

# TRULINE

CONSTRUCTION SERVICES, INC.





**WHAT WE ARE IS WHO WE ARE.** As a provider of construction-related services, we understand we're defined by the performance, expertise and quality of our people. The principals of Truline have been successfully completing interior construction projects in New York City and the surrounding areas for more than twenty five years. With extensive experience in a broad array of market segments we're well prepared to deliver creative solutions and outstanding results. Our experience includes class A corporate fit-outs, mission critical environments, TV studios, high-end lobbies, infrastructure upgrades, tech start ups and institutional projects. In order to stand out in a crowd, we know we need to be among the best and the brightest. **WE STAND OUT.**





**RELATIONSHIPS MATTER.** Truer words have rarely been spoken. It's simple. People do business with people they like. In a world where almost everything has become commoditized, we understand the importance of cultivating trust, confidence, and a degree of camaraderie. We strive to deliver not only a successful project but a positive experience. Each new opportunity is viewed as a first step in what we hope will be an ongoing, mutually beneficial relationship. Our staff is comprised of exceptionally talented industry veterans. Additionally, we continually develop future leaders through in-house mentoring and training. What ties the entire team together is a strong focus on professionalism, the task at hand and a desire to succeed. **OUR CLIENTS ARE OUR MOST VALUED AND VALUABLE ASSET.**







**AFTER**



**AFTER**











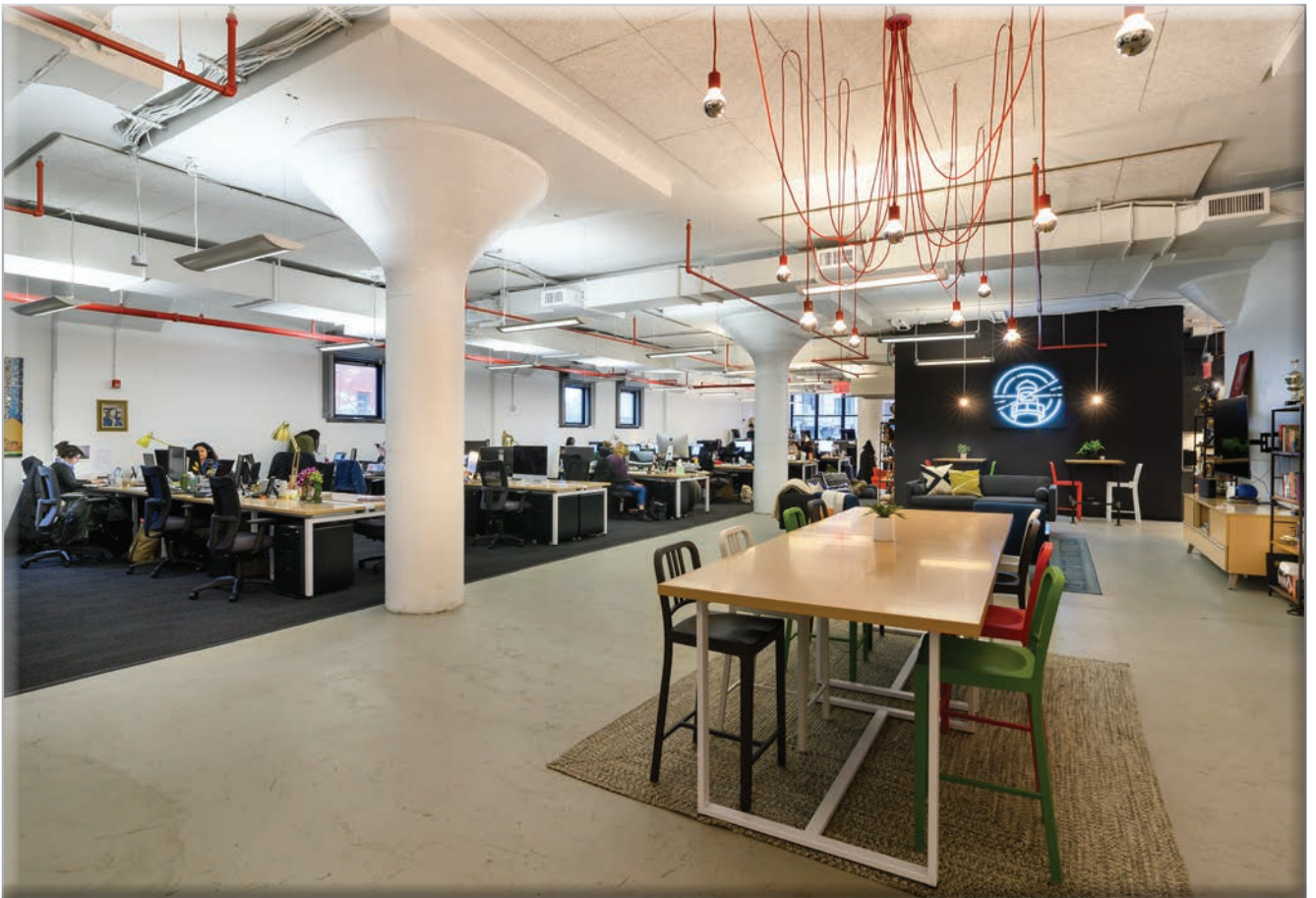














# COMMUNICATE. COORDINATE. COLLABORATE.

THE TRULINE APPROACH IS ONE OF ADVOCACY. WE WORK HAND-IN-HAND WITH OUR CLIENTS AND THEIR DESIGN TEAMS TO PRIORITIZE DESIGN AND PROCUREMENT TASKS, WITH AN EMPHASIS ON OPEN LINES OF COMMUNICATION BETWEEN ALL STAKEHOLDERS IN THE PROJECT.

