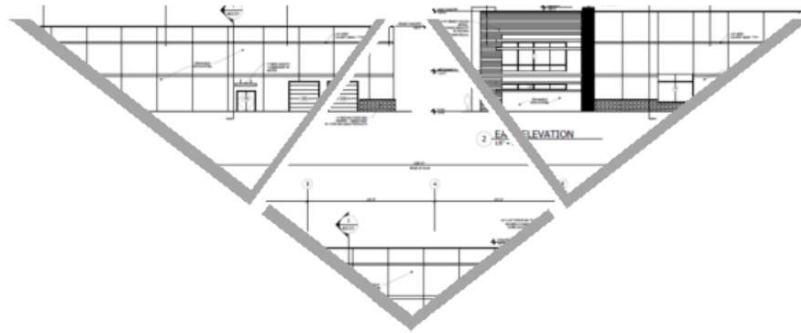




**TRISECT**  
COMMERCIAL



# THE EXPERIENCE

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A CLOSER LOOK

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# INTEGRITY IS OUR FOUNDATION

TRISECT believes that for many of its clients, time is just as important of an asset as financial savings and value engineering. Our purpose is to work with national, regional and local developers, as well as end users in the retail, office, medical, light industrial and restaurant industries. In addition to simplifying complex construction processes and schedules. Our goal is to systematically install design and construction procedures to ensure the most quality product in the fastest time possible. TRISECT understands that time is money for our clients and our model allows us the ability to adapt to each individual client's structure to provide the best service available.

Our experience is proven to show hard cost savings through design and value engineering as well as opportunity cost savings through shortening the entire development and construction process. In turn, our clients receive a fully functional construction team of professionals dedicated to the construction, design, and site selection needs. TRISECT specializes in general contracting, development services, regulatory compliance and negotiation.



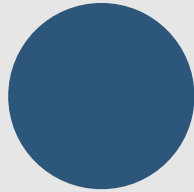
# COMPANY HISTORY

Founded in 2010 by Bryan Clemmons, Trisect Commercial embarked on its journey with a vision to revolutionize the commercial construction industry in the Southeast. Under Bryan's leadership, Trisect Commercial has not only obtained licenses to operate across this vibrant region but has also demonstrated substantial growth in revenue, project initiation rates, and the scale of project operations year after year.

At Trisect Commercial, we place a premium on meticulous planning, current and improved building practices, and the utilization of premium and industry-leading processes, technology, and means and methods, constantly researching and training on the latest trends. Our expertise spans both bid and design-build processes, ensuring that each project is tailor-made to meet our clients' distinct specifications. Embracing a holistic approach to development and construction, we meticulously consider the entire project lifecycle to guarantee success, sustainability, and efficiency.



