



Capability Statement | FSOP LLC : Facility Space Optimization Professionals General Contractor

Facility Space Optimization Professionals provides commercial general contracting for convenience stores, gas stations, retail stores, restaurants, beer stores, and wellness spaces.

Primary Contact

Company: FSOP LLC

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Company Snapshot

Years in Business: 27 (Since 1998)

Service Area: Serving Eastern and Central Pennsylvania

Project Size: \$100K - \$5M commercial new builds and fit outs

Specialization: Ground-up and tenant-improvement work for convenience retail, gas stations, restaurants, beer stores, retail stores, health/fitness facilities

Delivery Methods: Design-Build & Negotiated GC



Core Competencies

- ✓ Convenience store builds & site coordination
- ✓ Restaurants & professional suites
- ✓ Gas stations and retail stores
- ✓ State regulations: PLCB, L&I, PennDOT
- ✓ Planning commission coordination
- ✓ Land development
- ✓ Zoning Board hearings
- ✓ Walk-in cooler and freezer design
- ✓ Commercial kitchens and hood design & installation

Key Personnel

Planning & Scheduling

Project Manager (PM)
Scheduling Engineer
Permit/Zoning Coordinator

Design

Preconstruction Director
Architectural Design
Senior Estimator

Procurement & Ordering

Purchasing Manager
Supply Chain Coordinator
Transportation Manager

Quality & Safety

Construction Foreman
Quality Control Manager
Safety Manager

Recent Projects



five BELoW Design-Build

Budget: \$1.5M

Location: Taylor, PA

Outcome: Retail Outlet, A to Z build for national brand



Convenience / Gas Station Extension

Budget: \$900K

Location: Mahanoy City, PA

Outcome: 16-week delivery; doubled the stores square footage



Convenience Store Refit with Pizza Hut Expansion

Budget: \$950K

Location: Hanover, PA

Outcome: Demolition, raised and rebuilt

Differentiators

- ✓ Fast-track delivery expertise for revenue-driven openings
- ✓ Local vendor & subcontractor network for predictable execution
- ✓ Document control and RFIs managed with modern GC platforms
- ✓ Transparent budgeting and proactive value engineering
- ✓ Site logistics planning for occupied plazas and tight urban lots
- ✓ Permitting support & jurisdictional coordination

Certifications, Licenses & NAICS

- **Licenses:** PA General Contractor #PA115960
- **Insurance:** GL / Auto / WC / Umbrella

NAICS:

- 236220 (*Commercial Building Construction*)
- 238910 (*Site Preparation*)
- 238110 (*Poured Concrete Foundation and Structure*)
- 238210 (*Electrical Contractors and Other Wiring*)
- 238220 (*Plumbing, Heating, and Air-Conditioning*)
- **Safety:** EMR: 0.8330 | OSHA-10/30 trained supervisors
- **Affiliations:** NAB / ABC / BOMA / CMAA
- **Compliance:** Prevailing wage & certified payroll capable