



Services Offered

- **Preconstruction Contractor Coordination** (from zoning to building permits)
 - Engineering and Architectural Initiation
 - Bidding Process to determine contractors and compile team
 - Engineering and Architectural Coordination, and Oversight:
 - Drainage and Traffic Studies
 - Civil Improvement Plan Process
 - Utility Submittals and Easement Coordination
 - Site Conceptual / Schematic Design
 - Architectural Contract Documents and Submittals
 - General
 - Structural
 - Mechanical, Plumbing, Electrical

- **Development / Project Management**
 - Scheduling
 - Soft Cost Budgeting
 - Team Oversight and Meetings
 - Team Problem-Solving (coordination among all contractors)
 - Client Reporting
 - Internet password-protected access to choices of above on our website
 - Problem-solving with local governments and utilities during construction process (under direction of project superintendents)

- **Due Diligence Coordination**
 - Zoning Verification
 - Utilities (Water, Power, Gas, Cable, Phone)
 - Drainage Issues
 - Flood Zone
 - Surrounding projects
 - Researching Title issues
 - Verifying access and planned roads
 - Coordinating Soils and Phase I environmental reports
 - Packages for buyers

- **Entitlements Processing**
 - Zoning, Waivers, Use Permits, etc.
 - Parcel Maps, Subdivision Maps, Boundary Line Adjustments
 - Neighborhood Issues