



COAST 2 COAST



PROJECT RECONNAISSANCE

It's true with any project -
the better you plan,
the more you know,

THE BETTER THINGS GO.



Lord and Taylor 1st Floor Plan



40 technical experts travel the U.S. using advanced tools to survey existing conditions



54 skilled specialists ensure deliverables are complete and accurate from Chattanooga HQ

When working with global brands, the ability to position a team throughout North America is critical to the success of strategic initiatives. Coast 2 Coast's coverage and our agility in a variety of scenarios has made us an ideal partner to complete multi-site programs for dozens of retail clients.

ACE HARDWARE
AMC THEATERS
BELK
BRIDGESTONE
CHASE BANK
CORTLAND PARTNERS
DOLLAR GENERAL

GNC
GOLD'S GYM
HIGHGATE HOTELS
HYATT
LORD & TAYLOR
MACY'S
MARRIOTT

NORDSTROM
PAPA MURPHY'S
PARTY CITY
PILOT
STARBUCKS
TRUE VALUE
URBAN AIR

ORGANIZATIONAL STRUCTURE

Our organizational structure allows us to employ in-house and in-field talent across specialized departments which means we can offer a range of solutions more effectively and with a greater level of skill.

- Coast 2 Coast is the largest among our competitors in both revenue and size with 94 full-time employees
- As the leader in architectural survey services, we continually invest in the professional training of our team
- We are unique in that our field surveyors are fully insured Coast 2 Coast employees selected through comprehensive screening processes



Our staff engineers and architects lend their expertise in the research and implementation of the industry's cutting-edge tools and techniques, and in quality assurance programs. This strategic, ongoing activity allows us to exponentially expand our capacity and efficiency.

AS-BUILT SURVEYS AND PRE-DESIGN RECONNAISSANCE

- Architects, designers and building owners receive the existing condition intelligence to make informed decisions about renovation and restoration projects and stay on schedule
- With an up-to-date base plan of existing conditions, the design team has a huge head-start in the design process

LASER SCANNING AND 3D MODELING SERVICES

- Laser scanning is a quick, less disruptive method of data collection. High-definition laser scans complete in a fraction of the time required by traditional methods. With the point cloud, you can pull dimensions, get diameters and transfer that information into CAD drawing or use them for 3D modeling
- The 3D scanner captures the design environment reality and has become a preferred method for gathering measurements for as-built documentation of unusual or complex structures

GO360 INDOOR MAPPING

- Combining 3D laser scanning and 360° photography our indoor mapping platform is a straightforward way to map and measure large buildings and campuses
- provide a fast, easy snapshot of a facility, its components, and its condition. The digital record is easily accessed online through our Indoor Viewer Platform.

