



***Owner Representation  
Entitlement, Tenant Coordination  
Construction Management***

## **Promenade**

**SEC of Frank Lloyd Wright Blvd. & Scottsdale Road  
975,000 square feet, 87 acres developed by Pederson Group**

Phase I consisted of 650,000 square feet of big box, various pad uses and shop tenant occupancy. Phase II contains 100,000 square feet of in-line retail and two restaurant pads, as well as a 225,000 square feet office building.

### **GOALS**

Pre-lease and build the center's first phase as quickly as possible to take advantage of the high profile location and unique window to secure "first locations in Arizona" tenants such as The Great Indoors, Lowe's, Nordstrom Rack and In-n-Out Burger.

**ACS** initial involvement was as Project Manager for New Jersey based Lerner-Heidenberg Properties, who purchased 15 acres for the first ground up "The Great Indoors" for Sears. **ACS** participated in the Scottsdale pre-application meetings and established a good working relationship with the City plan review managers, building inspection supervisors, and the City's one-stop-shop staff. These people were strategic to the successful completion of the project. Within seven months of the development start date, Pederson Group asked **ACS** to assume management of the entire project.

**ACS** was successful in obtaining the following considerations from the city staff that were critical to the accelerated schedule:

- At Risk Foundation Permits
- Fast Track Plan Reviews
- On-Call Special Inspections
- Expedited Utilities
- On-Call Fire Department Inspections
- Cooperation from the Scottsdale Planning Department for Expedited Certificate's of Occupancy

**ACS** performed the following:

- Selection and Coordination of Architects, Engineers, and Contractors
- Preparation and Monitoring of Budgets and Construction
- Pre-qualification and Awarding of General Contractor Contracts
- Oversight of Construction Management of Shell Buildings and Tenant Improvement Build-Outs
- Monitoring and Coordination of all Permitting Processes
- Coordination and Mediation between Project General Contractor/Consultants and Tenant Contractors
- Pre-Lien and Lien Waiver Reconciliation
- Payment Application Review and Approval
- Tenant Coordination/Prototype Plan Review, Delivery Obligations and Walk-throughs