



CENTERPOINT
INTEGRATED SOLUTIONS
Project Management | Real Estate Development

A "TREES TO KEYS" SOLUTION

Helping Clients with Real Estate Development Needs

Maximum Quality Reached + Time & Money Saved!

STRONG PEOPLE | STRONG EXPERIENCE | STRONG COMMUNICATION | STRONG OVERSIGHT



A RESOURCE UNMATCHED

PROVEN | TRUSTED | EXPERIENCED | CONNECTED

900+

MAJOR PROJECTS

Simultaneously completed across the U.S with a 95% on time-on budget success rate.

Top Tier

Proven partner to top companies such as CarMax, UPS, Lowe's, Panda Express, and more!

350+

YEARS OF EXPERIENCE

Led by industry veterans with vast development, construction management and engineering backgrounds.

250+ METRO
MARKETS

STATES 48

Established reputation earned by completing over 50 projects per year navigating changing markets and tough jurisdiction complexities.



WHO WE ARE

An industry-leading program management and consulting company, offering integrated development solutions to ensure successful project completion. Over the years in the commercial real estate space, serving top retail clients such as CarMax, UPS, Lowe's, Panda Express, and more, we have proven to be a strong partner for clients looking to achieve higher efficiency, reduced costs, and faster speed to market.



OUR VALUE

Speed to Market Faster

Proven Processes, Customizable to Your Needs

High-Level Strategic Oversight

Project Risks Minimized/Pitfalls Avoided

Complex Problem Solvers/Savvy Negotiators

Experts in Project Costs Reduction

Unmatched Leadership & Industry Experience

WHAT WE DO

Acting as an “Owner’s Representative”, we provide program management and coordination of development services within the following phases for our clients

- Feasibility/Due Diligence
- Design/Entitlements
- Permitting/Utility Coordination
- Construction Management



AN EXTENSION OF YOUR TEAM

To help scale faster across diverse markets, we integrate seamlessly with your internal team to help provide a tactical resource in the following two ways:

Full Program Management

Working with your leadership to “quarterback” and manage the entire development process from the initial Due Diligence/Feasibility stage through Construction Management, our team works for you, managing all aspects of the project and providing oversight to ensure lower costs and quicker timelines. We offer an outsourced alternative for companies needing help to meet expansion and growth demands.

Designated Phase Management

Integrating with your established internal team to help with designated phases of need, our targeted capability allows you to utilize our robust resources to provide a “supplement” to your existing team’s efforts in navigating how to expand your footprint. Our outsourced strategy is designed for teams facing internal challenges or limitations, offering an established alternative method to scale effectively and meet development demands.





RETAIL



INDUSTRIAL



MIXED-USE



MULTI-FAMILY



HOSPITALITY

WHO WE WORK WITH

With proven ability to develop and manage successful programs for top companies in various markets, we take pride in being experts that can help clients develop projects within the following sectors:

- Retail
- Industrial
- Mixed-Use
- Multi-Family
- Hospitality



SERVICES PROVIDED

A TRUE “ONE-STOP” SOLUTION

PHASE 1: FEASIBILITY/DUE DILIGENCE

Before resources are invested, we help conduct an initial assessment to provide a thorough analysis enhancing evaluation of your project viability through planning/code research, landowner site documentation review, qualified bid solicitation services, full management of scheduling and in-person meetings with jurisdictions, evaluation/site plan test fitting, management of RFP process to help determine Civil/Architect partners, preparation scheduling of task for feasibility, budget preparation, full management of Architect and Civil Engineer relationship, utility identification/coordination, management of all permits, creation of final feasibility report, progress meeting coordination, and final feasibility close out.

PHASE 2: DESIGN/ENTITLEMENTS

An important stage in moving your project forward quickly, we help manage preliminary plan coordination for Civil Engineering and Design. We conduct civil design meetings with multiple checkpoints to ensure drawing completion and oversee site development plan submission, along with the required documentation to the local jurisdiction for review and approval. We also coordinate and manage the full entitlement process, including kickoff and closeout calls. Before construction begins, we ensure that your plans are accurate, and your project is entitled with great efficiency!



PHASE 3: PERMITTING/UTILITY COORDINATION

We provide coordination and management of securing necessary construction permits, understanding and coordination of full utility and transportation requirements with all stakeholder agencies and city departments before construction document preparation, ensuring timely review with the city to meet the master schedule deadline, managing the permitting process to ensure all required permits for building and site construction are obtained, acting as the primary coordinator/facilitator for obtaining facility approvals, coordinating all submittal packages, creating and managing a schedule log that includes permit types and anticipated durations for obtaining permits, coordinating with utility companies to obtain the new services required for the project, collaborating with the owner and design team on design parameters for services, including electrical loads, waterline sizes, natural gas pressures, and other information needed for applications, and coordinating building, grading, driveway/access, and utility (including water, sewer, electrical, and gas) permits.

