

TEAMdb
Develop. Build.

A Division of

TEAM CONSTRUCTION
MANAGEMENT LIMITED

**DEVELOPMENT MANAGEMENT
OWNER REPRESENTATION
PRE-CONSTRUCTION
LEADERSHIP**

TURNING LAND INTO SUCCESSFUL PROJECTS!



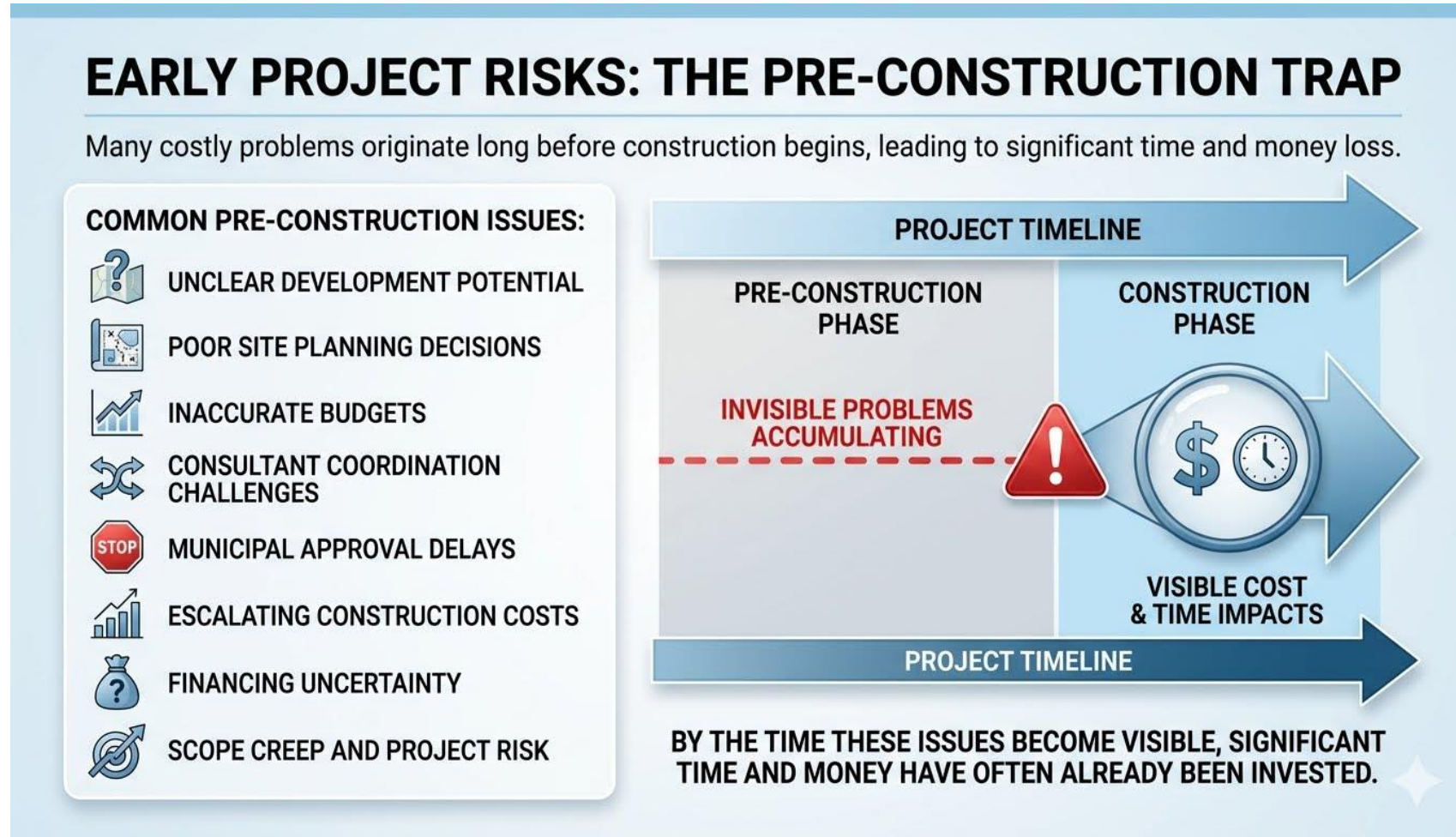
Who We Are

TEAM Develop is the advisory and development management division of Team Construction Management. We help landowners, investors, developers, medical professionals, family-owned property groups, and commercial property owners navigate the complex process of transforming development opportunities into successful projects. With more than 45 years of construction and project leadership experience, our team provides practical, real-world guidance from project conception through occupancy.

We bridge the gap between development vision and construction reality.

The Challenge

Early stage uncertainty can lead to delays, budget overruns, financing challenges, and increased project risk.



TEAMdb helps identify opportunities and risks early, when they can be addressed efficiently and cost-effectively.

