

BUILDING PEACE OF MIND



— COMPANY BROCHURE —



— BUILDING PEACE OF MIND —

At Pacific Construction Analysts Inc. our goal is to provide our clients with peace of mind, meaning that our clients know their project is in good hands. Our staff is dedicated to a "project first" concept, where the needs of the client are met by making sure the project's best interests come first. Why the project? Through experience we have learned that projects are most successful when the entire project team prioritizes the project as a whole over any individual need or requirement. Pacific Construction Analysts Inc. and our staff take the approach that YOUR project becomes OUR project. It takes a team to successfully complete a project and we want to be one of your key team members, working diligently to deliver that successfully completed project.

— WHY PCA? —

- Knowledgeable and Experienced
- Dedicated to building business relationships
- Focused on doing what we do best
- Personable and Approachable
- Committed to the client's project and best interests
- Team oriented



— A LETTER FROM CRAIG —

Construction is ever changing and complex. What makes Pacific Construction Analysts Inc. different is our focus on learning and staying ahead of changes in the construction market. We never stop learning and we never stop teaching. At times I feel more like a teacher than a construction manager, and that's just the way I like it. Our job is to get the client's project completed, but our focus is broader than that. We take the time to make sure the client comprehends what is behind the decisions to be made and assure the client is able to make informed decisions. An educated and informed decision is a good decision.

Our best day is spent on scaffolding, five stories in the air, discussing with the construction crew the latest techniques, methodologies, and trends. Materials and specifications are always changing. The best way to assure that the client's project is completed properly is to get dirty, down in the trenches, and see firsthand how the work is being performed. When we see something we don't like or are working with new materials, class is in session. Whether in an office or on the jobsite we take the time to make sure everyone knows their job, and when necessary, we take the time to teach.

I value the personal relationship we develop with our clients as we assist them through their construction project. Peace of mind is not just a slogan, it is our goal. Once the client entrusts their project to Pacific Construction Analysts Inc., our job is to manage that project and navigate it through any troubled waters and challenges that are inherent to the construction process. The client's job is to go do what they do best and let us worry about the headaches. I am delighted when a client recognizes that they can turn their worries over to our staff, knowing we will get the job done, and at the same time truly understand the process and learn. I often find our clients are profoundly changed by our business relationship.

I hope you will be our client and entrust your project to our skilled, experienced, and dedicated staff.

Sincerely,

Craig Schlumbohm
PCA President/Sr, Project Consultant

— OUR SERVICES —

• CONSTRUCTION MANAGEMENT

We provide our clients with experience and personalized attention on a wide range of construction projects where time, money, and piece of mind are at the forefront of our clients' needs.

• FORENSICS

Our staff are recognized forensic experts in building construction and site development and have helped property owners, contractors, and developers recover millions of dollars in damages.

• SITE DEVELOPEMENT

Construction starts with a need and an idea. Let us help from the beginning of the entitlement and design process to insure your ideas become a reality

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CONSTRUCTION MANAGEMENT

PCA's construction management services are designed to provide overall planning, coordination, and control of a project from beginning to completion, dedicated to our client's needs and requirements to deliver a functionally and financially successful project. From design development, to construction, and through final project closeout, PCA is a crucial part of the construction team, assuring cost-effective, functional, logical, and reasonable solutions to construction related matters, while at the same time managing the day-to-day operations for the client with our "project first" concept.

Cost is often the primary factor of construction projects. As construction managers, we work to recognize other priorities and factors that are often overlooked during the design and construction process which might ultimately have a greater impact than the bottom line cost. PCA provides successful construction management because of our knowledge, experience, and ability to communicate effectively with the entire project team.

PCA's staff is comprised of individuals who are industry leaders in construction budget analysis, risk reduction, bid preparation, quantity analysis, contract development and administration, project documentation, scheduling, and staff management. A successful project starts at conception, and PCA's experienced staff works with the construction team to make sure everyone's commitments to the project are met which leads to a successful project.



— FORENSICS —

Forensics is the application of science to find answers to questions related to the legal matters. The construction industry relies on forensic consultants to help answer questions about contract interpretation and performance, industry standards, claims, delay, disruption, cost overruns, jobsite accidents and injuries, construction defects, and other topics which result in disputes arising during or after the construction process. Pacific Construction Analysts Inc.'s beginnings are deeply rooted in construction forensics and are a key element which brought our founders together.

