



A Real Estate Development Consulting Firm

**S**  **ORM**  
**PROJECT SERVICES**

[StormProjectServices.com](http://StormProjectServices.com)

# ABOUT STORM PROJECT SERVICES

## WHAT MAKES US DIFFERENT

Storm Project Services is a real estate development consulting firm that provides clear and comprehensive real estate services on a local, regional and national level.

Specializing in commercial, industrial and residential projects, our unique and repeated experience will benefit your best interest.

Our goal is to provide tremendous value to your development process at any point from Concept to Completion.



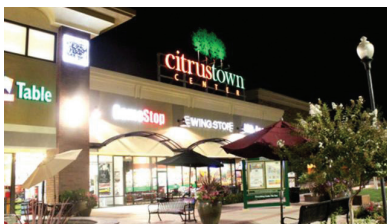
# PROJECT HIGHLIGHTS

## OUR DIVERSITY AND EXPERTISE



### NATIONAL RETAIL EXPANSIONS:

CVS/pharmacy (Northern California, Central California, Southern California, Utah)  
Sprouts (California) • Chase Bank (California) • Fresh & Easy (California)



### RETAIL CENTERS:

Citrus Town Center – Citrus Heights CA



### INDUSTRIAL:

Amtrak (50 acres) – Oakland CA  
Consolidated Communications (50 acres) –  
Roseville CA



### MASTER PLANS:

Fiddymont Farms (2,000 acres) – Roseville CA  
Sorrento (500 acres) – Lincoln CA  
Anatolia (1,015 acres) – Rancho Cordova CA

# OUR SERVICES

## PROVIDING COMPREHENSIVE PROJECT MANAGEMENT

### STORM PROJECT SERVICES PROVIDES THE FOLLOWING SERVICES:

1. Acquisitions
2. Due diligence/feasibility
3. Programming
4. Entitlements
5. Permitting
6. Construction management

### 1. ACQUISITIONS

The acquisitions stage is the overall process to identify, assess, and acquire a property. Although the term acquisition is synonymous with taking fee title to a piece of property, our capabilities extend to negotiation and execution of ground lease, space lease, build-to-suit, reverse build-to-suit, and strategic land purchase projects.

*Our services during the acquisitions stage of the development process typically include:*

- 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.

*Our services during the due diligence/feasibility stage of the development process typically include:*

- Site inspection
- Conceptual site plan
- Title report
- Alta/topographic survey
- Geotechnical report

- Ph 1/Ph2 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 stakeholder's or end-user's needs and objectives of a project.

*Our services during the programming stage of the development process 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
- Land use/zoning requirements
- Preliminary engineered site plan
- Preliminary 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).

Our services during the entitlements stage of the development process typically include preparation and/or submittal of the following:

- Final engineered site design
- Refined definition of project scope of work
- Refined definition of project controls: 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).

Our services during the permitting stage of the development process typically include preparation and submittal of the following:

- Final engineered construction documents (cd's)
- Final architectural & engineering cd's
- Utility design reports (water, sewer, storm drainage)
- Hydrologic design report
- Dry utility coordination (electrical, telephone, natural gas)
- Constructability/design coordination review of cd's
- Administrative code compliance review (by municipality)
- Calculation of permit, review, & impact fees

## 6. CONSTRUCTION MANAGEMENT

Construction management is the delivery stage, and culmination of the entire development process.

The construction management stage of the development process typically include:

- Management of design consultant team/deliverables
- Quality assurance/quality control review(s)
- Constructability/value engineering review(s)
- Construction management (cont'd)
- Preparation of bid package
- 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, and 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



WOB & DBE BUSINESS

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