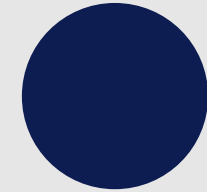
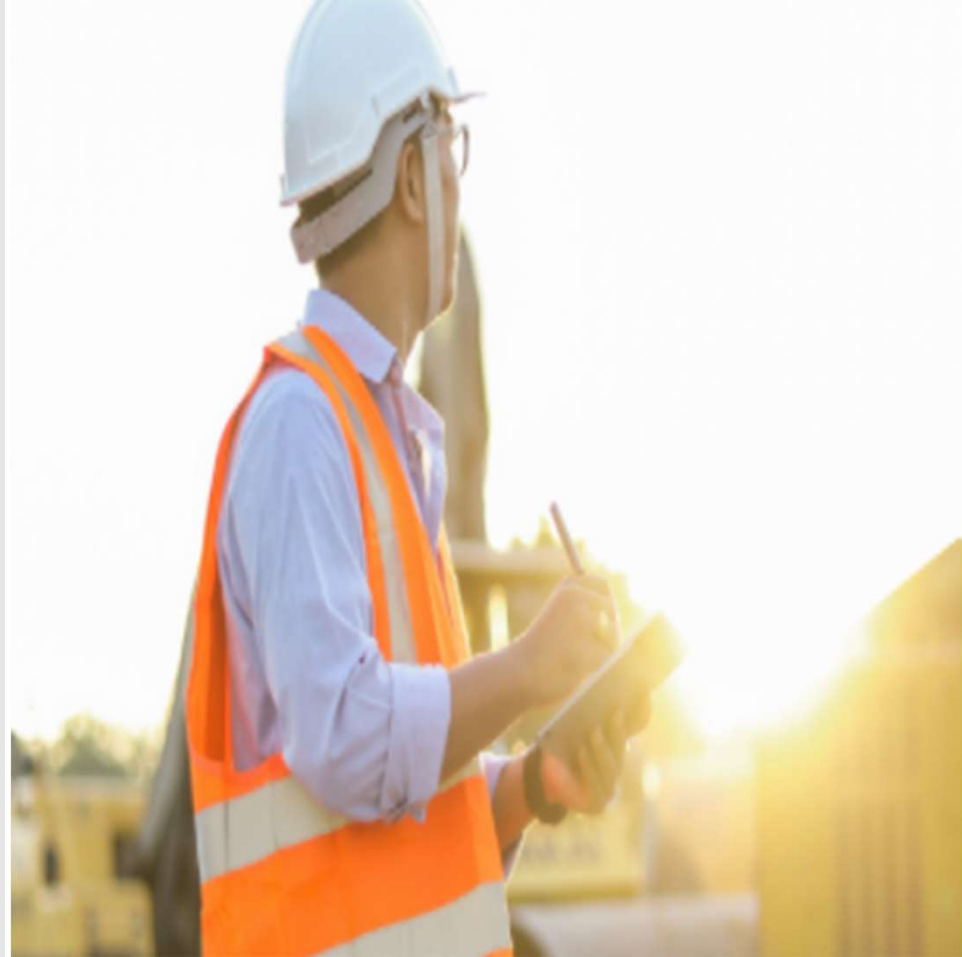




## CONSTRUCTION SERVICES

TRISECT Commercial provides construction services for the retail, restaurant, medical/office and light industrial sectors, specializing in:

- Tenant Build-outs
- New Construction
- Site Development
- Construction Management
- Value Engineering
- Design-Build
- Consulting Services
- Constructability Review
- Project Feasibility
- Construction Manager at Risk
- PM Services



## DEVELOPMENT SERVICES

TRISECT also has experience with development services by providing assistance with:

- Site Selection
- Site Development
- Regulatory Approval
- Consulting Services
- Develop Site and Building Specific
- Brand Identity
- Turnkey Design and Build

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# RESTAURANTS AND RETAIL

TRISECT has experience working with national brand QSRs as well as independent owners of fast casual and traditional sit-down restaurants. Our clients include Panera Bread, Dunkin Brands International, Subway IP, Inc., Biscuit King, Tropical Smoothie Café, LLC, The Flame Broiler, Inc., Hops Burger Bar, Chicken Salad Chick, Vitality Bowl, Five Guys, and Mad Hatter. Our retail clients include Sherwin Williams, Verizon, and Aspen Dental. Our construction management methods focus on shortening project development and construction timelines to deliver the final product faster while focusing heavily on quality and communication. We use our experience working with national brand standards and developing projects for independent operators to understand each client's project values better and execute a quality build. QUALITY and INTEGRITY are what make TRISECT a valued partner to its clients, resulting in successful projects delivered on time and on budget.



# CASE STUDY – CHICKEN SALAD CHICK KERNERSVILLE, NC

- 5400 sf design-build construction, including a 2700 sf upfit of a Chicken Salad Chick Restaurant.
  - Built the design team and worked through the challenges of material cost increases, timing, and the Town UDO requirements to construct the project within specified parameters.
    - Project was completed 10% under budget
    - Project was completed within one week of the original schedule
    - Project completed in Q2 2024





# CASE STUDY – ASPEN DENTAL GARNER, NC

- 3,500 sf bid shell and upfit of an Aspen Dental.
  - Navigated construction of shell and upfit for two different clients. Completed project on time and the shell and site work portion within 3% of budget due to existing and unknown soil conditions and wet weather. Was able to mitigate a substantial portion of the budget overruns through cost-saving metrics and controls driven by the project team and passed on to the client. Completed the upfit portion on budget and on time.



