

**Multifamily
Renovation
Specialist**



Sitetec
Construction Co.



INTERIOR RENOVATIONS



EXTERIOR RENOVATIONS



FIRE & ENVIRONMENTAL DAMAGE



NEW CONSTRUCTION

**Value, Reliability And Satisfaction Are "Built-In" Every Project
From Concept To Completion**



Sitetec Construction Co. is a leader in multifamily housing construction. Specializing in exterior and interior renovations and experts in fire restorations. Founded by President and CEO Michael L. Broome and Vice President of Sales Timothy D. Broome in 1995, Sitetec is committed to excellence in craftsmanship, responsiveness in service and integrity in all that we do. Our success is built on our reputation for delivering multi-family building projects on time, within budget, and a company-wide commitment to quality from start to finish.

Sitetec Construction Company is a privately held company based in Charlotte, North Carolina with a satellite office in Atlanta, Georgia. Most of our projects are located throughout the Southeast, but we have also worked as far north as New York State and as far south as Key West, Florida. Our network of resources and our ability to put a team on site is unlimited.

Our portfolio includes award winning multi-family residential properties, large scale luxury condominiums, upscale and moderate rental garden and high rise apartments. Sitetec has worked on more than 6000 multi-family projects for our satisfied customers, and most of our customers return to Sitetec for all of



their multi-family property needs, time and time again.

Sitetec clients include the Southeast's major multi-family residential property owners and developers, architects, insurance companies, real estate management firms and condominium and co-op owners associations.

Guiding Principles

- **Integrity and honesty are essential in all of our relationships.**
- **People are our greatest asset. We strive to hire, develop, and retain professionals that share our values and principles.**
- **We strive to be the long-term choice for our customers.**
- **We are goal oriented and results driven.**
- **We maximize effectiveness through proactive processes - planning, information sharing, communication, and fact-based decision making.**
- **We strive for continuous improvement of craftsmanship, productivity, and safety.**
- **We contribute in a positive fashion to our environment and our communities.**

Member of the; Charlotte, Atlanta, Orlando, & National Apartment Association.

NC, GA & National Community Associations Institute (CAI).

Associated General Contractors (AGC).





■ **Value, Reliability And Satisfaction Are “Built-In” Every Project From Concept To Completion**

Sitetec’s experience with interior renovations includes everything from total demolition and rebuilds to bringing existing units up to date to meet contemporary design, performance or code standards.

Our years of experience and knowledge of the multi-family residential market provides our clients with a realistic perspective and outstanding resources that are not otherwise readily available in the large scale residential marketplace.

Large apartment buildings with outdated bathrooms and kitchens can be dramatically enhanced with new cabinetry, countertops, appliances, wall coverings and lighting fixtures, thereby transforming a basic apartment building into luxury rentals. Sitetec acts as a consultative resource for our clients giving them the additional advantage of having a building partner that understands the end

game of all renovation projects – enhance the profitability of the property, regardless of its location, size or price point. That fundamental idea guides our interior projects, where costs can easily slip out of control and profits can disappear.

In Asheville, North Carolina, Sitetec was the chosen contractor for Canterbury Heights Condominiums, an affordable community of 130 brick townhomes, located a short ride away from downtown Asheville. The units range from 1 bedroom/1 bath to 4 bedroom/1½ baths. Sitetec renovated the community for Orion Realty Advisors, which has been in business in North Carolina for nearly ten years. Principals of the company have made providing quality homes at incredible value, one of their primary objectives, and Sitetec is proud that we were selected for this project.

- **Poly Re-Plumbs**
- **Countertop Resurfacing**
- **Kitchen Cabinets**
- **ADA Upgrades**
- **Bathroom Vanities**





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A building’s exterior appearance provides the initial impression to investors, potential buyers and renters, and is critical to promoting a sale or a signed lease



We have gained extensive experience over the past fourteen years by providing our clients with cost effective solutions. If the materials under consideration don’t make sense for budgetary or climate reasons, our project leaders will not hesitate to make sure the right choice is

made. Property owners and building managers alike know they can count on us to help avoid making expensive mistakes.

We regularly perform new siding, painting, roof replacement, window and door replacement. We work with concrete, stone, vinyl, glass, and steel, whatever the build requires. Our excellence in building retaining walls is recognized throughout the Southeast. Sitetec also builds and repairs decks and patios.

- **Siding**
- **Roofing**
- **Brickwork**
- **Painting**
- **Doors & Windows**
- **Stairs and Landings**
- **ADA Upgrades**
- **Retaining Walls**
- **Decks and Balconies**



AFTER



AFTER





■ **Value, Reliability And Satisfaction Are “Built-In” Every Project From Concept To Completion**

Sitetec offers our own rapid response team when fire, storms, or other natural or man-made disasters require repairs on an emergency basis



Our goal is to protect your investment from further damage, minimize disruption for residents, and get damage repaired as swiftly as circumstances allow. Senior managers are available 24/7, and

we will immediately get the appropriate number of employees and the necessary equipment to the job site as soon as possible to secure premises and halt any further damage from occurring.

Sitetec also provides full demolition and rebuilding services, whether the buildings are partially damaged or need to be rebuilt from the ground up. At times, fire restoration presents an opportunity to make significant improvements or dramatic changes in a multi-family housing unit. Sitetec works closely with owners and managers to ensure that whatever the overall goal is, we meet and exceed the task.

