



**Magna Cosma
International**
Piedmont, SC

In the fast-paced world of industrial development, Becknell Industrial stands out for its ability to deliver exceptional results within tight timelines. A recent project with Magna Cosma International exemplifies Becknell's commitment to efficiency and quality, even in the face of complex challenges.

The facility is required to house a large piece of manufacturing equipment. This equipment had a demanding time-line: four months for assembly and two additional months for testing. Given this tight timeframe, Becknell faced a significant challenge – completing the essential building infrastructure, including drying in the roof and finalizing the reinforced slabs and pits, all before the equipment's arrival just eight months after the lease execution, prompting Becknell to proactively order long lead time materials before the lease was executed. Additionally, expediting the procurement of electrical gear ensured alignment with the equipment's start-up requirements.

Becknell's approach to project planning and resource allocation was strategic. Multiple collaborative meetings for key design decisions ensured timely ordering of materials, while bi-weekly design meetings expedited permit approvals, laying a solid foundation for efficient execution.

Mitigating risks was a priority for Becknell. Additional geotechnical borings were conducted to avoid foundation issues from underlying rock formations, showcasing Becknell's commitment to delivering risk-free solutions to clients.

Innovative solutions played a crucial role in accelerating the project timeline without compromising quality. Concrete slab stabilization techniques expedited pad subbase drying, while leveraging Procore software enabled seamless project tracking.

Communication and collaboration among stakeholders were vital. Clear design and construction milestones were set, and bi-weekly meetings ensured accountability and alignment.

Significant milestones, such as pouring the slab and furnishing temporary power ahead of schedule, showcased Becknell's collaborative effort in keeping the timeline on track.

Lessons learned from this project emphasized the importance of in-person meetings and collaboration with county reviewers to maintain an aggressive project schedule.

In hindsight, clear communication, well-defined decision points, and accountability for deadlines were instrumental in achieving the desired outcomes within the specified timeline. Becknell's commitment to excellence and innovation sets a benchmark for navigating complex projects with precision and efficiency in the industrial real estate sector.