# RECREATION AND INDUSTRIAL

Trisect Commercial has completed or is constructing over 250,000 square feet of recreation space, including fitness centers, specialty fitness centers, branded gyms, and student housing clubhouses, in communities across North Carolina.

TRISECT has also constructed almost 500,000 sf of industrial upfit space, mostly in highly specialized environments.

In addition to completed and under shovel work, TRISECT has a backlog of another 75,000 of recreation space in the coming months and over 200,000 sf of recreation projects in development, but not currently under contract.





# CASE STUDY – O<sub>2</sub> FITNESS HIGH POINT, NC

- 35,000 sf Fitness and Physio New Construction facility located in the Palladium shopping center.
  - Bid project that, at the time, was the largest contract Trisect had ever been awarded.
  - Worked through design coordination issues and scope separations ( we were footings up only) to land the project on time and on budget.



# CASE STUDY – O<sub>2</sub> FITNESS WAKE FOREST, NC

- 40,000 sf design build Fitness and Physio facility.
  - Worked with the design team on a brand refresh, bringing substitutes for Value Engineering materials to the table for review and budget control and to meet specified design standards by the town of Wake Forest.
  - Project is currently under construction and will be completed in August 2024.
  - Project is on time and projected to be completed 8% under budget.





# CASE STUDY – ENGINEERED STEEL EXPANSION

- 20,000 sf addition to existing steel fabrication facility.
  - Design build project completed on time and budget.
    - Once this project was completed, we were also brought on to design and construct their beam cutting line, and we are currently constructing a 130,000 sf specialized industrial upfit for two of their sister companies.





# THE TRISECT TEAM

## **BRYAN CLEMMONS - PRESIDENT & PROJECT MANAGER**

Bryan began as a carpenter apprentice in the residential construction industry in 1996. In college, Bryan paid his way through school as a framing foreman for a high-end custom home builder in New Hanover County while obtaining a business degree from the University of North Carolina at Wilmington in 2004. After finishing his studies, Bryan went to work for a regional grading and site contractor in Charlotte and moved back to Greensboro to start the Triad division for that company. From 2006 to 2010, Bryan was a Project Manager for two large commercial construction companies. Completing on time and under budget over \$20 mm in mid-rise apartment and condominium projects. In 2010 Bryan started TRISECT Commercial, LLC after over 15 years' experience as a Laborer, Foreman, Superintendent, Estimator and Project Manager in the construction industry.

## **MICHELLE RIVERS - CONTROLLER**

Michelle joined our TRISECT team with twenty years of experience in construction accounting. Being the daughter of a mason contractor, she was exposed to the construction world at a very young age. She began college studying early childhood education but realized that wasn't the path she wanted to take. She started her career in public accounting and enrolled in college for the second time. From there, she pursued her passion in construction accounting, where she gained a diverse understanding of the industry. She is our Controller and is responsible for all things accounting and finance related. Michelle graduated from High Point University with a Bachelor of Science in Accounting. She is married and has two sons, one daughter, and five beautiful grandchildren.

## **TIM KNIGHT - SENIOR CONSTRUCTION MANAGER**

Tim joined the TRISECT team in 2016 bringing with him 15 years in the field as a superintendent with a long and successful career as a Project Manager for large and complex projects in both the public and private sector. Tim spends his time between the office and field managing projects as well as TRISECT's quality onsite personnel and subcontractors. He also assist the project team with plan review, value engineering and subcontractor management/ qualification. Tim has three kids, his oldest son following in his footsteps in the construction industry as one of TRISECT's Project Managers, his daughter is a nurse, and his youngest son is a welder.