PHASE 4: CONSTRUCTION MANAGEMENT

Through our keen insight and understanding of what it takes to represent the Owner, we provide end-to-end management of the construction process. From initial project planning and design to final construction and handover, our team works with our clients to fully represent the interests of the owner in the process. We know that cost estimating/budgeting, scheduling and timeline management can help minimize change orders and save you money! With third-party management and oversight of the general contractor (GC), we ensure that your project is done to the highest quality, on time, and within budget!



Don't Need 100% End-To-End Services? | We Have YOU Covered!

We know that not every situation is the same, so if your company has specific needs for any of the above project phases, we can jump in and integrate seamlessly with your internal team to help you meet goals!

OUR ADVANTAGE

A successful project requires successful execution during the following stages:

	ARCHITECT	CIVIL	CPIS
FEASIBILITY			
Site Selection*	✘	✘	✔
Purchase/ Lease Negotiations	✘	✘	✔
Site Planning	✔	✔	✔
Site Cost Analysis	✘	✔	✔
Zoning/CC&R/Design Review	✘	✘	✔
Geotech Analysis*	✘	✔	✔
Environmental/Cultural Analysis*	✘	✔	✔
Survey/Title Coordination & Review	✘	✔	✔
Municipality/Pre-App Meetings	✔	✔	✔
Preliminary Budget	✘	✘	✔
Schedule Management	✘	✘	✔
Traffic Report*	✘	✔	✔



	ARCHITECT	CIVIL	CPIS
ENTITLEMENTS			
Design*	✓	✓	✓
Municipality Negotiation	✗	✗	✓
Client Coordination/ Design Interface	✗	✓	✓
Public Hearings/ Presentations	✓	✓	✓
Neighborhood Overreach/Meetings	✗	✗	✓
Legal Coordination*	✗	✓	✓
Environmental Coordination	✗	✓	✓

	ARCHITECT	CIVIL	CPIS
DESIGN			
Design Coordination/ Review	✓	✓	✓
Schedule/Budget Management	✗	✗	✓
Permit Tracking/ Management	✗	✓	✓

	ARCHITECT	CIVIL	CPIS
CLOSE OUT			
Owner Representation	✗	✗	✓
GC Selection/ Budget Management	✗	✗	✓
Procurement/ Third-Party Coordination	✗	✗	✓
Commissioning/ Turnover Coordination	✗	✗	✓



*Indicates Sub-Contracted Services Managed by CPIS

BRANDS THAT TRUST US



A snapshot of current and previous clients that have utilized CPIS services.

WHAT OUR CLIENTS SAY

“ We contracted to purchase a bank-owned property at a price well below the market value. Through thorough site investigations made by CPIS, they revealed that we needed to bring in 100,000 cubic feet to raise the site out of a floodplain. Based on their expertise and research, they allowed us to successfully negotiate a \$750,000 price reduction to help offset site work costs.

CARmax

“ Our project came with its own unique set of challenges and surprises. The civil engineering team and their staff were caring partners every step of the way. We now have a great multi-family project under construction thanks to their hard work and passion!

**THOMPSON
THRIFT**
A REAL ESTATE COMPANY

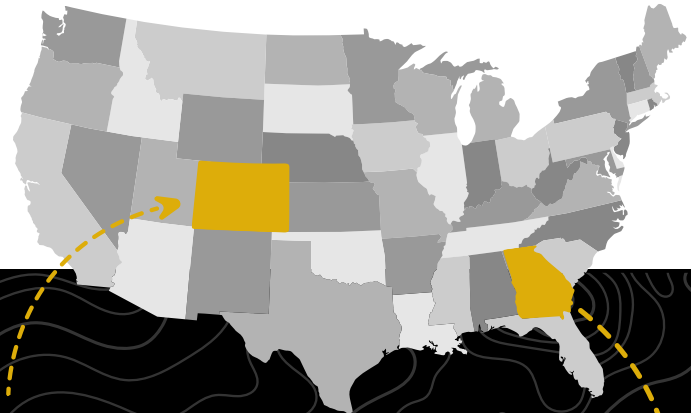
“ We didn't miss a beat getting through tough approvals. CPIS was a cohesive team and it culminated in approval with what we needed to operate at an important location. Amazing job by all involved!

**FLOOR
&
DECOR**

“ With the need to open a \$9.7M project ahead of our competitor who purchased land adjacent ours and with being faced with an access easement that severely impacted the site, CPIS spearheaded successful negotiations with the city to help our project be delivered three months ahead of schedule and 7% under budget. Their ability to execute at a high level always saves us time and money! We opened first!

CARmax

CONTACT US



in

KeyWord: CenterPoint Integrated Solutions



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TO SCHEDULE A MEETING TO DISCUSS BRINGING YOUR PROJECT TO LIFE AND TO REVIEW PROJECT SCOPE, NEEDS, AND PRICING, PLEASE REACH OUT TO:

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