Asbestos remediation and abatement is a dangerous necessity in renovation work. Sitetec Construction has experience in asbestos inspection, design and removal. Our team has been trained and certified by all appropriate state and federal agencies to perform all asbestos management activities.

- **Emergency (First) Response**
- **Restoration**
- **Reconstruction**
- **Mold Remediation**
- **Asbestos Abatement**
- **Demolition**





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Our involvement with new construction often begins as early as site selection, working with principals and investors to ensure that their efforts will be rewarded.

We have been brought into large multi-family construction projects at all stages, and have the right staffing and resources in place to hit the ground running, regardless of the stage, size or complexity of the project. From site selection, site preparation, creation of blueprints, and at every stage of planning, we are an active member of the team.

Sitetec recently completed Timberlake Crossing at Smith Mountain Lake in Hardy, Virginia. This luxury vacation townhome

community features 24 units with water views and all the amenities of a lakeside resort. Each townhome offers 3½ baths, hardwood and ceramic tile floors, crown

molding on 9 foot high ceilings and master bedrooms with walk in closets and a whirlpool bath. The craftsmanship and quality of our building speaks for itself. Go to the Timberlake website: www.timberlakecrossing.com and see for yourself. Sitetec also completed the infrastructure on this project as well.

- **New Construction**
- **Additions**
- **Up-Fits**





■ **Value, Reliability And Satisfaction Are “Built-In” Every Project From Concept To Completion**

Foundation stabilization is critical for the structural integrity of a multi-family building. The underpinnings of multi-story buildings must be without flaw. The risk in cost and lives leaves no room for mistakes.

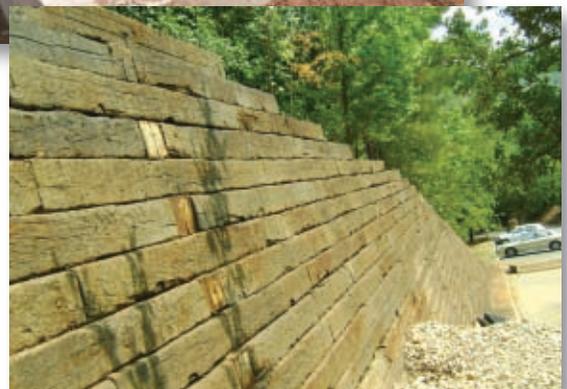


Sitetec has the experience and knowledge to ensure that repairs are done correctly, the first time. We have successfully repaired foundations on 6 story buildings and on townhouse buildings with foundations that exceeded 140 feet and required significant shoring up.

Sitetec has experience in grout injection and post-tension foundation restoration methods, as well as today’s alternative methods like push piers and helical piers. We will help to determine which approach will be the most effective. Every building presents a different challenge and we apply the correct stabilization solution.

Stabilizing the foundation is just the first step. Our engineers understand the dynamics required to sustain stable foundations. We go beyond the symptom to determine and resolve the root cause of the problem such as drainage and compaction. Then our renovation experts can repair the interior and exterior damage to walls, doors, and windows.

Sitetec takes great pride in the retaining walls that we build, as the company began long ago with a focus on retaining walls. While Sitetec has grown considerably since that time, we continue to build outstanding retaining walls, from the simple walls that help promote curb appeal to massive retaining walls that carry the weight of multi-story buildings.



The success of a retaining wall depends on proper design, materials and build. Drainage must be accounted for, as water can undermine any retaining wall, regardless of how well it has been built. We have constructed retaining walls of poured concrete, modular block, 6x6 pt timbers & railroad timbers (cross ties), and every combination of the above. Our extensive experience in designing and constructing retaining walls is far superior to any contractor.

- **Retaining Walls**
- **Asphalt and Concrete**
- **Foundation Stabilization (Helical & Push Piers)**



■ Value, Reliability And Satisfaction Are “Built-In” Every Project From Concept To Completion

Sitetec offers a full complement of construction consulting services, drawing on our years of experience in the business of construction and renovation.

Contracting is a risky business, with tough competition and challenges that threaten profits at every step. Our Due Diligence consulting services provide clients with the necessary information to paint a full and complete picture of their projects, with a focus on strategic planning and careful analysis. We know what’s at stake.



In a tough real estate climate, there’s no room for guesswork. Sitetec’s Property Assessment accurately evaluates the real costs of investing in, developing and renovating properties. We provide the critical information

to protect your investment and the profitability level of renovations and new construction. We provide in-depth narrative reports, reviews of code compliance, surveys, a photographic record, a comprehensive list of items that need repair/ replacement and a timeframe for each item.

Sitetec has developed a reputation for accuracy and detail in budgeting that is far superior to the competition. We provide Budget Analysis with equipment, labor and materials costs from conception to completion. Our knowledge of local, regional and national construction ensures that our numbers are based on realistic cost information. We understand how construction funding works, and can prepare completion reports at various stages throughout the project. Sitetec uses state of the art project management software, backed by years of real world experience.



Our Architectural and Engineering consulting features professionals with experience in projects that range from palatial single family residences to entire communities in all market segments, from luxury condos to budget rentals. We are in touch with current building trends, including LEEDS certification. We work closely with clients to make sure we achieve their goals at every step.

- **Due Diligence**
- **Property Assessments**
- **Budgeting**
- **Architecture & Engineering**

M I S S I O N

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O P E R A T I N G P R I N C I P L E S

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