



 **Development Services Group**  
A Division of Lamar Construction Company

## OUR EXPERIENCE IS YOUR ADVANTAGE.

DEVELOPMENT SERVICES GROUP (DSG), a division of Lamar Construction Company, provides development services to clients in need of an experienced partner to help guide them across the terrain of planning and analysis required to get a new construction project set into motion.

DSG's services include: business case development, feasibility studies, land acquisition and planning, construction cost modeling, and resource planning.

Our experience in numerous development projects around the country translates into a wealth of knowledge and know-how that helps our clients navigate the topography of a construction project and avoid the pitfalls and obstacles that commonly present themselves in the early stages of design and development.

From site selection to financial negotiations, selecting an architect to securing tenants, DSG's experience will work to your advantage.



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Hudsonville, MI 49426  
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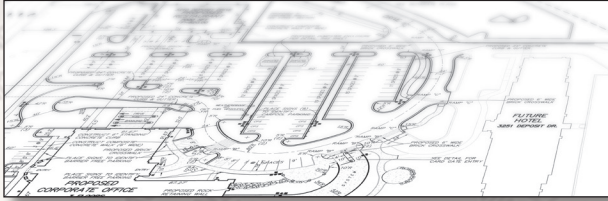


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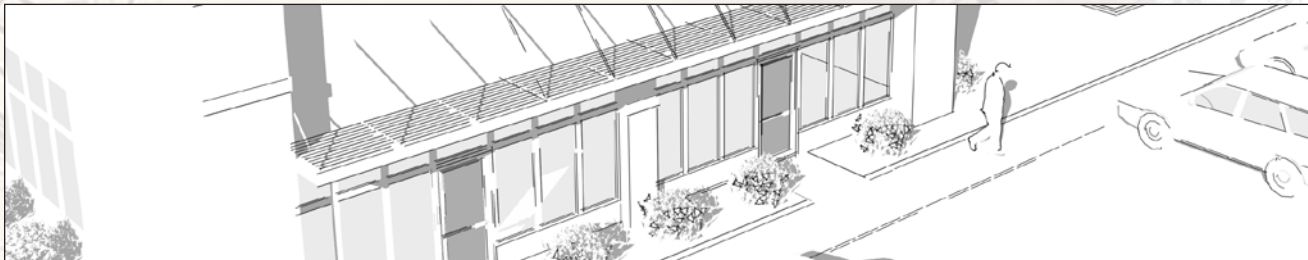
### SITE SELECTION & ACQUISITION

- Buyer Representation
- Demographic Studies
- PA198/Brownfield/Grant Investigation
- Site Validation
  - Geo-Technical Evaluation
  - Environmental Studies
  - Land Planning / Site Plan Development
- Entitlement Analysis



### FINANCIAL ANALYSIS

- Financing Options Analysis
- Lease vs. Own vs. Equity Partnership Analysis
- Business Case / Feasibility Studies
  - Qualification, Selection, and Service Negotiations
- Architect
- Civil Engineer
- General Contractor/Construction Manager



### DOCUMENT OVERSIGHT AND MANAGEMENT

- Project Budgets
- Project Schedule
- Construction Contracts
- Lease
- LOI/RFP
- Condominium Documents

### CONSTRUCTION MANAGEMENT

- Bidding Oversight
- Contractor/Subcontractor Selection
- Contract Management
- Construction Oversight
- Change-Order Management
- Commissioning Agent Selection & Oversight
- Close-Out Management

### FACILITY OWNERSHIP OR PARTNERSHIP

- Equity Participation
- Ownership Structure
- Finance Negotiations
- Lease Structure Planning & Negotiation



*Based in Western Michigan and covering the entire Midwest and beyond, **DSG**—coordinating with Developers, Construction Managers, Architects, and other professionals in your area—is a partner you can count on wherever your project is located.*

**COMMERCIAL**

**HEALTHCARE**

**HOSPITALITY/SERVICE/RETAIL**

**MANUFACTURING/INDUSTRIAL**

**OFFICE**

**RECREATIONAL**

