

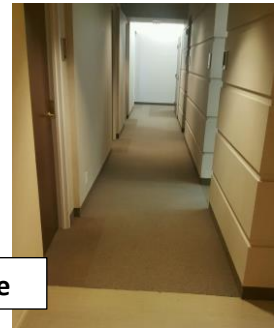
OVERVIEW:

40,000 sq. ft. - Four (4) Floors
Existing Broadloom Carpeting – Direct Glue Down
Existing Painted Walls with Some Wallcovering
Existing Porcelain Tile in several Men’s & Women’s Restrooms
Existing Conference Center Furniture to Move/Replace

CHALLENGES:

The tenant was considering either relocation or renovation options depending on the cost

- **OPEN AREA CARPET REPLACEMENT NEEDED**
- **NEW PAINT DESIRED** – all work needed to be coordinated with Dependable Painting
- **NEW PORCELAIN TILE** in several restrooms
- **FURNITURE TO MOVE/REPLACE**
- **SPACE OCCUPIED** -needed to stay productive **WITHOUT DISRUPTING THE STAFF**
Relocating employees or closing for a time was out of the question.



STRATEGY:

The tenant needed to know what the renovation costs would be so they could negotiate a new lease with the building owner. Vocon Design asked Bentley Carpet Mills for some budget figures. The local Bentley Rep. knew that occupied spaces created many challenges so he asked Architectural Floors of Cleveland (AFOC) for assistance because AFOC is the Market Leader in occupied space flooring change-outs. Within two weeks, AFOC measured, evaluated and costed multiple options for consideration by the owner’s rep., IQ Advisors. AFOC was totally transparent sharing all costs for material, labor, overhead and profit with IQ Advisors and Vocon Design. IQ Advisors took those cost options to the client so final decisions could be made.

AFOC is recognized as the experts in occupied space change outs because they have In-House Labor for both floor covering & furniture relocation. AFOC provides single source expertise coupled with their moving division, Business-On-The-Move. AFOC has completed work in over 1,000 similar projects.



END RESULT:

RENOVATION OPTION SELECTED - COMPLETED ON TIME AND WITHIN BUDGET

FINAL THOUGHTS:

Early planning with experts in the field increases your chance for a successful office renovation. An effective project schedule and the right project team with experience specifically in “occupied space” renovations is a must. At AFOC, our expertise helps us to anticipate problems before they arrive and to resolve problems without losing time.