



ALCALA CM, Inc. is a Consulting and Management Firm based in Alpharetta, GA, specializing in Owner Representation, Lender and Investor Representation, Building Enclosure Evaluations and Moisture Control Inspections, and evaluation of Construction Defects Evaluations.

Rick Alcala, LEED AP, is a Certified General Contractor in the State of Florida, CGC1520802, and President and Owner of ALCALA. He has over 35 years of experience in the construction industry, including General Contracting, Construction Management, and Construction Consulting. Industries include Multi-Family, Senior Living, Commercial, Healthcare, Hospitality and Retail.

As an Owner, Lender or Investor, you need to know that the job will be delivered successfully, within budget, with high quality construction, on schedule, and with a strong focus on cost control. Let ALCALA be your agent, advocate and adviser from project conception to project completion. ALCALA's guidance of the construction and development team allows you to concentrate on your core business. ALCALA's early involvement in your development brings you the most value; however, we can become involved at any time during the process.



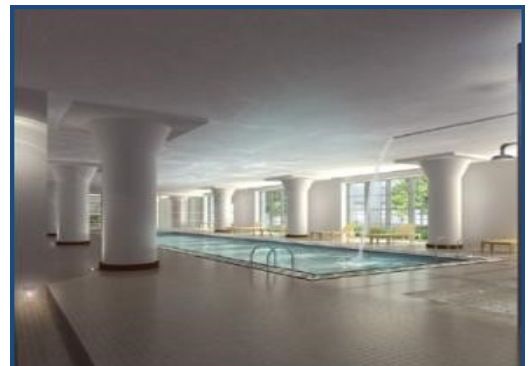
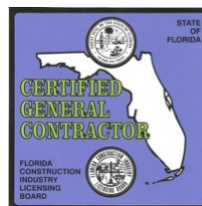
*Peachwood Apartments—Atlanta, GA*



*Mainsail Apartments—Tampa, FL*

## Mission:

ALCALA Construction Management, Inc. is committed to represent our clients with our Team-Work leadership and expertise. We believe in taking a pro-active approach, and pledge to provide our services professionally, diligently, and with the highest integrity possible.



*Arris Lofts—Long Island City, NY*

**“PROVIDING LEADERSHIP IN ALL FACETS OF CONSTRUCTION”**

## Multi-Family Project Experience

**Alcala has been involved with the construction oversight of over 8,000 units, new and/or renovated, including envelope water moisture control inspections.**

### **Examples of Projects Include:**

- Arlo Trinity Triangle—Decatur, GA
- Webb Park Apartments—Norcross, GA
- Highlands at West Village Condos—Atlanta, GA
- Arris Lofts —Long Island City, NY
- Peachwood Apartments—Atlanta, GA
- Mainsail Apartments—Tampa, FL
- Retreat at Dorsey Manor—Marietta, GA
- Grove Franklin Apartments—Franklin, TN
- 880 Glenwood Condos—Atlanta, GA
- Waterford Apartments—Hendersonville, TN
- Preston Dunwoody Apartments—Atlanta, GA
- Bartram Apartments—Gainesville, FL
- Highlands on Ponce Condos—Atlanta, GA
- Sagamore 54th Condominiums—New York, NY
- Park Tower Condos—Atlanta, GA
- Shadow Green Apartments—Franklin, TN
- Reserve at Johns Creek—Atlanta, GA
- Vinoy Apartments—Charlotte, NC



*Morrison Plantation—Mooresville, NC*



*Arlo Trinity Triangle—Decatur, GA*



*Vinoy Apartments—Charlotte, NC*





## References



*Grove Franklin Apartments - Franklin, TN*



*Waterford Crossing - Hendersonville, TN*

**John Tirrill, Managing Partner - SWH Residential Partners, LLC**  
**Norcross, Georgia - (770) 729-3222**



*Arlo Trinity Triangle—Decatur, GA*



*Webb Park Apartments (Under Construction)—Norcross, GA*

**Kent Collins, Managing Partner—Centro Development**  
**Austin, TX—(512) 656-9035**

*Other references available upon request*



1902 ABBEY COURT - ALPHARETTA, GEORGIA 30004 - PHONE (404) 271-8210 - FAX (678) 302-7020

# ALCALA CM Services

## Owner Representation/CM

- Bid Evaluation and Contractor Selection
- Architect Evaluation and Selection
- Project Schedule Evaluation
- Value Analysis
- Budget Analysis
- Cost Control
- Site Inspections and Weekly Meetings
- Quality Control Monitoring
- Building Enclosure Evaluation
- Moisture Control Consulting
- Pro-Active Problem Solving
- Professional Reporting
- Change Order Management
- Project Controls
- Payment Application Review and Approval
- Claim Avoidance
- Dispute Resolution
- Team Leadership
- Project Acceptance/Turnover/Phasing
- Coordinate Owners FF&E
- Obtain Close-Out Documents

## Lender Representation

### Pre-Closing Document Review

- Evaluate State of Plans and Specs
- Evaluate Proposed Schedule of Values
- Review Contract Agreements
- Evaluate Budgets
- Recommend Appropriate Contingencies
- Evaluate Project Schedule
- Review Engineering Reports
- Review ALTA Survey

### Monthly Monitoring

- Regular Site Inspections
- Photographic Records with Key Site Plan Reporting
- Pro-Active Problem Solving
- Review and Approve Pay Applications
- Obtain Monthly Lien Waivers
- Review Project Billing/Cash Flow
- Review Pending Changes
- Review Change Orders
- Review Project Allowances
- Review Construction Contingencies
- Review Major Issues
- Team Leadership
- Report on Project Closeout Documents
- Obtain Copies of Certificates of Substantial Completion

