



Building Your Dreams, Preserving Your Legacy

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WSSC Water RFI for Rehabilitation and Rebuilding Services for Equestrian Facilities

Scope of Services:

Precise Buildings began in 2002. Its founder and owner John Fisher saw a need for a quality custom equestrian, barn, and event venue builder for the mid-Atlantic region. Growing up on a farm and working with barn builders, John Fisher gained valuable experience and insight from the equestrian community and their needs. The core of Precise Buildings is built around the dedication to the craft, integrity in business, and humility with its employees and clients. We have grown to over 25 employees and many have been here since the beginning. As we evolved over the last 22 years, John also started a woodworking shop specializing in custom wood doors, cupolas, garage doors, and windows. This allowed us to reduce the lead times, as well as, make sure those items match your design vision. Our in-house design team can design you the perfect entranceway or create a showstopping cupola. Quality craftsmen in the shop can then assemble that design or meticulously refinish that antique piece and give it new life. Precise Buildings prides itself on getting to know the property owner and bringing their vision to reality. We walk beside you through all the steps until the project is completed. As each project is custom designed, we offer suggestions on new building techniques that can save you time and money, as well as, keep the historic look and environmental disturbance to a minimum. When speaking with our sales team, we can assist you in determining whether you are looking at a rehabilitation of the structure or going with a completely new build. Some factors in deciding whether to rehab the facility or build new are aesthetics, plan of use, local ordinances, and budget. As we navigate all these factors we make suggestions based on your wants that fit within your budget.

Materials and Construction Quality:

We work with clients to give them options on what would best fit their budget in conjunction with their overall vision. Typically, these facilities are all custom-built, due to the site and planned use. We use a wide variety of construction materials based on the design of the project. As stated before, we meet with the client and discuss recommendations for material types, based on what the room use is or facility will be used for. For example, if the use is basic and simplistic, we recommend metal roofing and siding. If the use is more aesthetic and will be venue-oriented, we offer board & batten or Hardie siding and standing seam or asphalt shingle roofing. Again, this is all determined based on the wants, needs and functionality of the structure. Precise Buildings has curated and cultivated relationships with our vendors over the years. This allows us to source quality materials for your project. We continue to have a high priority on safety at our company. This is a focus for both for our workers, along with subcontractors on-site during construction. We review our guidelines with the property owner prior to starting the project and have regular safety meetings with the workers on-site to review any safety concerns. This safety and care also extends to any animals or equipment on-site. It is our priority to keep the animals in a safe location throughout the build process. Through discovery discussions, we have altered the build schedule to construct temporary housing (ex: run-in sheds) for them along with prioritizing the area in which they will be staying to minimize their time away from home. Additional/on-going costs during construction would include supplied electricity, hotel and meals for the on-site crew, inspections and possible rental equipment.

Budget and Pricing

Our contracts are broken down into subcategories listing materials and specifics for each stage of the build. The sales team is well versed in equestrian facilities on what is critical for the operation and what additional quality-of-life improvements would make your facility stand out among the rest. During the

plan discussions, material types and maintenance are also discussed. This benefits the owner's understanding of the material products that would be best suited for their facility. We discuss the pros and cons of the material choices to give the client peace of mind when constructing their dream. As always, with construction projects, they may run into issues with zoning, site conditions, or volatility of the market which can unexpectedly increase costs. Typically, we can eliminate or minimize these from the start of the project through careful planning, but these can still occur as the project comes to fruition. Client communication is key in our build process, we encourage feedback from our clients, and a dedicated Project Manager will update our clients on any issues as they occur or any roadblocks we see coming. This communication is one of our founding principles.

Compliance and Legal Considerations

For compliance purposes, it is recommended to speak with an attorney and/or a county official about what is required for your facility based on its locality. Your local township office will have more information on the permitted use of the property including the steps involved to receive a special exception to proceed with your plan. As a custom builder, we offer our clients the option for us to secure a builder's risk insurance policy for the duration of the project. This helps to minimize the client's burden in securing their own policy.