

Raley's - Sacramento

## Profitable & Proven

#### **CUSTOM TAILORED SOLUTIONS**

Armstrong Development Properties, Inc is a fully integrated real estate development and management company that provides solutions on a local, regional and national scale. Throughout the nation, Armstrong has developed strategic alliances with market leading design consultants who share a business philosophy paralleling that of our company. By partnering with these design consultants, Armstrong's fully-integrated development team can provide specialized services for your project including:

LAND USE, PLANNING & DUE DILIGENCE
ARCHITECTURE
INTERIOR DESIGN & TENANT IMPROVEMENTS
CIVIL, GEOTECHNICAL & ENVIRONMENTAL ENGINEERING
MATERIALS TESTING / SPECIAL INSPECTIONS
SIGNAGE

LAND ACQUISITIONS, LAND USE & ZONING ATTORNEYS

## LAND PLANNING, ENTITLEMENTS & PERMITTING

**Armstrong** is a market-leader in planning, entitlements, and permitting in municipalities and agencies through-out the country. Fortune 50 retailers depend on Armstrong to obtain the discretionary approvals required to make their projects reality. With over 500 projects successfully entitled and permitted across the country in the last 10 years, our development team has the experience, knowledge, and most importantly, the RELATIONSHIPS, to make it happen.

# Solutions at work for you

## **CONNECTING YOUR PROJECT TO OUR RESOURCES**

Armstrong Development's foundation has been built on developing tailored programs for national clients. ADPI's mission is to be the full-service commercial real estate developer of choice, for national corporate clients, while building profitable environments and maintaining lifetime relationships. Our time tested, development services include:

AI DRIVEN MARKET STRATEGY & ROLL-OUTS
FEASIBILITY ANALYSIS
LAND ACQUISITION & DUE DILIGENCE
LAND PLANNING
ENTITLEMENTS & PERMITTING
CONSTRUCTION MANAGEMENT
PROPERTY MANAGEMENT
BROKERAGE
TENANT REPRESENTATION

### **SOLUTIONS ARE JUST AROUND THE CORNER**

**Armstrong** is a local company with a national reach. Our services are not constrained by financial or geographical limitations. Our development team, broad ranging experience and alliances with local, regional and national design consultants allow us to service your project needs ANYWHERE.



# Flexibility & Adaptability

#### **FLEXIBLE SOLUTIONS**

**Armstrong's** experienced development team can provide services that are tailored to both the BUDGET and NEEDS of your specific project, regardless of size or complexity:

FEASIBILITY STUDIES + LAND ACQUISITION

PLANNING + ENTITLEMENTS + PERMITTING

ENTITLEMENTS + PERMITTING + CONST MANAGEMENT

CONSTRUCTION MANAGEMENT

PROPERTY MANAGEMENT



## **Contact**

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#### **CONSTRUCTION MANAGEMENT**

**Armstrong** offers professional construction management services that are tailored to the size and complexity of any given project - and backed by a corporate commitment to total quality management. Armstrong's construction management services begin with, and typically include:

SCHEDULE & BUDGET EVALUATIONS VALUE ENGINEERING **CONSTRUCTIBILITY REVIEWS** PROCUREMENT (BIDDING) **CONTRACT NEGOTIATION** PROGRESS REPORTS / PHOTOS PROJECT ACCOUNTING / AUDITS / CLOSE-OUT

#### PREFERRED DEVELOPMENT PARTNER



### RETAIL CLIENT EXPERIENCE







Raley's

KOHĽS

**CHIPOTLE** 

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## **ACQUISITIONS**

The **acquisitions** stage is the overall process to identify, assess, and acquire a property. Although the term acquisition is synonymous with taking free title to a piece of property, Armstrong's capabilities extend to negotiation and execution of ground lease, space lease, build-to-suit, reverse build-to-suit, and strategic land purchase projects. Services typically includes:

MARKET RESEARCH / COMPETITION PROFILING APPRAISAL / OPINION OF VALUE DUE DILIGENCE / FEASIBILITY ANALYSIS PURCHASE AGREEMENT / LEASE NEGOTIATIONS DEVELOPMENT / NEGOTIATIONS OF CC&R / ECC&R