## TRULINE'S APPROACH INCLUDES:

- » Hands-on principal participation throughout the life of the project.
- » Superior quality control which is ensured by the presence of constant, qualified, full-time site supervision.
- » A solutions oriented, schedule focused staff, experienced in working in occupied and mission-critical spaces.

## PRE-CONSTRUCTION TASKS

In the pre-construction phase our professional staff works closely with the client (or its representative) and design team to develop construction and budget strategies that are realistic. We take a lead role in coordinating all pre-construction activities including:

- » Inspect and document existing conditions of the site prior to beginning construction, with a focus on safety protocols.
- » Develop and constantly monitor the project budget
- » Chair and provide minutes for regular pre-construction progress meetings
- » Review design drawings at predetermined intervals for value engineering suggestions, constructability, and budget discipline
- » Review final construction documents to ensure coordination between the various design entities
- » Develop and monitor the critical path schedule for pre-construction and construction tasks
- » Create milestone schedules
- » Identify long lead items
- » Develop procurement strategies
- » Develop and issue pre-purchase packages when necessary
- » Develop and issue subcontractor RFPs
- » Perform subcontractor bid analysis
- » Issue subcontractor contracts
- » Develop clear, easily understood cost reporting protocols
- » Assist in permit procurement

## CONSTRUCTION TASKS

- » Implement site safety protocols
- » Monitor the construction schedule daily with particular attention paid to the critical path
- » Coordinate all day-to-day trade activities
- » Coordinate work in occupied spaces with all affected parties
- » Schedule and coordinate the tasks of any "owner direct" vendors or subcontractors
- » Coordinate all project-related services provided by the building management
- » Conduct and provide minutes for weekly job progress meetings
- » Conduct preliminary shop drawing reviews
- » Issue regular project reporting inclusive of:
  - » Cost reports
  - » Change order logs
  - » Long lead item reports
  - » Request for information logs
  - » Weekly lists of current drawings and specifications
  - » Submittal / approval logs
- » Coordinate and expedite the preparation of a master punchlist
- » Ensure compliance with any special requirements, i.e. LEED or Energy Star ratings
- » Prepare and issue project close out package
- » Coordinate any required training for new equipment or systems

## CLOSE-OUT TASKS

Close-out actually begins in the pre-construction phase with the development of a comprehensive close-out checklist. The process continues throughout construction with the on-going accumulation of all relevant and necessary documents for a complete close-out presentation, inclusive of the following:

- » Systems training
- » As-Built drawings for MEP trades
- » O&M Manuals and Warranties
- » Third Party inspection reports and agency sign-offs

## POST-CONSTRUCTION

Truline stands behind everything we do. We're available to provide maintenance and churn services as your needs change and your space evolves.

**WE MAINTAIN A CONSTANT FOCUS ON VALUE ENGINEERING AND COST-SAVING STRATEGIES. WE BELIEVE THE EARLIER WE'RE ON BOARD, THE GREATER THE BENEFIT TO YOUR ORGANIZATION, BUT OUR TEAM CAN JOIN YOURS AT VIRTUALLY ANY POINT IN THE PROCESS AND ADD VALUE.**



**COMMUNICATION BEGINS WITH CAREFUL LISTENING.** Truline begins each project developing an in-depth understanding of our client's vision, objectives and day-to-day business operations. As the process evolves, clear and open lines of communication are established among all participants. We know the value of full and timely exchanges of information. Through concise and open dialogue we create an atmosphere where potential problems are identified early and remedied in the most expeditious and cost-effective manner. This leads to.....

**COORDINATION. IT'S AT THE HEART OF EVERY SUCCESSFUL PROJECT.** At Truline we believe that good fortune does indeed favor the prepared. To that end, when planning a project we consider every conceivable angle and the perspective of each entity. Our goal is to understand the obligations, the challenges and the obstacles of every member of the project team. By gaining this understanding we're in an excellent position to direct and assist in the production of truly integrated construction documents, and to ensure adherence to budget parameters and realistic project schedules. Which enables...

**COLLABORATION. THE WHOLE IS GREATER THAN THE SUM OF ITS PARTS.** Many elements contribute to a successful project. It takes multiple individuals and disciplines to take a space from concept to reality. An integral component of Truline's mission is to create and foster a collaborative effort. We achieve this through careful interaction and management of process and personalities. We believe a project team with shared visions and ideas will always result in a superior product. When we succeed, we become a trusted resource for your organization. That, above all, is our goal.

**TRULINE. OUR GOAL IS TO EARN YOUR TRUST.**



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