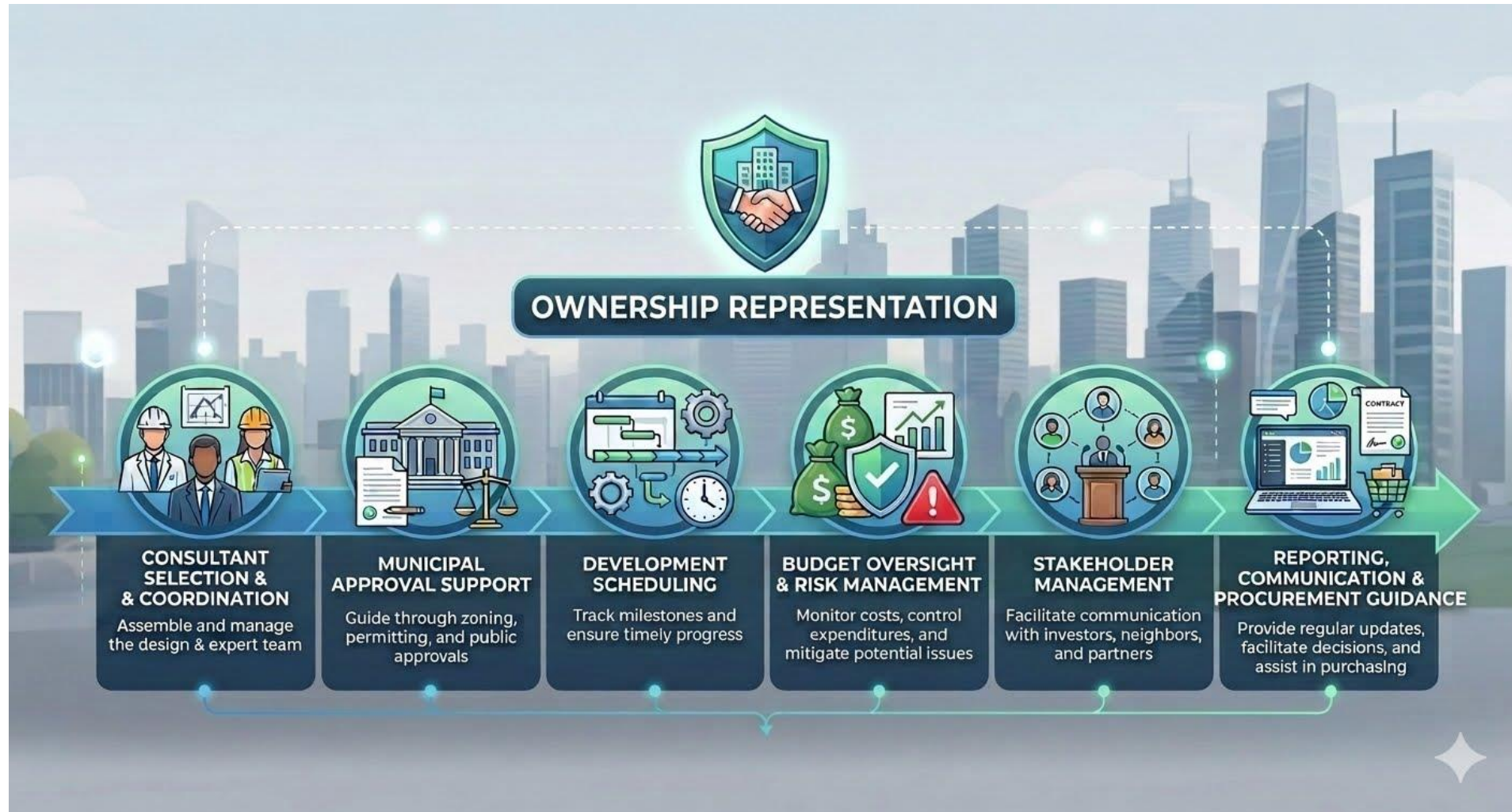
What We Do

We evaluate a site's physical, regulatory and financial potential to determine whether a project is viable, providing a clear understanding of risks, costs, yield and opportunities leading to a confident go/no-go decision before significant capital is invested.



Ownership Representation

Ownership Representation protects the owner's interests by coordinating the project team, managing budgets and schedules, navigating approvals and reducing risk from concept to completion.



Development Management

TEAMdb provides a single point of responsibility from concept to completion, delivering leadership, coordination and accountability throughout the development process. We guide planning, design, approvals, budgeting and construction to help owners achieve successful project outcomes.

DEVELOPMENT MANAGEMENT: KEY FOR SUCCESSFUL PROJECTS

THE CORE PRINCIPLES OF SUCCESS



LEADERSHIP



COORDINATION



ACCOUNTABILITY

TEAM Develop: SINGLE POINT OF RESPONSIBILITY (Concept Through Completion)

Concept Planning Design Approvals Construction Completion

OUR DEVELOPMENT SERVICES:

- | | |
|------------------------|--|
| • Development planning | • Design coordination |
| • Team assembly | • Value engineering |
| • Schedule management | • Entitlement support |
| • Budget control | • Strategic decision-making assistance |



Pre- Construction

Pre-construction is where the greatest opportunity exists to influence project success by controlling costs, reducing risks, improving constructability and establishing realistic expectations. Early planning and decision-making lead to lower costs, fewer delays and higher quality outcomes.



