



# Integrated Real Estate Solutions



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



Detailed Services

1 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

2 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

3 PROGRAMMING

**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 SCOPE OF WORK
- 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

4 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

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
- HYDROLOGIC 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

Publix - Ovation - Davenport, FL