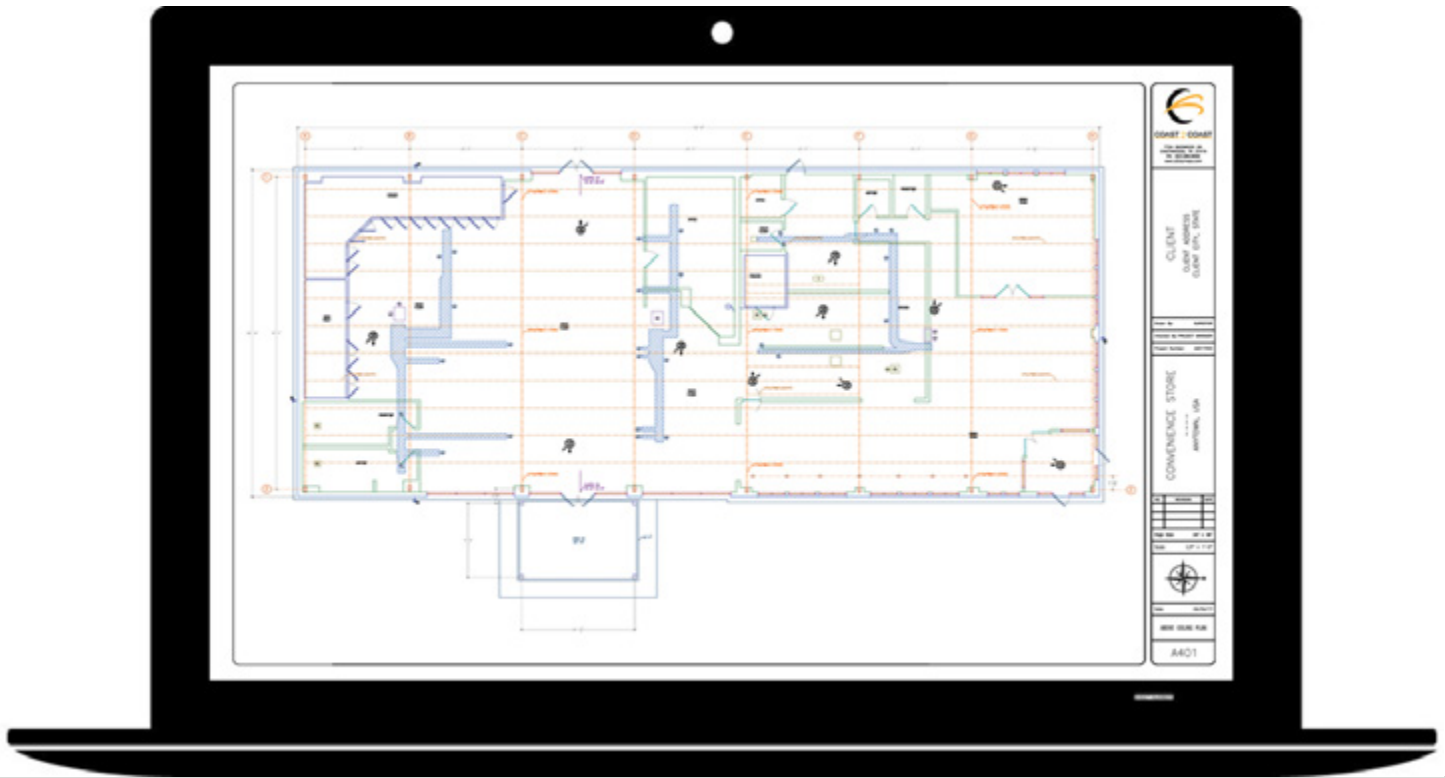
DRONE/ UAV SURVEY SERVICES

- Coast 2 Coast's licensed UAV pilots fly both fixed wing and multi-rotor UAVs to quickly and unobtrusively acquire data for large facilities, capture inaccessible areas, and analyze point-in-time variations in reoccurring flight paths
- The post-flight processing allows us to create point clouds, contours and orthomosaic images using various civil, architectural and deliverable specific software

SIGN-SITE SURVEYS

- Complete and comprehensive site and sign surveys pair with custom deliverables to ensure seamless, integrated data management
- Get mass information (everything from site plans to graphic overlays) on a deadline. Leverage our experienced team that can make recommendations and recognize on-site issues

TESTED. PROVEN. TRUSTED.



C-Store Above Ceiling Plan

Coast 2 Coast is known for our ability to execute large scale projects and many buildings we survey are over 50,000 sq. ft. In the past 3 years, such large projects include **14 larger Big Box Stores** and more than **1,000 smaller stores**, close to **50 Theaters**, more than **500 Hotels and Casinos**, **6 Healthcare Facilities** that included complex above ceiling documentation, and **30 Storage/Commercial/Industrial** spaces while continuously delivering on thousands of other surveys under 50,000 sq. ft.

RENOVATION & REBRANDING PROJECTS START WITH

AS-BUILT SURVEYS

Coast 2 Coast helps assess the **existing condition** of **retail spaces** during the planning phase before the **transformation** begins

