

# ENCODERS INC.

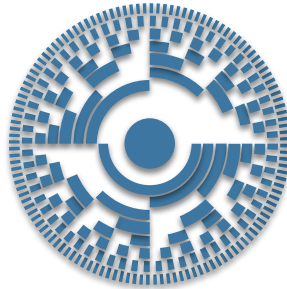
Engineered Networks for Commercial Operations & Designed Environments for Residential Spaces

AUTOMATION

DATA

LIGHTING

AUDIO/VIDEO



SURVEILLANCE

ACCESS CONTROL

SECURITY

HVAC CONTROL

## TECHNOLOGY ANALYSIS

### A. AUDIT

	Typically in phase 1	Optionally in phase 1	Typically chosen in phase 2
A•1 <u>Marketing</u> : a comprehensive, in-depth understanding is determined as to ownerships' intentions and desires regarding the property positioning, quality, level of service and sophistication; in order to determine the type, appearance and extent of the technologies to be incorporated in the design. Includes SWOT analysis of the plan & competitive properties to assist in finalizing the technology direction.			
A•2 <u>Operations</u> : an in-depth study of operator's needs and intentions to determine the required functional parameters and full extent of essential operating elements that need be deployed to best facilitate efficient and functional administration. Analysis of absolute requirements versus druthers.			
A•3 <u>Code Compliance</u> : Study of applicable local, regional and governing authority regulations and reporting on the need, costs, implications and alternatives to these. Includes assessment as to whether existing plans or premises cover all essentials.			
A•4 <u>LEED Certification</u> : If LEED Green Building Certification is desired a study of technology requirements, and costs thereof, would be undertaken to demonstrate what measures would need be taken in order to qualify for the LEED level desired.			
A•5 <u>Renovation Impact</u> : If the project is a renovation of an existing property a study would be undertaken to establish what level of technology could be deployed using the building's current infrastructure and to determine the best course forward if infrastructure supplementation or replacement is required.			
A•6 <u>Architectural Review</u> : A review of architectural plans to establish whether there exist any architectural, structural, mechanical & electrical designs requiring any meaningful alteration to accommodate the desired technology plan, or what it means for the technology plan to need to conform to existing plans. (MDF & IDF rooms, heating & cooling needs, spacial conflict etc.)			
A•7 <u>ID Review</u> : A review of ID designs, if they exist at this stage, to ensure proper spacial coordination and initiate harmonious placement & blending of technology elements with ID aspirations.			
A•8 <u>Service Provision Analysis</u> : Exploring all property historical and potential service provider options to determine the long and short term most cost effective options, provider subsidized opportunities, and best-in-class future-proofing alternatives.			

## P. PLAN

	Typically in phase 1	Optionally in phase 1	
P•1 <u>First Stage Plans</u> : These are comprehensive, but rough, plans that would primarily enable ownership and operations to approve essential concepts and facilitate gathering of budgets for all required products and services. Also to achieve fundamental coordination with GC, architects, engineers and ID to begin facilitating detailed plan creation.			
P•2 <u>Execution Budgets</u> : Formulation of line item budgets for plan funding and providing data to operations for on-going monthly cost accounting.			
P•3 <u>Ownership Approvals</u> : of audit findings, plans and budgets.			Phase 2 typically begins here
P•4 <u>Detailed Plans</u> : Created in coordination with Architects, Engineers, ID, Service Providers and GC, <b>ideally before</b> first City Submission of main plans for initial construction/ renovation permits. This is undertaken for all low voltage systems with the notable exception of Fire Alarm.			
P•5 <u>Product Final Selections</u> : from Good, Better, Best presentations.			
P•6 <u>Specification Generation</u> : Documentation of all systems, products and designs.			

## I. IMPLEMENT

I•1 <u>Vendor/ Sub-Contractor Bid Solicitation &amp; Analysis</u> .			
I•2 <u>Grand Implementation Program Formulation</u> : Owner bid selection and approval. Schedule approval for Plan Implementation.			
I•3 <u>Contract Generation</u> : Covering products, equipment, installation and commissioning services as well as continued service provision.			
I•4 <u>LV Sub-Contractor &amp; Supplier Correlation</u> : Ensuring that product lead time and installer services match with GC's production schedule from concept to reality.			
I•5 <u>Execution Supervision</u> : Quality assurance through ongoing site supervision on a thorough basis including testing and inspection verification.			
I•6 <u>System Commissioning</u> : Testing and operating system verification			
I•7 <u>Client take-over facilitation</u> : including operation and maintenance staff training.			