**An FBS Overview – How We Help Manage Our Clients Risk:**

An FBS project inherently provides our customers with a strong element of value from the very beginning. It starts with our up-front project review. We review the current design and provide feedback on any suggested enhancements. Details are reviewed and we provide discussion regarding potential cost and construction efficiencies. From there, an estimate of costs is compiled and presented for consideration. Once approved, we enter into a design agreement and move into more detailed design development. Additional value engineering work is performed and a final estimate of costs provided.

Next we move into the manufacturing design development step. During the manufacturing design, FBS works through all construction details necessary to construct the building. This is a process that with a traditional approach would be encountered and worked out in the field during sequencing of activities and can slow down the production schedule and have cost impact while solutions are being determined.

With the FBS approach, we work through details up-front eliminating conflicts or questions during design and solve them with minimal if any impact to cost and schedule time.

Once the production design drawings are complete, shop fabrication begins. You can be assured of a quality product due to your building being manufactured under a factory controlled environment. Once complete and ready to deliver, we provide further insurance against schedule delay due to exposed finishes already installed so that the building is protected against weather delays. With no need for scaffolding around the building perimeter, site work such as concrete paving can start early providing another level of assurance of a successful project completion.

As you can see, the unique nature of our systematic process provides a number of risk mitigation value enhancements to any project. With an FBS project we strive to add value for our customers along each step of the process. Outlined below are a few key steps to be taken along the project phases.



**PHASE ONE: - Design and Cost Analysis:**

1. Project Review:

With the FBS manufactured system, an initial review is performed scrutinizing all aspects and details associated with the building shell and finishes. Once we move into Phase Two, a much more detailed review is performed taking into consideration all the components FBS will be providing.

1. Estimate and Scope Outline:

After the initial review of the project design is completed, FBS performs a detailed cost estimate. This detailed cost estimate provides the client/customer with a price for the building with a supplemental scope of work narrative that outlines more precisely the specific areas FBS has included.

1. Scope & Risk Consolidation:

The FBS scope package consolidates a number of building trades into one single source responsibility. This minimizes overlapping or gaps (grey area) in scope that will result in increased costs.

**PHASE TWO: - Plan and Design Development:**

1. **Design Document Detailing - Questions and Conflict resolution:**

Because FBS is furnishing and installing a system that includes exacting exterior finishes, a set of detailed production grade manufacturing drawings are designed for each building. During this extended FBS design development process, any conflicts, dimensional inconsistencies, material transition challenges and other aspects of your building are taken into consideration. Each concern or question is addressed and solved in collaboration with the project architect and or engineer of record. With a more traditional stick built project many of these issues are encountered, worked through and solved during the on-site construction, while progress is slowed and crews re-directed until answers are received.

1. **Plan Review Assistance:**

FBS works with your design and construction professionals throughout the shop/manufacturing drawing development, looking for value added adjustments to details providing a more efficient and cost effective building. All this without jeopardizing functionality, aesthetics and durability.

1. **Dimensional conflicts:**

This requires our design technicians to work closely with the architect of record to address and eliminate detail and dimensioning questions prior to having subcontractor trades mobilized into the field and delays occurring under questions are answered.

**PHASE THREE: - Manufacturing and Delivery:**

1. **Quality Materials:**

During assembly our in house craftsmen inspect the quality of each material before fabrication begins.

FBS uses #2 or better Lumber in species designated by the engineer of record. FBS prefers to utilize a wane free product with standard height walls and on tall walls we utilize engineered wood in various widths and heights over 20’. On site framing techniques utilize the material provided from the local lumber supplier at a price point not quality.

* FBS prefers to use CDX plywood sheathing for exterior walls. Plywood provides a stable quality product that is not as susceptible to swelling or distortion as Oriented Strand Board (OSB).
* A number of quality products and procedures utilized on an FBS building are in the “sealing & flashing” detail areas. These flashing details are outlined in general on our FBS Process video. Aqua flashing provided at any exterior openings, quality moisture drainage barrier, proper back wrapping of mesh when EIFS is being installed, metal flashing at the sill locations to name a few.

1. **Multiple Inspection Points:**

* Each manufactured panel is given an identification label. This provides a check off where each assembly team registers their particular work skill as the manufactured panel progresses through FBS. This ensures that each of our craftsmen take ownership for the specific part of the work they perform. It also guards against allowing a technician from performing a part of the work that they have not been FBS certified to perform.
* With a field built approach, workers typically are asked to perform multiple aspects of work with differing degrees of competence vs. FBS’s more specific specialization certification program.
* We provide an option to have a field located structural inspection provided by a third party inspector that would be a supplement to our factory inspection.

1. **Automated/Computerized Equipment**

Our utilization of CAD drawing design, that is then networked with our computerized precision cutting equipment, allows for our manufactured panels to fit within tolerances that can only be achieved in a factory environment.

**PHASE FOUR: - Erection and Completion:**

1. **On-Site Dimensional conflicts:**

Upon arrival on site, the FBS service technician will measure and evaluate the site conditions and for size of the foundation and level. If there are any discrepancies there will be a determination if the project will move forward or be delayed until corrections occur.

1. **Schedule Enhancement:**

* Because building wall panels are manufactured in our plant at the same time preparatory activities are occurring on-site, we can reduce the time needed to complete your project by 30 days or more. Once the site is ready for our package, we can install for example a 4,000 sf to 5,000 sf building in as little as 5 days. Interior rough-ins and other critical path schedule activities will need to be moved up from a traditional build schedule. Exterior site work can commence earlier as well because scaffolding is eliminated at the exterior building perimeter. See the sample “Speed Build” schedules available for download on our website or ask one of our sales persons for a digital example if that is preferred. Using this as a tool upfront will help the contractors understand the condensed time frame an FBS system provides and allow the owner to realize the added value that opening up for business weeks early will provide.
* For projects where exterior building finish activities end up being scheduled during colder times of the year, the FBS system eliminates the need for expensive enclosure and temporary heating costs.

1. **Jobsite Safety:**

* With FBS, all exterior finish related scaffolding is eliminated. This provides for a safer jobsite with fewer workers performing work at an elevated work height.
* Exposure from materials theft on your project is reduced due to all of the exterior wall finish products already applied.

1. **Warranties:**

FBS provides some of the most attractive warranties available. We also pass on any extended manufacturer’s warranties for specific finish components selected for your project. This we believe provides added value to an owner that they are not always provided with. For more specifics on each finish, refer to our separate warranty section.

**Additional Risk Mitagation:**

Every project a customer looks to build has other risk factors that deserve pre-planning and back-up measures. To assist with insuring buildings arrive in the time frame expected, necessary adjustments are handled expeditiously and the end achievement is total customer satisfaction, we have in place risk mitigation strategies to help mitigate any risk to the client.

* **Damage upon delivery:**

While usually not a concern, occasionally damage can occur either during the delivery process or sometime throughout the overall project schedule. Our field technicians are trained to evaluate this plan for repair along with and most of the time simultaneous to the building erection.

* **Damage post opening:**

Damages that occur post opening should be documented, photographed, and reported to Fullerton as repair time will need to be scheduled prior to project completion and opening for business. FBS will typically send a small amount of “Attic Stock” extra exterior materials for small minor spot repairs. Anything larger or more significant may require shipping additional materials and a scheduled FBS trained repairman. Refer to our flow chart under the warranty and damage section that maps out the process in more detail.