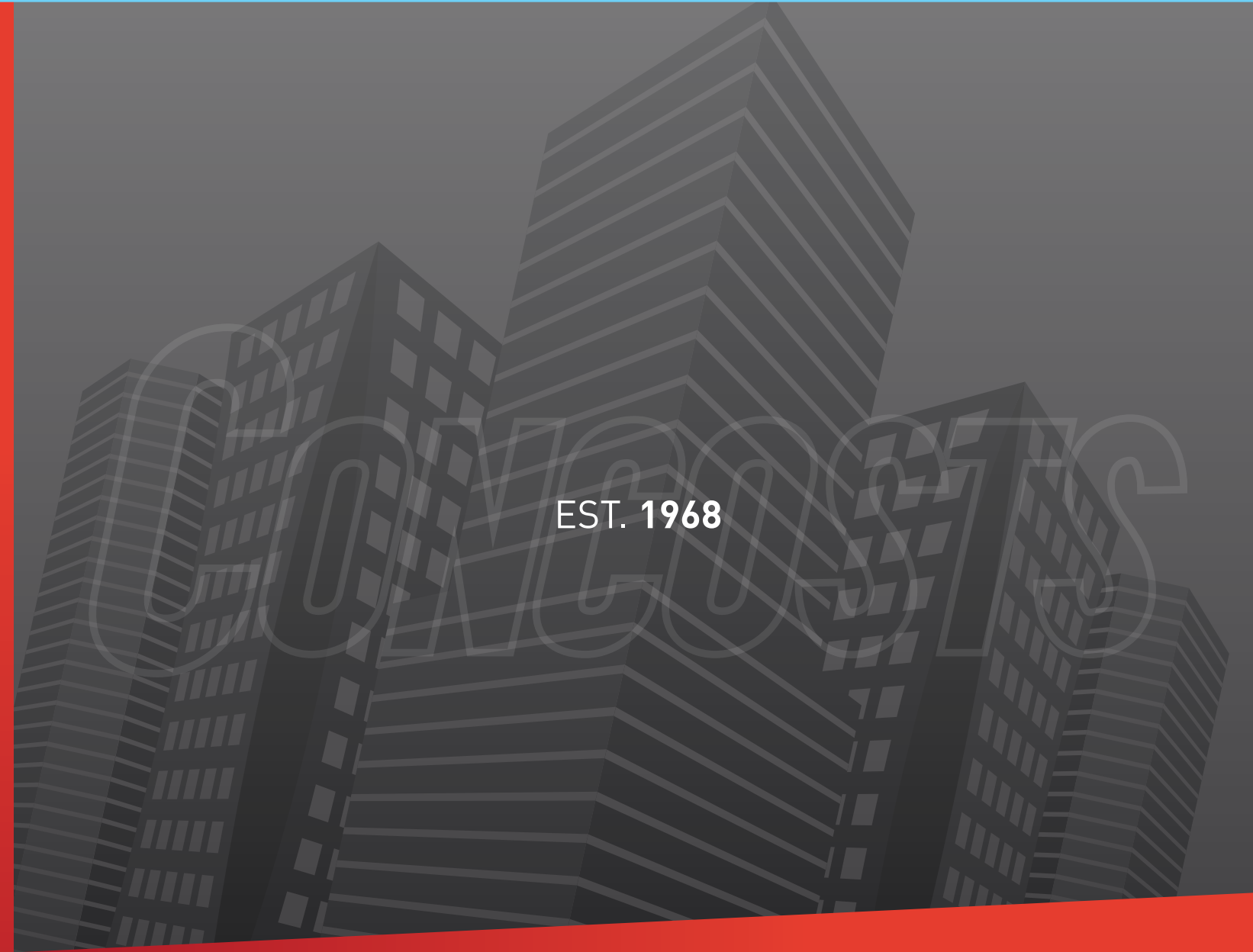


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THE CONCOSTS GROUP OF COMPANIES WAS INCORPORATED IN 1968 AND IS ONE OF THE OLDEST CONSTRUCTION MANAGEMENT AND CONSULTING COMPANIES THAT REMAINS ACTIVELY INVOLVED IN THE DEVELOPMENT MARKET IN WESTERN CANADA. TO DATE, CONCOSTS HAS CONSTRUCTED PROJECTS VALUED IN EXCESS OF 1.5 BILLION DOLLARS IN DEVELOPMENT COSTS AND HAS PROVIDED CONSULTANT EXPERTISE ON PROJECTS VALUED OVER 150 BILLION DOLLARS IN DEVELOPMENT COSTS. CONCOSTS HAS BEEN INVOLVED IN OVER 2,700 PROJECTS THROUGHOUT WESTERN CANADA, USING EXPERIENCED PROFESSIONAL TEAMS THAT DELIVER HIGH QUALITY PRODUCTS THAT BENEFIT THE COMMUNITY, THE DEVELOPER AND, MOST IMPORTANTLY, THE HOME BUYERS WE SERVE.

