

MACHGAN DENTAL - REAL LIFE CASE STUDY!

Drs. Tom & Kris Machgan owned a building in downtown Eau Claire that had been used as dental office for over 50 years. The facility was too small and had no parking for patients. Some patients, when put back in the dental chair would hit their feet on one wall and head on the other wall. They came to Royal Construction for help. Here is what we did for them!

PRECONSTRUCTION SERVICES

- Listened to their needs for an ideal site location and size facility
- Completed a preliminary conceptual building layout and site plan to know what size of facility and lot was needed. This was done to make sure any site that was selected was large enough to meet their current but also future growth needs
- Located a site in Eau Claire and negotiated for it's purchase
- Wrote the Offer to Purchase for the lot in Royal Construction's name so that the end product for the land and building could be sold to the Machgan's to facilitate a 1031 Tax Free Exchange. Completed the closing statement and coordinated the closing process with the title company.
- Annexed the property from the Town of Washington to the City of Eau Claire so utilities could be extended to the lot
- Worked with the Seller to develop a new Certified Survey Map (CSM) to include a sliver of land that was not part of the original CSM because when Oakwood Hills Parkway was built the road split an existing lot which created an outlot between the street and this lot. A new CSM was completed so clear title could be obtained.
- Rezoned the property to commercial to allow for a dental office
- Obtained site plan approvals and worked with the city engineer to get the storm water plan approved
- Worked with Xcel Energy to relocate power lines
- Coordinated financing for the project and got Machgan Dental approved for the end loan financing once construction was completed

CONSTRUCTION SERVICES

- Reviewed pictures of "homey" exterior from a dental office in the Twin Cities that desired to re-create in Eau Claire
- Developed a design/build contract to help facilitate the completion of a design in a timely and cost effective manner
- Coordinated the office and equipment layout with the dental equipment supplier
- Construction started – Here is where a normal General Contractor would begin their work. See the difference?