INSIDE



SPACIAL FEATURES



LIGHTING



FLOOR PLAN



FIXTURES

OUTSIDE



DELIVERY ROUTES



EXIT & ENTRANCE



SIGNAGE



LANDSCAPE

SYSTEMS



MEP CHECKLIST



MECHANICAL EQUIPMENT



ABOVE-CEILING



FIRE LIFE SAFETY

RECORDS



MUNICIPAL CODE REVIEW



ADA COMPLIANCE

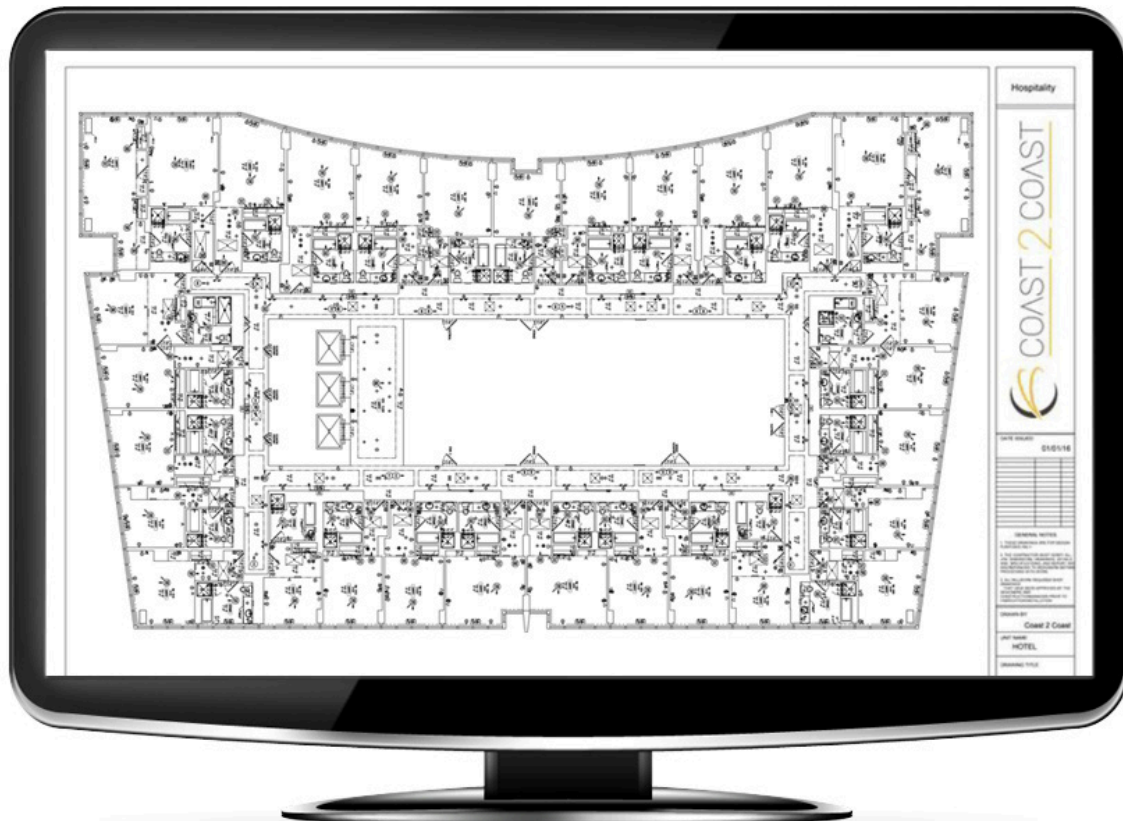


PHOTO DOCUMENTATION

Owners, architects, designers, contractors and stakeholders are important teams to align when beginning projects. As-builts present building information to teams before (or in lieu of) on-site visits. Coast 2 Coast provides a comprehensive list of survey services to document interior, exterior, MEP and regulatory details.

HOSPITALITY

Guests care about the experience they have when they stay at a property, and a fresh aesthetic is often an important part. An as-built survey not only details the current reality of space utilization and structural condition but also documents subtle nuances that cause common renovation pitfalls.



UPDATED DOCUMENTATION OF EVERY ROOM HELPS RENOVATION TEAMS IDENTIFY:

- Column differences/bump-outs
- Wall placement variances
- Wall deviations (due to shear/wet walls)
- Anomalies in connecting doors
- Room obstructions for custom headboards

- Conflicts with electrical finish placements
- Window/drapery pocket differences
- Built-in cabinet size and placement
- ADA room differences
- Ceiling element clashes in lighting plans

WHAT'S INCLUDED:



Scope customized to needed survey areas:

- Guest spaces (rooms, suites and corridors)
- Public areas (atriums, meeting rooms, amenities)
- Back of house sections (kitchens, laundry, etc.)

