The art of **detail**

Providing comprehensive construction services and operational support to clients nationwide.
Quality Builds Its Own Reputation

Brandon Commercial Development is built on a simple foundation of Quality Builds Its Own Reputation. This foundation has earned us a solid reputation for construction excellence as a Developer and General Contractor. We take great pride in our long history of providing quality construction and superior service to every client. Because, at Brandon Commercial Development, our client relationships are too important for us not to be the best at what we do.

Brandon Commercial Development is proud to have serviced clients nationwide in the Aviation, Commercial, Distribution, Equestrian, Hotel, Industrial, Medical, Modular, Manufacturing, Religious, Retail, Industrial and Restaurant industries. With more than 20 years of experience, our team of Professionals offers the expertise to successfully implement and manage all aspects of the development or renovation of your property.

At Brandon Commercial Development, we believe that selecting a general contractor for your project is the most critical decision for a successful building experience. Selecting Brandon Commercial Development as your contractor will bring the experience and commitment needed to your project team. Brandon Commercial Development; The team you can turn to...every time.

"People who come to Brandon Commercial Development knows that a handshake still means something, trust is everything"
About Us

Brandon Commercial Development (BCD) is a Central Florida based general contractor – design build company founded in 1996. The principals, Tom and Linda Brandon, have established a reputation for excellence in development, general contracting and design build areas based on a broad range of project experience.

The Brandon Team is experienced in the delivery of construction services and construction management for a variety of specialties, such as Aviation, Hospitality, Religious, Retail, Restaurants, Medical Facilities, Commercial Office Environments, Tenant Improvements, Industrial and Manufacturing Facilities along with Communication Infrastructure.

As Engineers and General Contractors, the Brandon’s backgrounds have provided them with an acute awareness of architectural and engineering requirements in development of multi-faceted projects. This enables our team to provide Architects and Engineers with a clear perception of Value Engineering on every project. This important perception maintains the design concepts and meets the required budget and enhances the quality of construction. As a result of routinely interfacing with various regulatory bodies, their knowledge of the zoning and building requirements and practices has gained them the ability to procure prompt responses to governmental application. Interaction with every level of the industry has provided them with the ability to perceive the best approach for any project and to administer the most effective and practical plans to insure the success of the projects.

With a staff of program managers, construction managers, project managers, engineers, schedulers, estimators and superintendents, the Brandon Team possesses the required level of expertise to construct projects of unlimited size and diversity. Team members are carefully selected not only for their superior degree of knowledge, skill and experience, but also for their integrity and dedication to producing a quality project “on time and within budget” we undertake. Our goal is to exceed our clients' expectations by incorporating the elements of Quality and Integrity into every project.

At Brandon, we are committed to serving our clients and our community with our time and resources for the sole purpose of investing in our client’s future growth. For clients faced with diverse construction related needs, we are dedicated and bound to providing the best of our collective experience, talents and resources in order that those needs are fully met. At Brandon, we strive to have every client become a repeat client.
Brandon Commercial Development Services:

- Architectural Design Services
- Civil Engineer Services
- Financing Strategies
- Project Budgeting
- Individual Project Management
- Mechanical, Electrical & Plumbing Engineering Services
- Structural Engineer Services
- Preliminary Design
- Design Build Construction
- Complete DSA packages for Design Build

We provide flexibility with:

- Quality design-build programs for custom, modular buildings. Custom, permanent modular buildings.
- An array of previously approved designs, including Division of State Architects (DSA) custom pre-check (PC) buildings.

Brandon's personnel provide comprehensive control of modular construction from conception through completion: This combination of controlled elements and quality control provides for a premium modular structure for your building needs.
Design-Build Advantage

Minimal Risk, Maximum Efficiency

Brandon Commercial Development Design-Build process uses the strengths of single-source planning, design and construction expertise to bring more accountability, control and value to your project. It’s about working together for a common goal and building with a purpose from day one with the best team members for your project.

How Design-Build Works

Design-Build has become a preferred alternative to the traditional design-bid-build process. It keeps surprises out of your projects and ensures minimal risk and maximum efficiency.

- Single-source responsibility: As your single-source design-builder, Horst is the only point of contact for the design and construction of your project.
- A team of experts: We’ll bring experts together in all the disciplines needed; engineers, architects and subcontractors to make your project a success.
- One contract: All project services from initial concept to completion are delivered to the owner under a single contract.

Big Benefits

Working with a single-source design-build expert like Horst is a great way to ensure that your project not only gets done, but also gets done right.