Experience

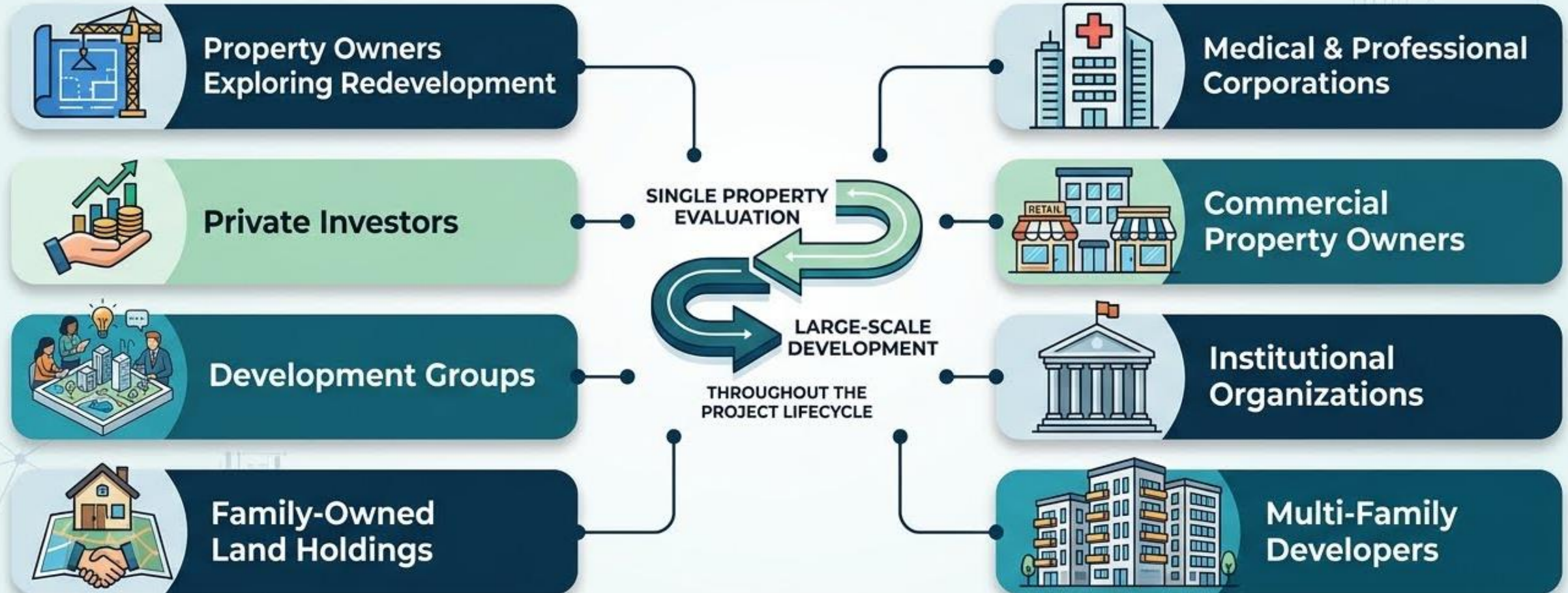
TEAMdb brings hands-on construction experience to development management, allowing us to evaluate real-world construction methods, logistics, costs, scheduling and quality requirements – not just theoretical project plans. This practical expertise helps identify risks early and make better decisions that improve project outcomes.

TEAMdb | CONSTRUCTION MANAGEMENT TEAM: OUR UNIQUE ADVANTAGE



WHO WE HELP

PROJECT LIFECYCLE PARTNERS: Practical Leadership & Accountability.



WHY TEAMdb

REDUCE RISK

Identify potential development and construction pitfalls early.

PROTECT CAPITAL

Improve budget predictability and project financial decisions.

MAXIMIZE VALUE

Optimize development opportunities and project outcomes.

GAIN A TRUSTED ADVISOR

Benefit from independent and experienced professional guidance.

OUR PROCESS



Property Evaluation

Inspect Site
& Feasibility
Market
Assessment



Development Feasibility

Financial
Projections
Risk Analysis



Planning & Strategy

Conceptual
Planning
Master
Scheduling



Design Coordination

Architect/
Engineer
Synergy
Scope
Definition



Approvals & Entitlements

Zoning
Permits
Municipal
Liaisons



Pre-Construction

Bidding
Budgeting
Subcontractor
Selection



Construction

On-site
Management
Quality
Control



Occupancy

Handover
Operations
Move-In
Support

One Partner. One Process. One Accountability Structure.

LET'S DISCUSS YOUR PROPERTY



Whether you are considering redevelopment, evaluating a development opportunity, or preparing to move a project forward, TEAMdb can help clarify the path ahead.

Before investing in design and approvals, let's determine:

- What can be built?
- What will it cost?
- What is the highest and best use?
- What risks exist?
- What is the best path forward?

Ready to Discuss? | Contact TEAMdb

(250) 868-8326 | www.teamconstruction.ca

TEAMdb

Feasibility | Development | Construction