


SELF STORAGE PROJECT CHECKLIST

1. GETTING STARTED

TICK THESE OFF FIRST PRE-CONSTRUCTION PLANNING

Check a box, then call or email your SCB rep once the **bold** items are in place.



PROJECT FEASIBILITY

- Market study finished** – you know demand, competition, and a good unit mix.
- Land under contract and properly zoned** (or you know the path to approval).
 - Hire a local civil engineer, geotech, and feasibility pro – depends on location.
- SCB TouchPoint #1** – We review your initial project layout/sketch, give you budget numbers, and suggest ways to save time and money. 

FINANCING

- Cash flow math shows the project makes **at least 25% more than yearly loan payments**, and your bank has given you a draft loan offer.
- Have 25-30% of total cost in cash or investor equity ready.

PERMITTING

- Ensure permitting process is started** (civil needs to be done first). This may take weeks to several months depending on your local planning and zoning requirements.
- SCB TouchPoint #2** – Confirm any final design changes and pricing updates. (Optional) Building plans drafted by SCB if no Architect is required for permitting. 
- SCB TouchPoint #3** – Sign contract for approved design. 

ABOUT US

At SteelCo Buildings, we're not just steel suppliers—we're award-winning partners in your self-storage journey. Fresh off our Best Places to Work award, our team's collaborative and client-first culture means you get responsive, hands-on support from a crew that genuinely enjoys consulting on your project needs and wants. We pair entrepreneurial agility with proven systems, ensuring your red-iron steel package, stamped drawings, and delivery arrive on time and on budget. With SCB handling the details, you stay focused on grading, concrete, and opening day—confident that you've chosen one of the fastest-growing, most trusted names in the industry.



2025
Inc. 5000
Company

5M+
SF of storage
shipped across
the U.S.



100+
years of
combined
knowledge



24+
years of
self storage
expertise



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2. CONSTRUCTION PHASE

AFTER YOU ORDER THE STEEL PACKAGE

Keep the build moving with these steps:

- 1. **Begin sitework & grading** – prepare site according to Civil plans.

SCB TouchPoint #4 – Get SCB’s stamped foundation & anchor bolt drawings.



- 2. **Run underground lines** – electrical conduits, site lighting sleeves, plumbing stubs before rebar.

- 3. **Build and compact the pad** – record compaction tests; install rebar

- 4. **Set anchorbolt templates** exactly per our prints, then call for inspection.

- 5. **Pass inslab inspections** – footings, rebar, and underground MEP.

- 6. **Pour the slab** – keep anchor bolts within tolerance; sawcut control joints as required.

SCB TouchPoint #5 – SCB provides a confirmed delivery date.



- 7. **Prep for delivery** – Prep laydown area and schedule labor/equipment to unload.

- 8. **Unload delivery and begin erection** – Inform SCB of any missing or damaged materials ASAP.

SCB TouchPoint #6 – SCB will reach out to confirm satisfactory experience.



THINGS TO KEEP IN MIND

- ✓ **Timeline reality.** From signing land papers to opening day often runs **18–24 months**; permits alone can eat **6–9 months** (more if you need rezoning)
- ✓ **Design vs. dollars.** Involving SCB in your design early can chop **20–50%** off costs and get permits faster. Fancy one-off designs usually slow you down.
- ✓ **Weather & insurance.** Proper roof slope, hail-rated panels, and good drainage add a tiny cost but can lower insurance and repair bills for years.
- ✓ **Staffed vs. remote.** Decide up front: a fully remote facility saves roughly **\$80k–\$120k** in office buildout and annual payroll.

THE SCB DIFFERENCE