Deliverables created to suit your needs:

- CAD plans
- Revit Models
- Photos

Surveys typically include a mix of:

- Full Floorplans with Electrical Finish or a Hybrid Verification Floorplan with dimensions
- Reflected Ceiling Plans,
- Window Wall Classifications,
- Pool Decks, Courtyard Plans,
- Roof Plans, Garage Plans,
- Exterior Elevations, Site Plans
- And Special Requests



Level A: Full Survey of Model Room with Electrical Finish



Level B: Verification Room, shown as architecturally the same without Electrical Finish

INDUSTRIAL ADAPTIVE REUSE

AEC has seen a boom in Adaptive Reuse projects. While offering ways to preserve the past, unique design concepts, and green renovation opportunities.

Adaptive reuse project often trend toward Mixed-Use developments where leasing, space planning, asset management, and tenant build-out are chief concerns.

Actionable information is often a missing link.

From 3D point clouds and models to basic floorplans and digital twin visualization, we collect the data that helps clients relate to the building.

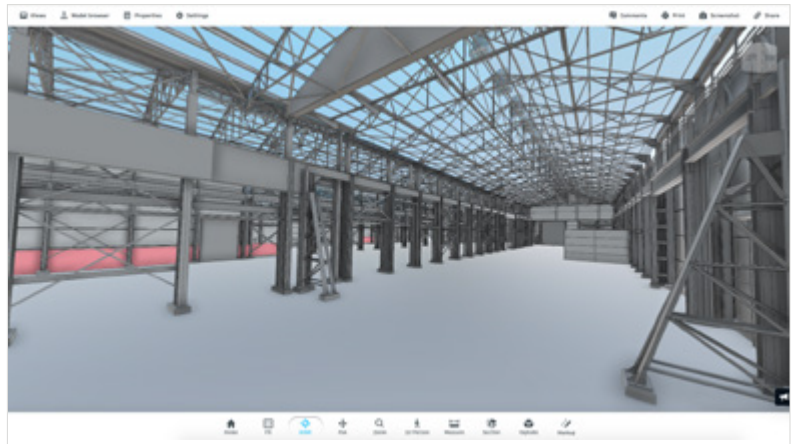
Reality Capture goes beyond a simple model. Combining 2D, 3D, and 360° data better informs the transformation into what will become retail, multi-residential and office spaces.



