

I&D COMPANY OVERVIEW

BUSINESS DEVELOPMENT STRATEGIES AND SOLUTIONS THAT TAKE YOUR ORGANIZATION TO THE NEXT LEVEL



OVERVIEW



Created to assist our clients with today's real estate development challenges, I&D brings extensive knowledge to help you make informed, strategic business decisions. We build a solid foundation with our partners for each project, identifying obstacles early to mitigate risk, increase profits and complete each project in an expeditious manner.

Equipped to perform project evaluations, market analysis packages, site acquisitions, leasing, entitlements, permitting, dry utilities, project and construction management services, and final disposition, we align with our clients' needs to customize a package that is tailored to your project.

ENTITLEMENTS

I&D prepares the entitlement packages and represents our clients at public hearings on matters pertaining to:

- Community plan amendments
- Zone changes
- Variances
- Conditional Use Permits
- Caltrans Approvals
- Tract and parcel maps
- Environmental Impact Reports
- Administrative and discretionary actions
- Government Agency Approvals



PROJECT MANAGEMENT

I&D understands a successful project is not as simple as filling in the blanks of a due diligence report; it hinges on understanding the market and asking the right questions to uncover region-specific development challenges, fees and processes. We understand how to integrate our client's project goals with the local development process, which includes:

- Site Selection
- Due Diligence
- Efficient site plan designing
- Preliminary Project Schedule
- Construction Management
- Collaborating with client's leasing personnel on project timelines and deliverables
- Preliminary Project and A&E Budget
- Building relationships within the local government officials and agencies
- Interfacing with the community
- Facilitating and management of consultant and contractor selection

DRY UTILITY CONSULTING

I&D Consulting strategically bridges the gap between our clients and each utility provider as your Dry Utility Consultant. Our extensive knowledge of—and relationships with—utility providers allow us to design, manage and bring value to our clients' projects from the beginning stages to final contracts and commencement.

We assist our clients with gas, electric, telephone, cable television and fiber optics utility consulting for:

- Service Removal Projects
- Service Upgrade Projects
- New Construction Projects
- Undergrounding Projects

The management and coordination of the utility planning and design process can be an arduous but vital task for each project. This process involves effectively communication and coordinating with each project team member (consultants, contractors, construction managers, owners, utility providers) throughout the entire development process. I&D provides our clients with experts in:

- Utility planning and management
- Comprehensive analysis of existing utility infrastructure and cost-saving
- Design and engineering
- Coordination and relationships with utility providers
- Application preparation and strategic planning
- Design conflict resolution with the planned development
- Composite plan design
- Utility infrastructure maps
- Dry utility due diligence and feasibility studies
- Will Serve Letters
- Final utility construction documents & contracts



Our mission is to collaborate with our clients to deliver a successful project on time and on budget.

CONTACT US

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