



Investor Case Study: Commercial Property Renovation

Geographic Location: U.S.

Industry Sector: Commercial

Client Type: Private

Project Investment: \$6.1million

Return: 14%

Investment Recapture Period: 3.4 years

Background Information

Rauch Construction was appointed by the client to refurbish an existing three-story type modular building that was built in the mid-1960s. The building had a steel frame with lightweight floors and timber partitions, the external was made of timber curtain walling with glazing and metal framed windows. The building contained a large amount of asbestos.

Issues and Challenges & Work Completed

The building had a steel frame with lightweight floors and timber partitions, the external was made of timber curtain walling with glazing and metal framed windows. and contained a large amount of asbestos.

The existing external curtain wall was removed in sections followed by steel repairs and strengthening works to the support beams. A new curtain wall system was installed to the entire perimeter of the building. The building's new Mechanical and Electrical installation was designed to include new building heat recovery and ventilation systems following results compiled by the thermal modelling of the building.

Risk Factors and Assessment

The building and contained a large amount of asbestos.

Project Successes

The project was successfully completed and handed over on the agreed completion date; this was achieved due to the forward planning, design teams and collaborative approach by everyone involved in the project.

The improvements allowed client to increase building rentals thus accelerating his investment recapture period.