Guaranteed Maximum Price • Open Book Policy • Greater Time Efficiencies • Shared Cost Savings • Faster Delivery • Better Quality • Decreased Administrative Burden • Reduced Risk • More Creative Solutions
Planning and design of any facility begins with programming, which involves making decisions based on user needs. This task could entail determining the type and amount of space required, equipment, services such as telephone and data requirements, furnishings, and how people and spaces relate to one another. Programming can be determined by a building committee comprised of a stakeholder group of users and with the assistance of a design professional, such as an architect and should also include input from a qualified construction firm.

- Examine room sizes and how different functions relate to one another
- Create a basic floor plan showing walls, doors, elevators, etc.
- Provide simple single line drawings of all building systems including mechanical and electrical
- Develop elevation studies showing the building’s exterior design
- Outline specifications indicating quality of materials and systems
- Develop the schematic design cost estimate (construction firm)

Save money. Save time. Save headaches. It’s important to involve construction experts early in the planning and design process. When a construction firm is involved in a project during the planning and design phases, the work that is conducted is known as preconstruction services. Studies show that pre-construction is the phase when 95 percent of the overall project savings can be achieved, which supports the emphasis on participation of the construction firm while the design is being developed. This is because the construction firm provides valuable insight regarding the constructability, cost and scheduling impact of what is being designed.

Preconstruction Savings

95% Opportunity for Savings

85% Opportunity for Savings

Pre-Construction

Construction
Brandon Commercial Development

From Design to Finish

Design Development takes the approved schematic design to the next level of detail where materials, fixtures, colors, equipment and overall building elements are defined. At this phase a refinement of the requirements occurs that provides:

- More detailed interior floor plans showing walls, dimensions, chases, elevators, etc.
- More detailed elevations showing the different exterior views – front, side, and back
- A more in-depth outline of specifications regarding materials, finishes, and building systems (i.e., structural, mechanical)
- A design development estimate from the contractor or construction firm

Armed with decisions made in the previous phases, the design team will then produce construction documents that reflect the owner’s selected design elements. In this stage the design team will develop a comprehensive set of plans and specifications (collectively known as construction documents) that will be used to submit to the appropriate authority for permits, and to bid and price the cost of construction.

Usually the construction documents are reviewed by the owner and/or building committee at the 50 and 100 percent completion points for final approval prior to bidding. It is important that the construction documents be as complete as possible to avoid contractual changes during construction. At 100 percent completion, the construction documents are also referred to as the contract documents.

There are several methods to deliver construction and some public entities dictate the method of soliciting construction bids and the specific construction delivery method.

Regardless of the selected method of construction delivery, the construction firm provides the owner with a price for construction based on the construction documents. This price is the result of the construction firm dividing the scope of work into bid packages (i.e. painting, drywall, finish cabinetry, flooring, mechanical, etc.) and issuing them to the subcontractor community for competitive bidding. The subcontractor pricing received is then rolled up with all other associated project costs – specific project requirements, general conditions, construction contingency, general office overhead and fee. The result is a total construction cost, which is then presented to and mutually agreed upon with the owner.

Once the contractor and subcontractors are on board, the construction phase will begin in earnest. Depending on the size and complexity of the facility, the time period necessary for construction can vary widely. Initially, the site will be prepared, which includes clearing, utilities and earthwork required to make way for the foundation. Construction will proceed to the framing phase, after which the subcontractors responsible for the various building systems – mechanical, electrical, and plumbing – will be on site to conduct their work.

During the construction process, the construction firm will have on-going responsibility for the overall administration essential to successful construction: schedule control, cost control, quality control, and safety. The level of responsibility the construction firm holds in these areas is based upon the delivery system selected. The construction firm will also be responsible for overseeing the subcontractors, material suppliers, and vendors. The construction firm will report on a pre-defined basis to the owner on the progress of construction in relation to cost and scheduling, and will also submit to the owner progress payment applications based on work put in place to date.

Inspections by local public officials, such as a county or municipal entity, may be conducted at specific steps along the way for such building systems as framing, electrical, and plumbing. Upon completion of the building, the owner and representatives from the design team prepare a punchlist of any items of work requiring corrective action or completion by the construction firm. The construction firm may also oversee commissioning (testing of performance) on equipment as it is installed and provide the owner, upon completion of the project, with a maintenance and operations overview of the facility that includes manuals and warranties on equipment. The architect provides the owner with a final set of construction documents referred to as the ‘as builts’, which are the contract documents updated with any changes to the scope that occurred during the course of construction.

