



Development Management Services

CAPABILITIES STATEMENT

Services

WG Pitts Company, founded in 1996, has extensive experience in assisting developers create value for their projects. To remain competitive in today's development arena, every advantage to stand out in the crowd is necessary. Given the complexities of development and construction projects, especially in today's environmentally sensitive atmosphere, successful projects require a range of expertise few firms possess. WG Pitts is one of those companies.

Our knowledge and experience in the permitting process allows us to competently guide you through the complexities of governmental relations and permitting. That coupled with our expertise in managing the design, engineering, construction and commissioning processes allows the WG Pitts team to maintain a comprehensive view of the entire project goals.

At WG Pitts, we've assembled a group of enthusiastic, seasoned industry professionals with specialized skills and expertise to assist developers in creating successful projects. If we can be of service please contact us.

- Owner's Representation
- Program Management
- Construction Management
- Development Management
- Partnership Management
- Architect & Engineering Management
- Site Utility Construction Management
- Site Identification
- Rezoning / Entitlements / Permitting
- Site Evaluation
- Entitlements
- Proforma Preparation
- Financing
- Land Planning
- Conceptual Design
- Market Study Coordination

license numbers:

FL General Contractor License: CGC060240

FL Architecture License: AA26002233





PROJECT EXPERIENCE IN:

- Residential Land / Communities
- Commercial Developments
- Office Buildings
- Mixed Use Development
- Sports and Wellness Facilities
- Recreational Facilities
- Clubhouse and Amenity Centers

BENEFITS OF USING WG PITTS

- Schedule Compliance, at Cost, with Excellent Quality
- Single point of contact
- Increased accountability by the service provider
- Continuous value engineering of systems
- Faster turnaround from design to closeout
- In-house fast-track procurement for materials

Contact Us

CORPORATE OFFICE

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POINTS OF CONTACT:

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experience proven:

Hampton Professional Park, LLC

55,000 sf Class A office condominium project:

- Completed project feasibility, highest and best use
- Design and engineering management
- Proforma Preparation
- Project financing \$5.5 Million facility
- Construction Management
- Project Unit Sales
- Development Management

Steamboat City Development Company, LLC

2000 Acre Freeway Commercial mixed use development containing 1100 acres of residential, 900 acres of mixed commercial:

- Created Community Improvement District Through Georgia Legislature
- Completed Rezoning of 1100 acre residential land tract
- Successfully completed sale of 1100 acre tract to residential homebuilder
- Completed application and receipt of \$3.0 million of federal water and sewer grants for partnership
- Completed project engineering
- Completed state permits for constructing bridge across historic canal
- Completed design of 900 acre commercial mixed use development
- Completed market study evaluation and proforma preparation
- Proforma Preparation

Bishopgate, LLC

17 Story Premier Riverfront Condominium,:

- Successfully Completed Project entitlements PUD which included preservation society approval
- Completed project conceptual design
- Proforma preparation

Cobblestone Professional Park, LLC

65,000 sf Class A Medical Office Park

- Land development planning
- Project design
- Project financing
- Development management
- Permits and entitlements

Treaty Oaks Subdivision / Double Eagle Development, LLC

418 Unit Single Family Residential Community, St Augustine Florida:

- Completed project proforma evaluation and preparation for partnership
- Completed loan package preparation
- Land acquisition financing
- Entitlement updates and approval

Quality Team – Built Projects™

www.wgpitts.com