

# BEFORE THE BUILD



## Facility Planning Checklist Building Additions

### INTEGRATION STRATEGY

- Define how the addition connects: structural tie-in, envelop tie-in, fire separation, roof tie-in
- Determine if existing systems can support the addition or require upgrades

### SITE & CODE IMPACTS

- Verify setbacks, lot coverage, height limits, parking counts, landscaping requirements
- Confirm fire department access around the new footprint
- Confirm stormwater impacts from new impervious area and required detention upgrades

### EXISTING CONDITIONS & CAPACITY CHECKS

- Survey existing building and utilities
- Confirm available electrical service capacity and distribution space
- Confirm sprinkler capacity and required extensions (often triggers upgrades)

### PHASING & OPERATIONAL CONTINUITY

- Create a phasing plan that minimizes disruption (separate access where possible)
- Define safety separation between occupied areas and construction zones

### BUDGET & SCHEDULE

- Consider utility upgrades, tie-ins, temporary protections, and after-hours work in the overall project budget
- Identify long-lead items (structural steel, switchgear, rooftop units, dock equipment)
- Identify schedule risk around scheduled shutdown windows and inspections

Scan For Our 10-Step Process!





# Your Partner for **Industrial & Commercial** Construction



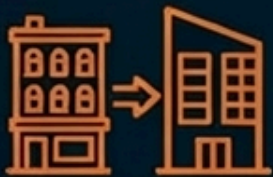
## DESIGN + BUILD

Seamless integration from concept to completion for efficient execution.



## NEW CONSTRUCTION

Expertise in ground-up commercial and industrial projects.



## RENOVATIONS

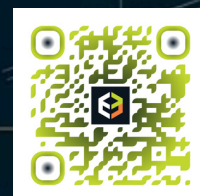
Modernizing existing structures with minimal disruption.



## BUILDING ADDITIONS

Expanding your space to meet growing needs.

Scan to see what Eagan can **Design+Build** for your facility!



(636) 390-3220



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