- Warranty Manuals and Keys Delivered
- Construction Documents
- Value Analysis
- Preconstruction Estimates
- Schematic Drawings
- Design
- Close-in Building
- Topping Out
- Interior Finish Out
- Inspections
- Punchlists
- Equipment Testing and Commissioning
- Measurement
- Final Payment
- Final Close-out
- Final Submittals
- Final monuments
- Final在校
- Final Reports
Project Delivery System - The process selected to execute a construction project for the purpose of assigning responsibilities and risk to the project team. Common delivery systems include:

- Design/Bid/Build
- Design-Build
- Construction Management-Agency
- Construction Management-At Risk

Since each construction project is different, the project delivery system should be tailored to the individual requirements of that unique project. Typically the owner chooses the project delivery system that will be employed, but may rely on the professional input of design and construction consultants to determine which project delivery system will best fit the project. With public funded projects, the method of construction delivery may be specified by the local or state jurisdiction.

Selection of a delivery method is typically based upon how your organization operates, internal resources available and their level of expertise or knowledge, funding requirements, and overall schedule for delivery.
Brandon Commercial Development

Design/Bid/Build

In Design/Bid/Build, also known as the general contracting project delivery method, the process is linear, where one phase is completed before another phase is begun. Under the design/bid/build example, the architect is selected under a separate contract that is based on a negotiated professional fee. The construction firm is most often selected based on the lowest bid, and there may be many subcontractors under his contract/direction.

Advantages
- Architect serves as owner's advocate with extensive owner interaction
- One bid package for construction
- Traditional method
- Understood by all parties - owners, architect designer, contractor
- Often easier to manage the linear process

Disadvantages
- Contractor in potential adversarial role with architect and engineer
- Restricted owner control due to separation of roles and responsibilities
- Accurate cost estimating during design phase from architect requires knowledge of latest construction techniques and market
- No opportunity for contractor input prior to construction
- Low bid method increases probability of costly change orders
- Requires owner resources to manage
- Owner may have to act as "referee" to resolve disagreements
- Linear or sequential process, in which phases or tasks don't overlap
- If a project is over budget on bid day, it causes delays and additional costs for redrawing and rebidding
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The hallmark of a Design-Build project is that one organization, either the architect or the construction firm, is solely responsible to the owner for both design and construction of the facility. In the design/build project delivery method, a single point of contact has been proven to foster better communication, reduce adversarial roles between design and construction, and accelerate project delivery.

Perhaps the biggest advantage of the design/build process is speed of delivery. Because construction is occurring concurrent with design phases, the delivery of the project can be sped up by 25 percent or more as compared to the design/bid/build method. In addition to providing the owner with one source of accountability for the entire project development process and speed of delivery, using design/build fosters a team effort to achieve cost and schedule savings and to enhance overall value to the owner.

The two most essential considerations in selecting a design/build team to construct your facility are their depth of experience in working together and proven record of performance in similar projects.

Advantages
- Early and continued architect-contractor collaboration leads to reduced litigation
- Active owner participation contributes to a better end product
- Linear or sequential process, in which phases or tasks don't overlap
- If a project is over budget on bid day, it causes delays and additional costs for redrawing and rebidding
- Owner can select team based on qualifications or through bid process

Disadvantages
- Less owner control over final design and possibly less design influence by architect
- Possibly reduced architect-end user interaction
- Fewer checks and balances
- Requires owner's expertise
- Care must be taken to balance quality with profit

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Commercial

Brandon Commercial Development specializes in commercial construction performing accurate budget and conceptual pricing formulation, value engineering, detailed preliminary and course of construction scheduling, final pricing, complete construction close out documentation including As-Built drawings in hard copy and digital format, equipment operations and maintenance manuals, subcontractor team roster, warranties, etc.

Taking the leadership roll Brandon's Principal, Project Managers and Superintendents put into place practices that assure the successful, on time, in budget, high quality completion on each and every project. Our Teams have the ability, based on years of experience, to foresee most challenges and resolve them prior to them impacting cost, quality or schedule. So for your next commercial project allow Brandon Commercial Development to meet and exceed all of your expectations.
Hotel

Brandon Commercial Development has years of hotel construction insight and experience. Our in-depth understanding of hotel operations allows us to deliver completed new builds and renovations faster and more economically with little guest or staff inconvenience.

We understand that a full room night lost is revenue lost so we build and renovate with the objective of getting rooms in to service as soon as possible. We complete projects on time and within budget while meeting recognized quality standards.