The Principals of Concoston are Canadian trained professionals who have been involved in real estate development since 1968. Our combined experience puts us among the top developers, construction managers and contractors currently active in the Western market. Since 1968, Concoston has specialized in management of wood-framed, steel and concrete residential strata units; overseeing successful completion of over 3,300 units in Canada. We provide experience and knowledge to developers, lenders and other industry professionals to ensure a quality product completed on time and on budget.

Our team includes management professionals and experienced on site supervisors who are supported by administrative personnel who have an excellent understanding and knowledge of construction and project management practices. Most of our staff have one or more professional designations related to construction and development, including Professional Quantity Surveying.



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DEVELOPMENT MANAGEMENT

EST. 1968

QUALITY > SCHEDULE > CONCOSTS



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DEVELOPMENT MANAGEMENT

THE MANAGEMENT OF AN INVESTMENT IN REAL PROPERTY, FROM INCEPTION THROUGH TO COMPLETION

Development management represents the broadest scope of Concosts' services. It includes all the necessary management skills and services starting with land assembly and acquisition, consultant RFP and selection, schematic and preliminary designs, option analysis, feasibility studies, tax implications, client consultations and municipal due diligence.

Once through the initial stages of project development, Concosts' services guide clients through growth of the project concept and design, progressive design coordination, public consultation, municipal coordination and permit applications. Concosts also aids clients in construction cost estimating and development proformas, value engineering and preliminary project scheduling. Upon conceptual approval from the municipality, final design and estimates of cost are updated by Concosts prior to the trade tender process, subsequent contract award and preparation, site mobilization and eventually experienced construction management. We will then work with the client upon completion of construction to secure effective and skilled property managers to ensure optimal administration of and return on your investment.

Concosts will provide all or any part of the professional services needed for individual development management needs and we do so on a mutually agreed upon fee basis. We do not accept commission, nor do we work on contingency. Our clients can trust us to be unbiased and objective.

PROGRESSIVE PHASES WITHIN THE DEVELOPMENT MANAGEMENT PROCESS

Effective progression through the pre-construction development management phases is critical to establishing the best use and economic return of the property. As client input and consultant design come together, it is important to use this information to move the development of the project ahead. Understanding the desired outcome of each progressive phase will ensure that goals are achieved throughout the planning, design and permitting process.

SCHEMATIC DESIGN:

- > CLIENT INPUT & INTENDED USE
- > CONSULTANT SITE PLANNING
- > CONCEPTUAL LAYOUTS
- > FEASIBILITY STUDIES AND ANALYSIS
- > INITIAL MUNICIPAL DISCUSSIONS

PROGRESSIVE DESIGNS:

- > CONSULTANT TEAM DESIGN DEVELOPMENT
- > PROGRESSIVE COST ESTIMATES
- > PRELIMINARY MUNICIPAL APPROVALS
- > VALUE ENGINEERING
- > DEVELOPMENT AND CONSTRUCTION SCHEDULING

FINAL DESIGN:

- > DETAILS AND SPECIFICATIONS
- > FINAL DRAWING COORDINATION
- > MUNICIPAL PERMIT APPLICATIONS
- > PRE-TENDER COST ESTIMATE UPDATE
- > PREPARATION FOR TRADE TENDER

THE NAME CONCOSTS IS DERIVED FROM THE WORDS "CONSTRUCTION COSTS" ABBREVIATED AND REPRESENTS OUR CORE PRINCIPLE:

TO DELIVER QUALITY CONSTRUCTION, ON TIME AND WITHIN THE BUDGETED COST.

PROJECT TYPES

CONCOSTS' DIVERSE RANGE OF SUCCESSFULLY DELIVERED PROJECTS SERVES AS A TESTAMENT TO THE EFFECTIVENESS OF OUR UNIQUE TEAM AND APPROACH TO CONSTRUCTION. FEATURED HERE IS A SELECT CROSS-SECTION OF PROJECT TYPES FOR WHICH WE PROVIDE DEVELOPMENT MANAGEMENT SERVICES:



CONDOMINIUMS



TOWNHOUSES



MIXED-USE PROJECTS



HIGH RISES



HOTELS & RESORTS



STEEL FRAMED COMMERCIAL & INDUSTRIAL



CONCRETE TILT-UP STRUCTURES



MEDICAL FACILITIES



MUNICIPAL BUILDINGS



COMMERCIAL & RESIDENTIAL RENOVATIONS



SUBDIVISIONS



LARGE SINGLE FAMILY HOMES