No-cost proprietary Building Optimization Audits upon request.



Advanced Building Automation Systems (BAS) put control at your fingertips from anywhere.

Three Strategic Steps to Success

Whatever your facility's needs or stage of development, our goal is to optimize your property's efficiency—while delivering the best experience possible for owners, tenants and building employees. How? By putting our consulting and technology expertise to the task, developing “intelligent building” solutions for safety, security, cost-efficiency and sustainability. In fact, from planning to facility modifications or modernizations to final construction, we implement three key strategies for success:



1 | “Big Picture” Planning/Analysis

This sets the stage and establishes the scope of your project. We can support your management team in defining an agreed-upon vision, goals and main project components. The first step is a thorough facility analysis to highlight options for optimizing or modifying existing or new buildings. In addition, we can pinpoint major considerations to be addressed during planning such as:

- Access/Parking
- Conference Rooms/Business Center
- Facility Mobility/Foot Traffic Flow
- “Green” Systems Solutions/Efficiency
- Communications Access
- Sustainability
- Amenities
- Scalability
- Security & Life Safety
- Entrance/Greeting

2 | Pre-Construction Planning

Whether it's a new development or building modification, Rafco delivers insightful pre-construction consulting based on real-world experience. This stage is critical to identifying opportunities, integrating technologies, optimizing budgets and potential savings—as well as creating greater efficiency in purchasing, construction and future sustainability. Depending on your facility's needs, pre-construction planning will generally vary. But with our extensive consulting expertise, Rafco can assist with the many challenges involved in planning:

- Strategic Financial Planning
- Security, Mechanical & Maintenance Planning
- Facilities Management Integration
- BAS Implementation/Integration
- Security Planning/Access
- Building Automation System (BAS) Platform
- Liability Consultation/Best Practices
- Environmental Efficiency/Footprint
- Sustainability/Scalability

3 | Implementation & Buildout

During this stage, our creative consulting solutions are implemented, integrated and put into place. If applicable, Rafco will perform verification, inspection, installation and testing of all technology components, to assure proper integration with your Building Automation System. Our services include extensive quality control checks across all platforms, tenant instruction and prep before “going live.” Plus we make post-construction adjustments as needed to fine-tune operations:

- BAS Software System Design & Integration
- Value Engineering
- Key Vendor Procurement
- Policies & Procedures Formulation
- Commissioning (CX)
- Facilities Team Integration & Training
- Implementation, Installation & Buildout
- Post-Construction Punch List