## **DUE DILIGENCE / FEASIBILITY**

The due diligence / feasibility stage is the investigative and / or assessment process used to identify, prevent, or mitigate foreseeable risks, conditions, and land-use stipulations associated with acquisition and development of a property. Services typically include:

SITE INSPECTION CONCEPTUAL SITE PLAN TITLE REPORT ALTA / TOPOGRAPHIC SURVEY GEOTECHNICAL REPORT PH 1 / PH 2 ENVIRONMENTAL SITE ASSESSMENT **BIOLOGICAL ASSESSMENTS** SIGNAGE SURVEY LAND USE / ZONING RESEARCH PRELIMINARY OPINION OF PROBABLE COST

### **PROGRAMMING**

PROJECT SCOPE OF WORK

**Programming** is the collaborative process used to identify the Stakeholders or end-user's needs and objectives of a project. Services typically include the initial (or refined) definition of:

PROJECT CONTROLS: BUDGET / SCHEDULE PROJECT KEY PERSONNEL & DESIGN CONSULTANTS TENANT / END-USER REQUIREMENTS DEVELOPMENT / LAND USE / ZONING REQUIREMENTS PRELIMINARY ENGINEERED SITE PLAN PRELIM ELEVATIONS / BUILDING CONSTR MATERIALS

### **ENTITLEMENTS**

The process of **entitlements** is the legal method of obtaining discretionary approvals for the right to develop and / or construct on a property for its desired use(s). Services typically include preparation and / or submittal of the following:

FINAL ENGINEERED SITE DESIGN REFINED DEFINITION OF PROJECT SCOPE OF WORK REFINED DEFINITION OF BUDGET / SCHEDULE ENGINEERED SITE PLAN PRELIMINARY / FINAL PLAT ARCHITECTURAL ELEVATIONS / RENDERINGS VARIANCE REQUESTS SPECIAL USE PERMITS DRIVEWAY ACCESS PERMITS LIQUOR LICENSING PUBLIC HEARING(S) PLANNING & ZONING HEARING(S) / PRELIMINARY SITE PLAN APPROVAL CITY COUNCIL HEARING(S) / FINAL SITE PLAN APPROVAL

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#### 5 **PERMITTING**

Most often, the **permitting** process is initiated following the discretionary approvals procured during the entitlements phase (although in some instances, permitting can be run concurrently with the entitlements process). Services typically include preparation and submittal of the following:

FINAL ENGINEERED CONSTRUCTION DOCUMENTS FINAL ARCHITECTURAL & ENGINEERING CD'S UTILITY DESIGN REPORTS HYRDROLOGIC DESIGN REPORT DRY UTILITY COORDINATION CONSTRUCTIBILITY / DESIGN COORDINATION ADMINISTRATIVE CODE COMPLIANCE REVIEW CALCULATION OF PERMIT, REVIEW, & IMPACT FEES

#### 6 **CONSTRUCTION MANAGEMENT**

Construction Management is the delivery stage. and culmination of, the entire development process. Services typically include:

MGMT OF DESIGN CONSULTANT TEAM / DELIVERABLES QUALITY ASSURANCE / QUALITY CONTROL REVIEW(S) CONSTRUCTIBILITY / VALUE ENGINEERING REVIEW(S) PROCUREMENT / PROJECT BIDDING BID PHASE SERVICES (RFI'S) CONTRACTOR QUALIFICATION / SELECTION RECOMMENDATION CONTRACT NEGOTIATION / RISK APPORTIONMENT ANALYSIS **CONTRACT ADMINISTRATION** CRITICAL PATH SCHEDULING / PROJECT CONTROLS (SCHEDULE) CONSTRUCTION COORDINATION / PROGRESS MEETINGS COORDINATION OF RFI'S, SHOP DRAWINGS & SUBMITTALS PROJECT DOCUMENTATION (PROGRESS REPORTS / PHOTOS) PROJECT ACCOUNTING / PROJECT CONTROLS (BUDGET) MATERIALS TESTING / SPECIAL INSPECTIONS INSPECTIONS & APPROVALS FOR OCCUPANCY AS-BUILT CONSTRUCTION DOCUMENTS COORDINATION OF COMMISSIONING PROJECT / CONTRACT CLOSE-OUT DOCUMENTATION PROJECT AUDITS COORDINATION OF WARRANTY ITEMS



