

Development Management

Development Advisors' principals ("Advisors") have decades of experience managing a wide variety of development projects for others, including land development, start-to-finish building development, building renovations, property redevelopments and tenant finish projects. Advisors' role typically begins as advisory or consultative and moves toward project management or execution.

Advisors starts every project by clarifying and prioritizing the Client's real estate related goals and objectives — in general and for the specific project(s) under consideration. This exercise, together with inputs from the other project team members, creates a framework of prioritized objectives to guide the Client's evaluation of alternative solutions. Our coordination and communication skills equip our Clients to make the best real estate decisions possible.

Serving as the Client's development manager or project manager, Advisors coordinates the selection and management of multi-discipline project teams, including architects, general contractors, engineers, environmental firms, specialized consultants, legal counsel and marketing personnel. Advisors' role as a development manager or project manager draws upon the skills and resources in the Company's other specialty areas including Land, Acquisition Services, Strategic Dispositions and its Church Real Estate practice.

Development Advisors' areas of development and project management expertise include:

- land development, from planning and entitlements through infrastructure construction and marketing;
- start-to-finish vertical development of office, retail, residential, industrial and resort properties;
- land and vertical development specific to church real estate;
- build-to-suit projects for users and speculative projects for investors and developers;
- formulation and documentation of strategic plans for the redevelopment or repositioning of existing commercial assets; and
- execution of the strategic plan finalized with the input of the Client (ranges from performance of specific tasks to overall project management depending on the Client's needs).

In addition to overall start-to-finish project management capabilities, Advisors is available to also assist with the execution of specific project-related tasks that are often out-sourced to others. Advisors can perform feasibility analysis, market studies, due diligence, construction management, project accounting and provide direction on project financing and marketing. These tasks can be included within a comprehensive project management scope of services or on a stand-alone basis as needed for a project management Client or for a Client looking for specific expertise in conjunction with a project that it or others may be managing.



Advisors has worked for a wide-variety of development management and project management Clients including:

- ServiceStar Development Company (neighborhood retail centers nationally);
- Del Taco (multiple projects in Metropolitan Denver);
- Meadows Crossing (35,000 SF speculative office building in Castle Rock, Colorado);
- Cherry Creek Country Club (luxury residential country club community in Denver, Colorado);
- Oakwood Homes (1,400-acre master-planned community in Colorado Springs, Colorado);
- Hines Interests (acquisition analysis for potential acquisition of 68-acre development parcel in Downtown Denver);
- Voyager Express (13-acre acre truck terminal in Adams County, Colorado);
- Sonlight Curriculum (49,000 SF office-warehouse headquarters in Littleton, Colorado);
- Navidek (105,000 SF Class A office tenant finish in Greenwood Village, Colorado);
- Concordia on the Lake (195 unit Senior Housing community in Littleton, Colorado);
- Wells Fargo Bank (completion of 300,000 SF office building in Washington, DC);
- Entertainment Development Group (equity financing for Houston Pavilions mixed-use project);
- Alameda Triangle, LLC (predevelopment phase of luxury condominium project);
- Hewlett-Packard (300,000 SF build-to-suit office building in Denver).

You may learn more about Advisors' experience with **Development Management** by viewing our projects at www.developco.com.

