

LAND DEVELOPMENT

The Evergreene Companies can manage the entire land development process from start to finish including acquisition, entitlement, design, construction buy-out, project management and close-out ensuring a timely project completion within budget and with minimal exposure to the inherent risks often encountered during the development and construction process.

Pre-development/Entitlement Administration:

- *Coordination and/or negotiation with local jurisdictions (city, county, state and federal)*
- *Consultation on project feasibility and value engineering for owner from acquisition to construction*
- *Estimating construction costs*
- *Financial Modeling*
- *Preliminary and Detailed Scheduling, Cost Estimates and Control*
- *Constructability Review, Bid Package Preparation, Contractor Evaluation, Value Engineering & Bidding*

Construction Management

- *On-site project oversight and supervision*
- *Approve billing from contractors*
- *Standardized forms to accurately track job costing*
- *Weekly status reports with daily breakdowns of activity*
- *Draw Approval/Budget Analysis*

Project Close Out

- *Securing designers', contractor and vendor warranties, guarantees and Certificates-of-Compliance*
- *As-built drawings coordination and acceptance from controlling jurisdictions*
- *Final payment waivers and lien releases*
- *Punch list review and coordination*
- *Temporary and permanent Certificates of Occupancy*

In addition to our technical expertise, The Evergreene Companies can carefully orchestrate highly effective community relations campaigns for complex permitting projects. Often overlooked or undervalued by engineers, properly managing the political approval process can mean the difference between success and failure for sensitive projects