Point cloud from aerial survey of old Colgate factory



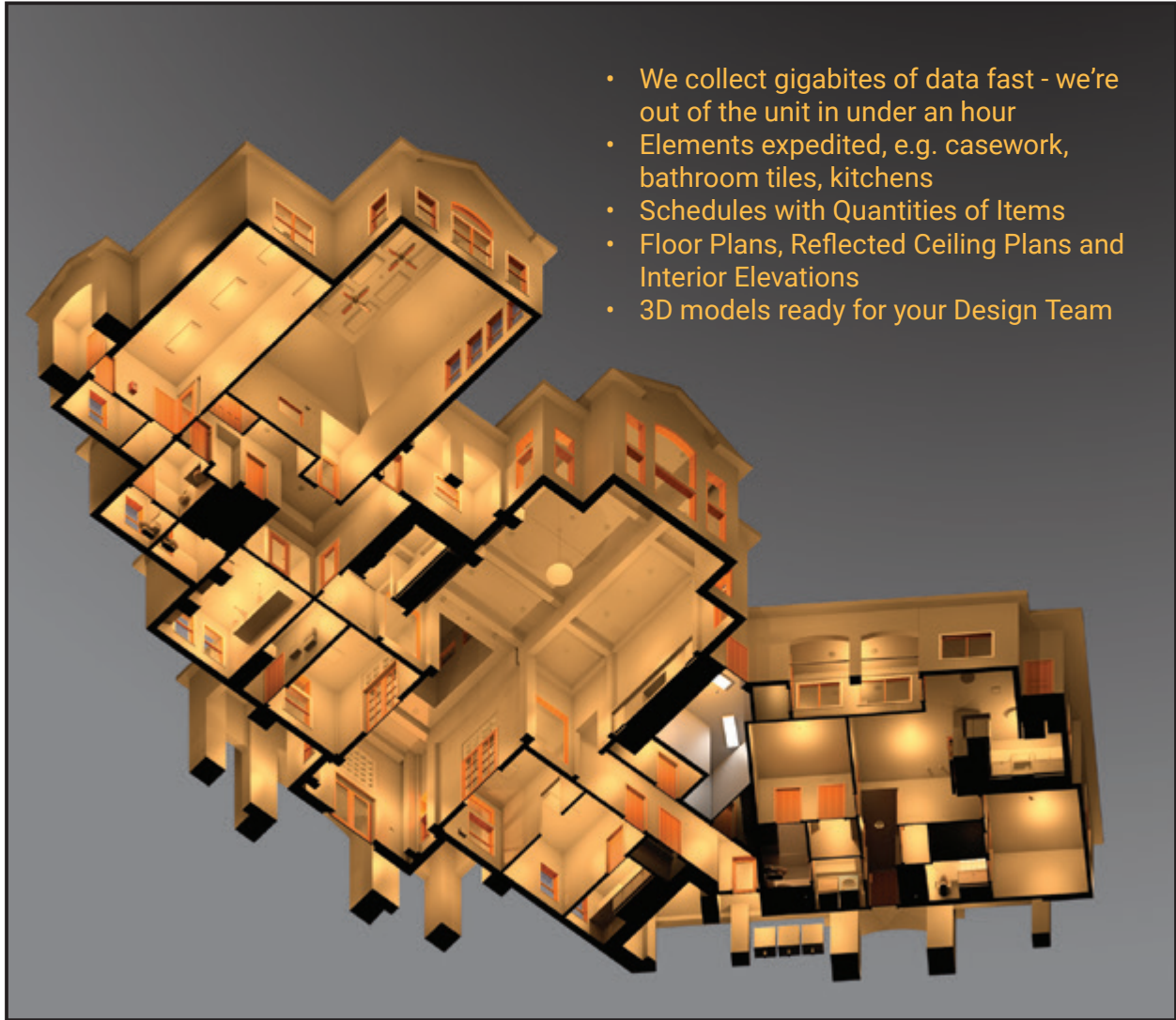
Indoor Mapping Visualization



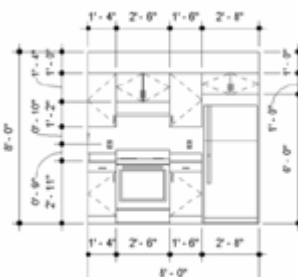
Revit Model

MULTI-FAMILY

FLEXIBLE DELIVERABLE FOR RESIDENTIAL PROJECTS



- We collect gigabytes of data fast - we're out of the unit in under an hour
- Elements expedited, e.g. casework, bathroom tiles, kitchens
- Schedules with Quantities of Items
- Floor Plans, Reflected Ceiling Plans and Interior Elevations
- 3D models ready for your Design Team



Casework Schedule		
Name	Area	Facade Area
Base Cabinet-Double Door Unit Full Overlay	5.87 SF	8.03 SF
Base Cabinet-Single Door & Drawer Full Overlay	3.00 SF	4.25 SF
Base Cabinet-Single Door & Drawer Full Overlay	2.87 SF	3.78 SF
Base Cabinet-Single Door & Drawer Full Overlay	3.00 SF	4.25 SF
Base Cabinet-Single Door & Drawer Full Overlay	3.00 SF	4.25 SF
Upper Cabinet-Double Door Full Overlay	2.87 SF	2.87 SF
Upper Cabinet-Double Door Full Overlay	2.50 SF	3.33 SF
Upper Cabinet-Single Door Full Overlay	1.50 SF	3.75 SF
Upper Cabinet-Single Door Full Overlay	1.33 SF	3.33 SF
Upper Cabinet-Single Door Full Overlay	1.50 SF	3.75 SF
Cabinets Area SF	26.83 SF	41.39 SF

RETAIL



From the set-ups of well-known restaurants like Starbucks and McDonalds, to kiosks for Signet Jewelers and Follett Bookstores, to Name Brand POS displays like Adidas inside Academy stores - Coast 2 Coast understands that deliverables need to deliver. **We work with our clients to tailor the scope of work to suit their needs and their budget.** Recent retail projects have been a mix of:

2D AUTOCAD DRAWINGS

Complete Floor Plans, Elevations and Cross Sections, Reflected Ceiling Plans, Above Ceiling Details, Furniture/Fixture Layouts, MEP System Details, Site Plans, Rooftop, etc.