# THE TRISECT TEAM – CONTINUED

## **JERRY MAGURNO- PROJECT MANAGER**

Jerry joined TRISECT in 2019 as a Construction Manager and has since moved into Project Management. With a career in the construction industry dating back to 1983 in New York, Jerry has held roles such as Site Superintendent, General Contractor, and Residential Home Builder. Before his current role, he was a field member of the TRISECT team, completing various retail, restaurant, and office projects. Now, Jerry is responsible for pre-construction estimating and bidding, assisting with conceptual project design and pricing, and overseeing project management. In his free time, Jerry enjoys playing golf and spending time with his wife, Alyson, at their home in Stokesdale. They love swimming, boating, cooking, and even making their own wine.

## **AMANDA WILLIAMS - OPERATIONS MANAGER**

Amanda comes to us from the architectural signage industry with 8 years of experience as a Project Manager. Amanda joined the TRISECT team in 2018. She handles all project coordination, such as pre-construction start-up and post-construction closeout, field-to-office assistance, permitting, subcontractor management, and sending projects to market. Amanda manages the office maintenance and supplies, website and marketing, assist in budget tracking from field request, and is the point person for office and field on processes, procedures and software. She helps keep the Trisect team on track with budgets, buyouts, and schedules and assures a positive and rewarding work environment for all. She and her husband Justin live in Greensboro with their kiddos, including a Shih-Tzu Yorkie named Ishi and a Shih-Tzu named Darby.

# WORKING WITH TRISECT

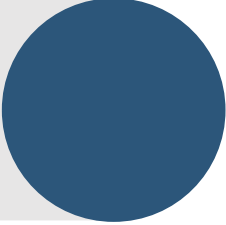
What our customers and subcontractors have to say about us!







# OUR CLIENTS



TRISECT has worked with national brand tenants and developers on projects in a wide array of disciplines. Some of our current or past clients include:

- GEMCAP Development
- Atlantic Coast Commercial
- Wilson Blount Development
- New Page Capital

- Lewanski Development
  - Cellular Sales of North Carolina
  - Ingles Markets, Inc.
  - Dunkin Donuts Coastal Franchising
  - Cook Out Restaurants
  - Piedmont Aviation
  - FedEx
  - Panera Bread
  - Chicken Salad Chick
  - Biscuit King
- 


July 12, 2018

Re: Letter of Recommendation

To Whom It May Concern,

My name is Don White and I am a Regional Director of Cellular Sales. Over the past 8 years I have worked with Bryan Clemmons of Trisect Commercial, LLC. Trisect has completed 60 projects for Cellular Sales. In addition, we are currently working together on additional retail locations in North Carolina and Tennessee.

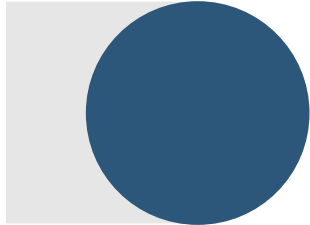
Trisect completes projects on time, within budget and without change orders. They build with quality and integrity in mind. Any adjustments that have needed to be made after completion, they have addressed it immediately and made it right. Our organization has benefited greatly from being able to completely rely on committed dates and budgets from Trisect. I would highly recommend Trisect for development and construction services.

Trisect has not only been my first choice for our construction projects, they have become my only choice where they are licensed. If you wish to discuss this further, please feel free to call me at 336-209-1111.

Sincerely,



Donald J. White



ROTK, Inc.  
dba Flame Broiler  
3606 N. Elm St., Suite H  
Greensboro, NC, 27455  
336-676-5652  
tcarrier1@cox.net

**FLAME BROILER**

July 12, 2018

To Whom it May Concern:

My name is Ted Carrier, and I am the owner operator of the first Flame Broiler in North Carolina.

I moved to Greensboro from southern California in July of 2016, and my challenge in 2017, was to find a general contractor that could build out my rental space in accordance with the Flame Broiler specifications and requirements, while sticking to a budget and a schedule.

I interviewed several GC's, all highly recommended, including Trisect. I found Bryan Clemmons to be easy to work with, committed to his profession and genuinely interested in doing my project.