Construction forensic consultants are experts in their given fields. PCA provides forensic expert witness services for issues related to building construction, engineering construction, site development, construction management, cost overruns, delay and disruption, project scheduling, cost of repair, quantity analysis, and construction defects. Our staff has testified on a wide range of construction topics at bench trials, jury trials, arbitrations, mediations, and depositions.

As construction managers, our staff works with the state of the art construction materials, equipment, and techniques and we use that experience and knowledge for the benefit of our forensic clients. Conversely, when working as a construction manager PCA is able to keep a close eye on those issues which often result in disputes or conflicts during the construction process. Learning is an ongoing practice and we use every opportunity to learn from construction management projects, advancing our knowledge for our forensic consulting clients.





— SITE DEVELOPMENT —

The process of taking a project from original concept to open doors is a long, tedious, and often frustrating process for property owners. City planning departments, Federal and State agencies, utilities, to name a few, seem only to add to the frustration. Just like your favorite sports team, every project has specific needs and each team has its own identity. In football, the best player available may not be the best fit for your team's first round draft pick when the team can't protect their quarterback. Construction is no different. Each project has specific needs and our job is to assist the owner in putting together the right team for their project with all the right players.

Once the right team has been assembled, PCA manages the design team to insure that the design meets the project's specifications, is financially viable, and can be constructed as intended. A critical intermediate step is the

coordination with public agencies and municipalities to assure the project complies with the requirements beyond those established by the Owner. Once the design has been completed, approved by the Owner, and permitted, PCA then seamlessly transitions the project from design to construction.

PCA's unparalleled construction experience and oversight is a critical component of the construction team to facilitate proper completion of the project. As the project nears completion, our staff works to effortlessly transition the project from construction, to final approval, and ultimately to use. Our main goal with any site development project is to relieve the owner of the day-to-day burdens during the entire entitlement, design, and construction processes so that they can run their business, doing what they do best.

— ABOUT PCA —

Pacific Construction Analysts, Inc. (PCA) is a boutique construction consulting firm dedicated to providing construction management, project oversight, and forensic services to our wide range of clients; which include property owners, business owners, community and property managers, homeowner associations, homeowners, developers, contractors, insurance companies, and attorneys.

PCA was founded in 2001 as Boyd-Schlumbohm Consultants (BSCI), merging William Boyd's decades of construction and forensics experience with Craig Schlumbohm's broad experience managing complex construction projects. Mr. Boyd retired in 2008. To fully incorporate its broad range of services, in 2015 BSCI was rebranded as Pacific Construction Analysts, Inc. which reflects PCA's presence along the Western seaboard, from the Pacific Northwest to Southern California.

PCA's primary focus is the identification, analysis, and resolution of construction related problems in both existing and new construction. While focusing on the human aspects of construction, PCA incorporates the science of construction to make sure the client's project is completed correctly and in a

timely manner. We understand that the project is not just four walls and a roof. It is a home. It is a business. The project is more important to the client than most consultants understand.

While at times construction can be very complex, having all parties participating and communicating at the same level makes the complexities manageable. Our team's experts have the ability to communicate with all participants in the construction process, including owners, contractors, public agencies, architects, engineers, insurance companies, lawyers, and specialty services. This skill is an essential component of construction to assure that the project goes smoothly and as planned.

As construction forensic consultants, our team has the skills to identify what may be wrong, why it went wrong, how to fix it, and how to communicate those findings. Our staff has presented our findings at numerous trials, arbitrations, depositions, and mediations.

PCA's broad range of services, yet boutique size allows our staff to be client and project centered.

— NOTABLE PROJECTS —

- Laguna Sands, Laguna Beach, CA
- \$2,000,000 Structural Rehabilitation
- Yacht Club Condominiums, San Diego, CA
- \$1,000,000 Building Restoration
- Legoland California, Carlsbad, CA
- \$4,000,000 Theme Park Site Development
- San Diego Auto Auction, Oceanside, CA
- \$3,000,000 Commercial Site Development
- Historic Spreckels Office Building, San Diego, CA
- \$250,000 Historic Building Restoration
- Beaumont / Chateau Woods, Woodinville, WA
- \$20,000,000 Residential Development Audit



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