To capture market share, increase the worth of your hotel, enhance your guests experiences, or reinvent your brand—start with the builder that makes your success their priority. You will feel just as confident and relaxed working with us to create your hotel as your guests staying in it will.
Aviation

At Brandon, one of our areas of specialization is in the aviation industry. We have worked to develop Aviation Hangars, FBO Facilities and Transportation Terminals throughout the southeast. Aircraft Hangar designs are extremely diverse in size and design. From large to small, simple to complex, Brandon’s design team of architect and engineers from within our aviation division will work hand and hand to supply and construct your project to perfection while developing excellent working relationships with the various stakeholders.

Construction within an airport provides many challenges. Brandon has risen to meet those challenges again and again by providing up-front planning and integrated communication, both of which are crucial to the success of every project. We know the players, and pride ourselves on having the attention to detail and adaptability to operate successfully in such a unique operating environment! We’ve proven that we can effectively deal with the challenges of performing major construction work in this type of setting, while both the airline or concession and the airport itself continue to provide uninterrupted service to the public.
Pre-engineered Buildings

Brandon Commercial Development is a Authorized Builder for pre-engineered steel buildings. This enables us to provide exceptional advice and installation of pre-engineered components including; metal wall panels, metal roof panels, insulated metal wall panels along with architectural composite wall panel systems. Our design of pre-engineered buildings also accommodate pre-cast, tilt up wall panel and block wall installations.

This cost-effective and reliable pre-engineered building solution provides high quality, environmentally friendly, quick install components and is an ideal solution for complete construction projects as well as simple repairs and renovations. Pre-engineered systems are designed with economy and flexibility in mind, without any compromise in building function and appearance.
Education & Campus

A comfortable, functional learning environment is key to a student’s academic success. Whether that means constructing a new dormitory, learning facility, or upgrading campus infrastructure, Brandon Commercial Development not only provides the education construction expertise needed to get the job done, but we do so with as little disruption as possible for the students and educators who are working nearby.

Our education experience includes:

- Dormitories and Residence Halls
- Recreation and Fitness Centers
- Field Houses and Athletic Facilities
- Arts and Sciences Buildings
- Student Life Facilities
- Dining Commons
- Secondary Education
- Campus Infrastructure

More and more schools are leaning toward sustainability in every area of their operations. When it comes to campus structures, we have the experience, teams and partners who can find ways to improve the operating efficiency of the campus or manage a LEED-registered project.
Restaurant / Tenant Improvements

Brandon Commercial Development, is a high quality commercial contractor specializing in restaurant and tenant improvement construction. From conception to completion, we will provide our clients with experience, integrity and exceptional service from all levels including our sub-contractors and support staff. We will strive to deliver a complete turnkey project, when promised, that exceeds our clients expectations at a competitive price.

Our company handles all phases of the project from conception through completion. From fast food, to white tablecloth fine dining, Brandon' team has a wealth of experience working with local restaurateurs and national chains. With over 20 years of experience in the design, estimation and implementation of projects, Brandon Commercial Development provides the owner/developer an extended staff of professionals with diverse backgrounds. The Pre-construction process, inclusive of site analysis, budget formulation and construction documentation, can be entrusted to the staff at Brandon Commercial Development. Our approach is flexible yet systematic in implementing our assignment in concert with the owners development vision.
Equestrian

Brandon Commercial Development has been designing and building fine custom horse barns, riding arenas and outbuildings for clients throughout the southeast. As experienced barn builders, we know what it takes to bring your vision to life, whether it's a simple project with a few horse stalls or a large and complex facility.

Whether you prefer the wide-span of a steel-framed riding arena, the beauty of laminated wood, or the practicality and afford ability of a wood truss indoor arena, we have the knowledge and experience needed to build it right.

We know how much your barn means to you. This is the place you've been dreaming of and working for—a place where you can keep your horses safe and oversee their care... And, even if it's your place of business, it's still the place you most want to be. It's where you'll go to recharge, to find comfort, to work toward your goals, and it's where you'll make your most lasting memories.

If you're looking for professional horse barn builders with years of experience behind them, you've come to the right place.
Churches

Brandon Commercial Development has been designing and building churches since 1996 offering complete architectural design services and construction management services. We build churches and religious facilities....and specialize in church buildings of all sizes and designs. We are dedicated to the belief that every church deserves its own original concept of design and function. This policy eliminates “stock” or “off-the-shelf” plans, which seldom provide adequate solutions to the individual needs of every church.”

