



Integrated  
Real Estate  
Solutions

## CONSTRUCTION MANAGEMENT

**Armstrong Development, Inc.** 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

## 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 CONSTRUCTION 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

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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
- 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:

- MANAGEMENT OF DESIGN 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



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 Development** 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

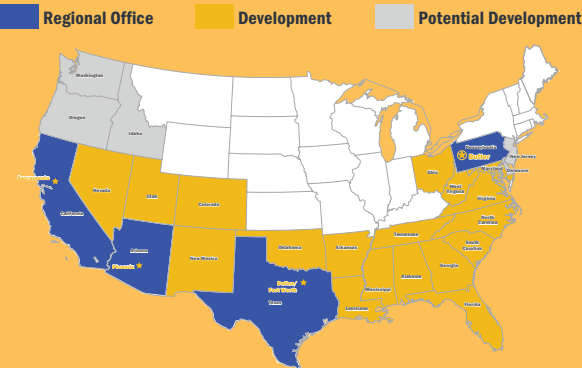
CONNECTING YOUR PROJECT TO OUR RESOURCES

**Armstrong Development's** foundation has been built on developing tailored programs for national clients. Armstrong'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:

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

SOLUTIONS ARE JUST AROUND THE CORNER

**Armstrong Development** 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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