

CORPORATE PROFILE

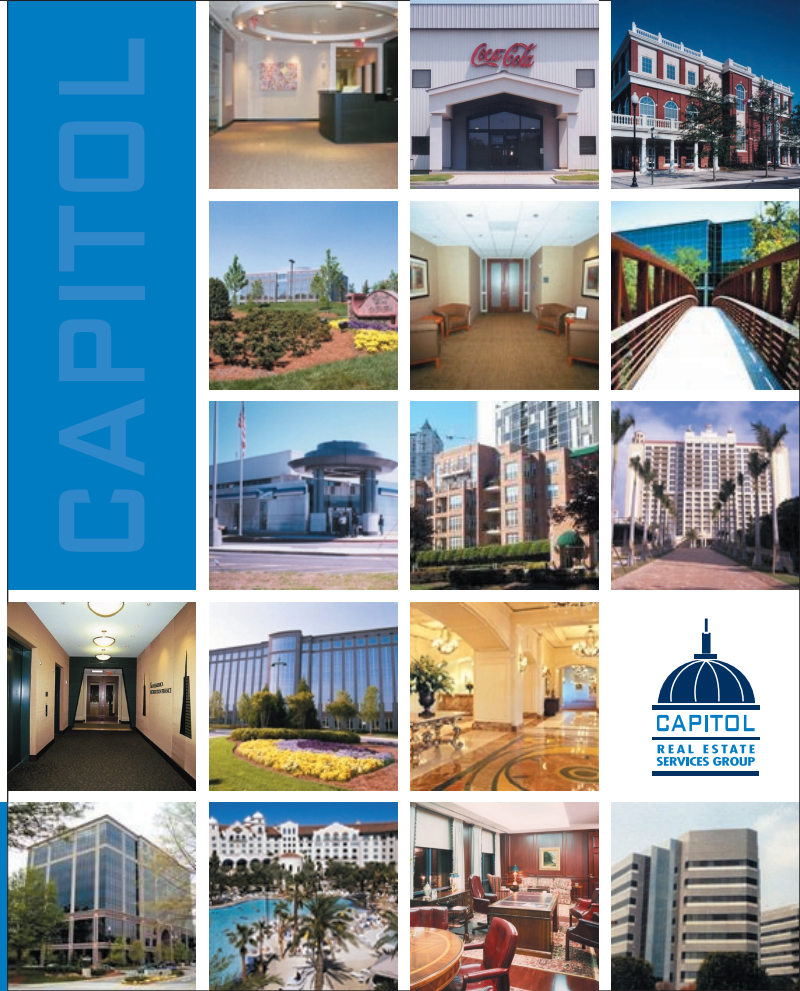
Capitol Real Estate Services Group (CRESG) organizes, leads and manages the people, material and processes of design & construction. We guide Clients and Projects from inception, through planning, design and construction to completion. By staying focused on the client's goals for cost, schedule and quality, our Services optimize the process and save our clients time and money.

CRESG (est. 1996) has a broad range of design & construction management experience with commercial, hospitality, industrial, institutional, multi-family, office and retail projects. Large complicated programs and small, simple projects are all managed with the same high degree of professionalism.

We provide a variety of Professional Services to Owners, Architects, Contractors, Developers, Lenders, Tenants and Individuals. CRESG adapts the type and level of its service to the specific project. We strive to provide the highest quality Professional Services to both public and private sector clients to help them achieve the goals of their construction program in an ethical, creative and cost-efficient manner.



P.O. BOX 78735 | ATLANTA, GA 30358 | WWW.CRESG.COM





PROFESSIONAL SERVICES

Arbitration / Mediation

Amer. Arbitration Assoc. Commercial
Arbitrator/Neutral
Dispute Evaluation & Resolution
Expert Testimony
Private Mediation

Architectural Contract Administration

Application for Payment
Change Order
Construction Change Directive
Contract Document Compliance
Progress Reporting
Punchlist Preparation
Requests for Information
Submittal & Shop Drawing Management

Owners Representative for Program / Project Management

Pre-Design Services

A/E Recommendation, Evaluation & Selection
A/E Agreement Negotiation & Preparation
General Project Characteristics & Performance Requirements
Internal & Public Relations Coordination
Management Information & Reporting Systems
Preliminary Master Budget

Preliminary Master Schedule
Site Analysis & Selection, Coordinate w/
Brokerage & Facilities

Pre-Construction Services

Design Team Leadership
Bid Document Preparation, Review and Distribution
Bid Evaluation, Contractor & Subcontractor Selection
Contractor & Subcontractor Recommendation
Contractor & Subcontractor Award & NTP
Design Review, Construction Feasibility & Constructability Review
Design Schedule Development & Monitoring
Interim & Final Budget, Detailed Cost Estimates
Interim & Final Master, Milestone & Construction Schedules
Pre-Bid Questions and Conferences
Pre-Purchasing Recommendations & Procurement
Quality Management & Construction Testing Plan
Value Engineering Studies

Construction Management

Construction Team Leadership

Budget & Cost Monitoring, Invoice Review & Approval
Change Order Management, Review & Approval
Claims Management & Resolution
Contractor & Subcontractor Award, NTP, Contracts

Defective & Non-Conforming Work Resolution
Dispute Identification & Resolution
Document Clarification and Interpretation
Material & Manufacturing Plant Inspections
On-Site Construction Management & Coordination

Owner Furnished Materials & Equipment
Progress Observation and Reporting
Progress Photographs
Project Records & Drawings
Punchlist Preparation & Coordination
Quality Control Monitoring
Safety Monitoring
Schedule Monitoring, Changes & Reporting
Separate Contractor & Vendor Coordination
Submittal & Shop Drawing Management
Testing & Inspection Agency Management

Post-Construction Services

Attic Stock & Spare Parts Inventory

Close Out Documentation
Facility Completion & Acceptance
Final Acceptance & Payments
Occupancy Plan & Coordination
Operation & Maintenance Manuals & Procedures
Operational Testing & Commissioning
Project Summary Report
Punchlist Monitoring & Completion

General Consulting

Due Diligence Surveys

Cost to Cure Estimates
Permit & Zoning
Use Feasibility

Property Inspections

Disaster Evaluation & Recovery
Insurance Claims Reporting
Lender Financing Inspections
Pre-Purchase Inspections
Progress Inspections
Property Inspections

CONTACT INFORMATION

David W. Webb
Principal

P.O. Box 76735
Atlanta, Georgia 30358

770.587.5945 : O
770.587.1043 : F
404.664.0658 : M
dwebb@cresg.com

Please visit
WWW.CRESG.COM
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our experience & projects.