3D REVIT MODELS

Created at various levels of detail from basic to ornamental. May also include online Webshare of the Point Cloud if laser scanned.

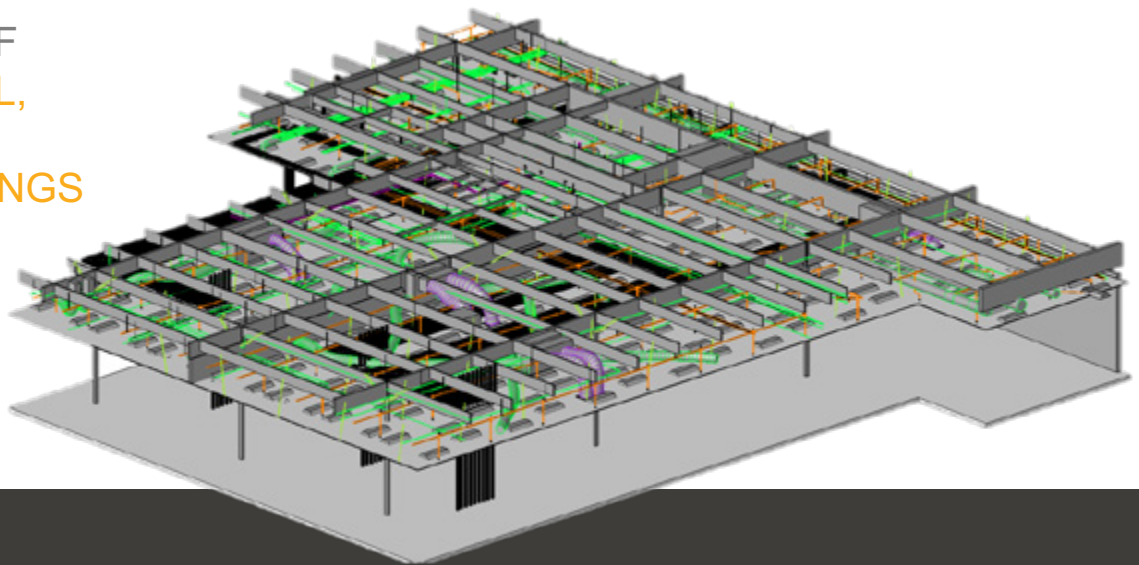
PHOTOGRAPHIC DOCUMENTATION

Digital Still Photographs provided as report documentation. Both still images and 360° photographs are keyed to plan.

RESEARCH REPORTS

Municipal Code research and permit acquisition information, MEP checklist, Brand/POS audits, signage surveys.

AS-BUILTS OF
STRUCTURAL,
MEP AND
ABOVE CEILINGS



Surveys provide **location** details on mechanical, electrical and plumbing systems found above ceiling or in mechanical rooms

Understand **load** on existing equipment- Alterations often impact structural sizes, weight capacities and tie-in points



Give maintenance teams a great baseline of MEP equipment inventory and current condition for preventive and corrective maintenance.

Provide the actionable asset information. Facilities Departments get an up-to-date digital representation that can be accessed by any authorized person anytime. Capture undocumented changes from previous construction/renovations.

OFFICE SPACE

BOMA International's floor measurement standards truly are the standard for determining rentable square footage every-where.

We provide the drawings and spreadsheets to help determine rentable square footage.



Properly measuring space has shown increase in ROI

- Space Allocation
- Leasing
- Maintenance
- Improved Public Space Organization

Savings also found in benchmarking and code resources

\$51K
gain using BOMA
to measure space



\$2.9M
potential property
value increase

For average 100,000 sq. ft. office building



Coast 2 Coast combines
innovative technology along
with **forward-thinking**
methods to deliver critical
architectural documentation that
is **consistent** in quality and
tailored for each customer.

We help our customers embrace
the **leading edge** of
engineering, technology,
and innovation.