We Build Churches!
- Serving pastors
- Saving money
- Absorbing the problems and pressures that occur during construction
- Offering and coordinating services for every phase of the building process including designing, financing, building within the budget, scheduling and construction
- Offering our expertise in order to help protect the church and the pastor during the building process
- Giving churches a company with stability, honesty, and integrity they can trust
- Providing first class buildings to our clients
The art of detail

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Modular Building Systems
Permanent Modular Buildings:
- HOTEL
- DORMITORY
- SENIOR LIVING
- EDUCATION
- HEALTHCARE
- RETAIL
- RESTAURANT
- RESIDENTIAL
- MULTI FAMILY HOUSING
- OFFICE & ADMINISTRATION

Whether your project is:
- DESIGN BUILD
- MULTI STORY
- SLAB ON GRADE
- ELEVATED STRUCTURES
- DSA CUSTOM PRE-CHECK FLOOR PLAN

"Brandon Commercial Development where Quality Builds Its Own Reputation"
Modular

Brandon Commercial Development Modular Division specializes in both permanent and relocatable modular building projects throughout the Southeast. Our permanent modular construction techniques combine the form and function of traditional site-built construction with the speed and cost efficiency of the modular construction process. Permanent modular construction projects that BCD specializes in include modular schools, classrooms, restrooms, locker rooms, office space, commercial modular buildings, multifamily residential buildings and medical facilities.

Let the Brandon Modular Division take it one step further. As General Contractors, Tom Brandon and his team approach your project with the expertise we bring to all of our construction projects. When it comes to modular building, that expertise translates into even greater savings of time, money, and stress.

Whether you need an efficiently built project within a tight schedule or a sophisticated LEED - Certified building, we offer our customers a unique, full menu of design and construction services and unparalleled flexibility that comes with working smarter.

Brandon's Modular's high-quality construction has a life span that far surpasses the typical modular construction the industry has to offer along with our design-build experience, project management, and dedicated professionalism show in every modular building we construct.
Healthcare Buildings

The rising need for functional space in the healthcare industry makes modular construction the smart choice. Whether providing complex medical and research facilities with exacting designs or relatively simple administrative offices, Brandon Commercial Development understands the unique space needs of the Healthcare profession. Modular construction – permanent or temporary – provides functionality and aesthetics with cost efficiency and quality.

Our manufacturing capabilities make it possible to complete 90% of the building in the factory, greatly reducing the time-to-completion factor, which is of critical concern to our healthcare customers. This speed gives healthcare facilities a greater return on investment because services can begin much sooner than they would in traditional site-built projects. With reduced on-site construction activity, there is less site disruption, less noise, less construction waste, and less weather-related downtime.

Let Brandon’s experienced Healthcare Team show you how our accelerated modular construction can add value, speed, and sustainability to your next healthcare building project.

Modular construction is a great choice for such projects as:

- Medical and Dental Clinics
- Healthcare and Administrative Offices
- Laboratories
- Wellness Centers
- Hospitals
- Professional Buildings
- Rehabilitation
- Diagnostic Imaging and Dialysis Centers
- Assisted Living Facilities
- Company On-Site Clinics
Senior Living
Commitment to Innovation

We are a leader in innovative building – both from how you purchase your construction to the building process itself. Brandon Commercial Development is committed to increasing collaboration and eliminating project waste. For those reasons, we will continue to push the boundaries with modular construction, so that we deliver the highest value for our owners.

We have a team in place who specializes in the construction of senior living facilities, Brandon Commercial Development has set the standard for independent, assisted, and senior living complexes. Brandon Commercial Development offers unparalleled pre-construction services, quality construction, and an extensive, detailed knowledge of the requirements and quality required by senior living construction.

Brandon's priority is to assist senior living facility owners, operators, and administrators in delivering a quality product on time and within budget. Our extensive experience allows us to understand the sensitivity needed towards items such as mobility, convenience, and sustainability in a senior living environment.
A Relocatable Building (RB) is a partially or completely assembled building that complies with applicable codes or state regulations and is constructed in a building manufacturing facility using a modular construction process. Relocatable modular buildings are designed to be reused or re-purposed multiple times and transported to different building sites.

Relocatable modular buildings are utilized for schools, construction site offices, medical clinics, sales centers and in any application where a relocatable building can meet a temporary space need. These buildings offer fast delivery, ease of relocation, low-cost reconfiguration, accelerated depreciation schedules and enormous flexibility. Relocatable modular buildings are not permanently affixed to real estate but are installed in accordance with manufacturer’s installation guidelines and local code requirements. These buildings are essential in cases where speed, temporary space and the ability to relocate are necessary.

FMI Corporation reported in its fourth quarter 2010 Nonresidential Construction Index that modular construction is considered a growth opportunity for the industry. Of the panelists surveyed 49% expect growth to exceed 5%. Panelists expect this area to grow faster than the market in general due the growing use of BIM, owners wanting projects faster and for lower cost, safety, quality and the shortage of skilled labor once markets return to more normal growth.