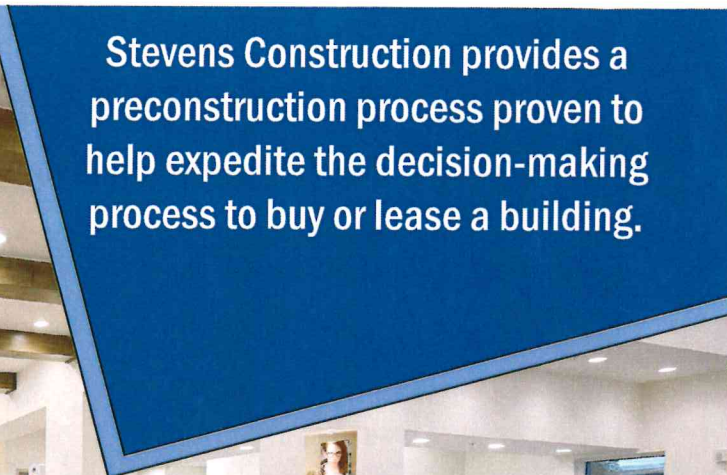


Did
You
Know?



Stevens Construction provides a preconstruction process proven to help expedite the decision-making process to buy or lease a building.



➤ *Site Selection*

Whether a vacant lot or an existing building, the Stevens Construction team can provide all of the due diligence required to ensure your client's project is appropriate for that location. Stevens Construction is experienced in working through the unique challenges that occur in the early stages of the development process such as zoning and existing easements to help your client make an educated decision on site selection.

➤ *Design Team Selection*

25% of our clients approach us with a vision and without an architect. We have built a network of the most qualified design professionals for commercial construction and can refer your client to the architect most suited for the project.

➤ *Budgeting*

The Preconstruction phase is the most critical state of the project as it's here where any concerns are addressed in regards to cost, schedule and quality. Our experienced team works with the client and the architect to design a set of project plans that identify any areas that may present challenges and unnecessary costs, while considering long-term solutions by working closely with subcontractors, the design team and the client. Before the project begins, we make sure it is within the budget.

➤ *Schedule*

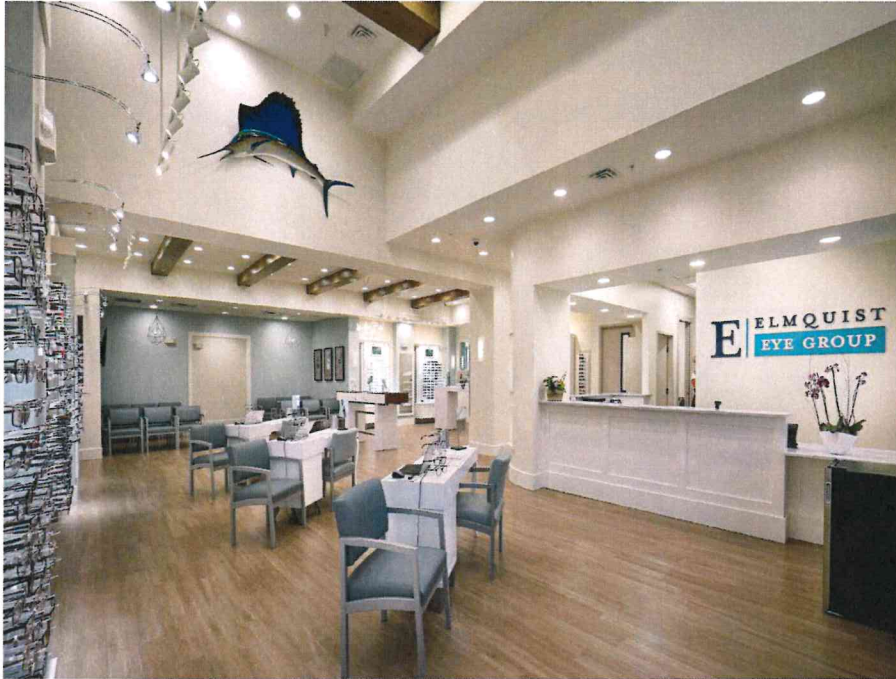
Your client has a schedule goal, we make sure it is achievable. During the design, we educate clients on specific selections based on previous, similar projects, allowing us to carefully guide clients with every decision, making them comfortable and confident every step of the way. Should there be an item in the project with a long lead time that does not align with the schedule, our experienced team can suggest something comparable that does.





ELMQUIST EYE GROUP

Due Diligence Leads to Expanded Practice



“Why do we continue to call Stevens Construction for our construction and development needs? Trust! Trust that comes over time with team members that listen, respond and actually care about client success. Stevens Construction treated our property as if it were their own!”

-Trevor Elmquist, D.O. MBA



Board Certified Ophthalmologist, Trevor Elmquist, D. O. and his team of highly skilled associates have been providing high quality eye care services to Southwest Florida for more than 23 years.

CHALLENGE

Dr. Elmquist first approached Stevens Construction in 2008 when looking to expand his primary practice in Fort Myers. However, due to the market conditions at that time, it was not economical to proceed with construction. And though that project did not proceed, a lasting and trusting business relationship did.

In 2009, Dr. Elmquist enlisted the experience of Stevens Construction when growing his practice to Cape Coral and contracted with them for the build-out of their Shops at Surfside location.

Dr. Elmquist still envisioned growing his primary Fort Myers office and he continued to watch the real estate market searching for the right existing building to renovate. Dr. Elmquist worked with his Real Estate Agent for years to find the perfect building and finally in 2017, an opportunity arose, just 1.5 miles from their existing practice allowing for a convenient relocation. When Dr. Elmquist found the vacant building he was interested in, he reached out to Stevens Construction to evaluate the building's existing conditions before he purchased it to confirm that this time, it would be economical to proceed with construction.

SOLUTION

Stevens Construction provided Dr. Elmquist the due diligence required which included a preliminary budget to renovate the 2nd floor of the building into his expanded practice. This research enabled Dr. Elmquist to make an educated decision to purchase the building knowing he could renovate the 2nd floor within his budget. Stevens Construction also utilized their network of design professionals and recommended an architect that provided the best experience in build-outs while working with Dr. Elmquist's practice flow consultants who specialize in efficient healthcare practices.

RESULT

Stevens Construction collaborated with Elmqvist Eye Group, Practice Flow Solutions and Southview Studios to design a practice that promotes staff efficiency and patient convenience while staying within budget and within his schedule. The new practice also poises Elmqvist Eye Group for future growth.

Elmqvist Eye Group features an optical boutique offering a vast selection of designer eyewear and state-of-the-art technology to ensure an optimal fit. The welcoming lobby includes expansive windows providing natural light to patients and staff. The 7,200-square-foot medical office includes nine exam rooms, a procedure room, administration and staff lounge. Stevens Construction also provided an exterior façade renovation which included painting of the entire building, demolition of existing pergola and a landscaped courtyard at the entrance of the building.