This is what has made us
the **industry leader** in
architectural surveys,
3D modeling, and 360-degree
reality capture.

RISK MANAGEMENT: HOW WE PROTECT OUR CLIENTS

Coast 2 Coast is unique in that our field surveyors are not sub-contractors, but rather fully-insured employees vetted and hired through a thorough screening processes. This passes several benefits to our clients:

- **PEACE OF MIND.**
Using employee surveyors ensures that exposure is not pushed up to our clients due to unnamed subcontractors waiving workers' comp and/or refusing to obtain coverages required by our clients' contracts. As a condition of employment, each candidate will undergo a background check, drug screen, employment eligibility verification, review of work history and safety training
- **EXPERTISE.**
Our employees are trained in relevant, industry-specific jobs and carry out their tasks consistently rather than on the temporary or seasonal basis typical of sub-contracted labor
- **PROTECTION.**
Our risk management practices are much more effective in avoiding risk transfer scenarios for clients than competitors who do not enforce strict safety and quality control processes via an employment relationship



Because we value the employee/employer relationship and we have proven our rigorous hiring practices, training programs and performance standards to our insurance underwriters, we are able to go beyond the typical General Liability and Workers Comp insurance. Coast 2 Coast also maintains Crime, Professional Liability specific to Architecture and Engineering, and Employer's Liability policies.

PROCESS AND TECHNOLOGY

Coast 2 Coast offers a variety of due diligence and pre-construction services that help architects create feasible renovation strategies, ensure feasibility/constructibility, and minimize hidden cost because of unexpected issues.



WE LEVERAGE THE RIGHT TECHNOLOGIES FOR THE JOB:

<p>INDOOR MAPPING Integrates point cloud data and 360 photography into a single online platform where stakeholders can examine a digital twin of the space.</p>	<p>3D LASER SCANNING technology can replace days of field measuring be used to create 2D plans,3D models and/or a point cloud fly through back at the office.</p>
<p>LASER DISTANCE METERS AND TOTAL STATIONS are often used in modern surveying and building construction to collect measurements and create CAD drawings on site.</p>	<p>AERIAL DRONE SURVEYS unobtrusively acquire data for large facilities, capture inaccessible areas, and when processed post-flight, generate point clouds and orthomosaic images</p>

There are many types of survey equipment and often just as many ways to use them. Utilizing our professional services means that you don't have to pick just one, or learn how to properly use something new.

WHY CLIENTS CHOOSE US

1- BECAUSE THEY NEED DELIVERABLES THAT DELIVER – FAST

- With an approach that is relationship-focused, we supply “smart” 2D, 3D and 360° deliverables customized to aid you with estimation, optimize project management, and dramatically lessen the time needed for due diligence
- As an extension of your team, Coast 2 Coast completes back-office work like drawings, construction documentation, base 3D models, etc. under your guidance

2- BECAUSE THEY NEED NUMBERS THAT DON'T LIE – QUICK

- Knowing true existing conditions of a building means better estimates for renovation and future maintenance costs. An exact representation takes the guesswork out of calculating furnishings, fixtures, finishes
- Completed property condition assessment checklists and photo documentation will accelerate preparation of facility maintenance and required upgrade schedules

3- BECAUSE THEY NEED A PARTNER THAT ADAPTS TO THEIR BUSINESS – NOW

- By aligning our workflow schedules and deliverables to that of our clients - whether we collect the data or use existing data formats - we collaboratively create processes that make both teams efficient and agile
- We understand multi-site and big box programs and what getting a project off to a good start requires





Right People

From surveyors and project managers to 3D modelers and Google-certified photographers, our intensive training program enables the team to be the problem solvers clients need.

Industry Experts | Trained Professionals | Superior Service



Right Tools

Generating great results begins with our investments and training in the latest equipment. Whether it's a laser meter, 3D scanner or software choice, every tool we use is specifically selected for precision.

Precision Equipment | Diverse Solutions | Innovative Programs



Right Results

Paired with direct experience in building and civil design modeling, we work extensively with AEC professionals to identify and establish industry-wide best practices and our own best-in-class work-flows.

Nationwide Reach | Tailored Deliverables | Quality Assurance