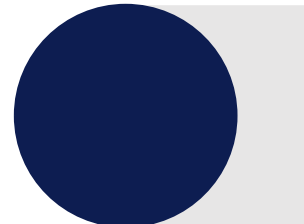
Bryan was available and "hands-on" whenever I needed him. Bryan and his team were very professional, and exceptional at resolving issues on the fly, as well as follow-up on any questions or open items. The project was not "Cookie cutter" but Bryan and his team were able to meet the schedule and stay on budget. Cost alternatives were identified in a timely manner and resolved to our mutual satisfaction.

I will work with Bryan on my next project and would highly recommend Trisect Construction!

Sincerely,



Ted J. Carrier  
President  
ROTK, Inc.  
dba Flame Broiler



**TRISECT**  
COMMERCIAL



Hello,

This is Chris Martin owner of Hops Burger Bar Inc. Trisect has done 2 jobs for us in the last 2 years. Their expertise is impeccable. From the bid phase all the way thru delivery of the product. I plan to use them for all projects going forward. Trisect is a professional top-notch company. If anyone has any questions, please call me on my personal cell phone.

Chris Martin

President

Hops Burger Bar Inc.

336-202-9824

rcmgso@yahoo.com

Krusch Investments, LLC  
3031 Pleasant Ridge Rd.  
Summerfield, NC 27358

July 11, 2018

To whom it may concern,

My name is Edward Krusch and I am a commercial property developer and investor located in central North Carolina. Within the last 12 months, TriSect Commercial was hired to handle a Build-to-Suit retail property for a national brand that I was developing. I must say that the entire TriSect team was outstanding in their service and it was truly the best General Contractor experience I have ever had. Their scheduling was coordinated, the communication and organization was exemplar, and the timely performance and quality was spot-on! The project opened in the precise timeline as required and Tenant was quite pleased.

I would highly recommend Brian and his team...I will use them again!

Sincerely,

Edward B. Krusch





April 16, 2017

North Carolina Contractor's Office

To whom it may concern:

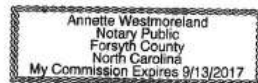
My name is William Daniel and I'm the Managing Partner with ACC Commercial Real Estate, LLC in Winston-Salem, NC. I'm writing this letter of recommendation for Bryan Clemmons, President of Trisect Construction, LLC. Trisect Construction has completed multiple projects for ACC Commercial Real Estate and our clients over the past few years. Bryan has always been very professional and courteous with our clients and his team consistently communicated with us on project updates.

Bryan has completed most of his projects on or before schedule for ACC which has helped ACC retain its client base and grow their relationships. This has also helped ACC and our decision to continue working with Trisect Construction on future projects. I would and have recommended Trisect Construction to my clients for any of their construction or up-fit needs.

I would be happy to answer any questions or discuss my professional relationship with Bryan and Trisect Construction if needed.

Sincerely,

  
William H. Daniel, CCIM  
ACC Commercial Real Estate, LLC  
Managing Partner





7100 E. Pleasant Valley Rd., Suite 350  
Cleveland, OH 44131  
Tel. 216.326.9700  
Fax. 216.329.9704

July 10, 2018

North Carolina Contractor Office

To Whom it may concern,

I wanted to provide a letter of recommendation for Bryan Clemmons, President of Trisect Construction, LLC and the projects they have completed for Pinnacle Financial Group & it's affiliates over the past 6 years.

Trisect has completed 10 retail projects to date. These projects are listed below. All of the projects were completed on time and on budget. Bryan and his team consistently communicated with us as to costs and timing at all stages of the process.

Completed projects to date are:

Cherryville, NC	Harrisburg, NC (2 deals)
Conover, NC	Mayodan, NC
Franklin, NC	Reidsville, NC
Graham, NC	Sylva, NC

We recently also complete a project in Clemson South Carolina.

I would be glad to share any information you need for any of these projects.

Sincerely,

  
F. Brock Walter  
A Member and manager of the LLCs that owned each of these assets

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THANK YOU



[BUILD@TRISECTCOMMERCIAL.COM](mailto:BUILD@TRISECTCOMMERCIAL.COM)



[TRISECTCOMMERCIAL.COM](https://www.trisectcommercial.com)

