

REAL ESTATE ECONOMIC DEVELOPMENT PROJECTS CONTRACTS, JOBS AND SERVICES GENERATED AND PURCHASED

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When an individual or organization, for profit or non-profit, selects to substantially change an existing building or construct a new building, tear down an existing building and rebuild a new structure, the development process is initialized.

The process involves a structured delivery of services and product purchases. From the inception of a development project, i.e. residential, recreation, medical, institutional, or commercial, services in the development process are purchased in three primary categories. The categories include: planning and design, construction and operations. Operations refers to the period of time, when a building or buildings and site are completed and the building or buildings are occupied and accompanied by utilization for the other areas of the site.

The following listing, by categories, identifies many of the major services and products purchased by the developer in planning, designing, constructing and operating buildings once they are filled by people who live, work, worship or participate in recreational or medical activities. The contracts awarded for services and product purchases will generate a substantial number of jobs. These jobs will include skilled and unskilled positions depending upon the requirements of a particular development project and contract.

Note: Although the following listing covers many areas of contracting and project related services awarded in support of a project's development, the listing below is not meant to be limited to what is here. Also, the number of contracts and jobs vary with the scope of work and cost of the development project.

PLANNING AND DESIGN:

Realtors, Lawyers, Banking, Financing, Mortgage, Marketing, Advertising, Insurances, Cleaning Services, Cleaning Supplies, Publications, Vehicle Repairs, Automotive Services and Supplies, Food, Gasoline, Architecture, Landscape Architecture, Civil Engineering, Geotechnical Engineering, Mechanical, Electrical, Plumbing Engineering, Structural Engineering, Surveying, Cost Estimating, Interior Design, Graphics, Public Space Art, Fine Art, Florist, Specialty Gifts, Printing, Copying Services, Duplicating, Services Pharmaceuticals, Office Supplies, Signage, Food Service, Photography, Construction Evaluation, Messenger Services, Medical And Dental Services, etc.

BUILDING CONSTRUCTION

General Contractor, Subcontractors, Signage, Excavation, Sheathing and Shoring, Plumbing, Sprinkler, Electrical, Mechanical, Equipment, Framing, Concrete, Steel, Miscellaneous Metals, Photography, Metals, Roofing, Wood, Partitions, Doors and Frames, Masonry, Insulation, Dry Wall, Lighting, Painting, Carpentry, Windows, Doors, Trim, Carpet, Vinyl Tile, Ceramic Tile, Marble, Granite, Custom Finishes, Construction Equipment, Hardware and Refuse Removal, Fine Art, Graphics, Printing, Duplicating, Computers, Copiers, Telephones, Messenger services and Food etc.

Additionally, during construction the following categories of contracts are awarded to support: Advertising, Accounting, Legal, Marketing, Banking, Insurance, Cleaning Services, Automotive Services, Vehicle Repairs, Photography, Catering, Copying, Printing, Duplicating, Publication Development, Health Foods, Food Services, Health and Exercise Services, Medical, Dental, Eye Care, Delivery and Postal Supplies and Services, Mortuary Services, Florists, etc.

DEVELOPER INCENTIVES

LAND DEVELOPMENT PROJECTS ARE SUPPORTED BY GOVERNMENTS THROUGH AWARDS TO DEVELOPERS. WmCH INCLUDE:

- Zoning and Land Use
- Regulatory Approvals
- Low Interest Loans
- Tax Credits (discounted taxes)
- Long Term Leases
- Government may pay for Infrastructure costs, (road improvements, street lighting, utilities, i.e. waste, sewer, storm water drainage, public lighting, fire hydrants, traffic signals and regulatory signage.
- Reduced Property Taxes
- Project Leases
- Property Tax Relief

AFTER LAND DEVELOPMENT PROJECTS ARE COMPLETED, TAX REVENUES SUPPORT THE PROJECTS THROUGH:

- Police Protection
- Fire Protection
- Ambulance Service
- Maintenance of Public Streets and Public Sidewalks
- Maintenance of Infrastructure improvements, such as: public space lighting, public space traffic controls, public spaces regulatory signage and public space utilities including: government maintenance of water, sewer and storm water lines buried below the streets.
- ▶ Removal of snow from public streets and plaza.