



Predevelopment Feasibility Services

Staff at BBP LLC in our national real estate development consulting practice have serviced more than 1,200 public, private and institutional clients in 48 states and 4 territories and other countries. These assignments have covered a host of developments including office, retail, hotel, residential, recreational/entertainment, group meeting/audience support, government space, institutional, industrial and transportation-related projects.

Our professionals have extensive experience and expertise in evaluating, estimating and reporting the effects of residential and non-residential construction on a political subdivision, which typically is a city, county, special district or school district. Feasibility analyses have taken several forms: physical, market, financial, social, economic, fiscal, traffic and development.

Working closely with land use and urban design professionals, our professionals participate in physical impact assessments that describe and determine the landholding capacity of a parcel or area. Often data describing the amount and type of development that should be considered from a development standpoint has been provided while physical/land planners transform this data into determinations of the amount, local and type of land uses required.

Market impact assessments allow developers and localities to convert shares of the regional market demand for a variety of types of development into capture rates of these types of development in an area or on a parcel under consideration. Absorption of these markets into a development product is typically the result of our analyses.

Financial impact assessments primarily take the form of pro forma spreadsheet analyses in which project operating characteristics are analyzed. Project revenues account for space vacancies, project costs, project net operating income and derive project funding potential plus potential project returns.

The projects listed below include those managed and/or completed by senior BBP LLC staff, including assignments by Basile and Prost, when they were principals and senior technical staff at other consulting firms:

Product Type: Office
Approximate Number of Assignments/Projects: 135

Results:
Assignments have resulted in business parks, mixed-use projects, speculative space, headquarters buildings, technology parks and others. These projects have been configured in both large- and small-scale endeavors valued at more than \$1B.



Product Type: Retail
Approximate Number of Assignments/Projects: 155

Results:
Packaged the largest retail-entertainment facility in the United States (Mall of America) located next to the Minneapolis International Airport. Analyses have included the full spectrum of retail offerings including, shopping centers and malls, specialty centers, town centers, eating and drinking establishments and street-level offerings. Retail space has been located in both new and adaptive reuse projects.





Product Type: Hotel
Approximate Number of Assignments/Projects: 95

Results:

Work has led to construction of hotel projects offered at a wide range of prices (luxury, moderate-priced, all-suites and budget facilities). These projects were built in city centers, suburban locations, waterfront areas and resort/conference center settings. Investment totaling over \$400M was made by developers of Hyatt, Radisson, Marriott, Sheraton, Omni, Choice Hotels and other hotel chains.



Product Type: Residential
Approximate Number of Assignments/Projects: 105

Results:

Residential assignments have led to development of attached and detached dwelling projects, multi-family complexes, retirement/congregate care facilities, workforce housing and other large- and small-scale projects. Many of these residential units have been built as components of mixed-use projects, and some were constructed at or near mass transit facilities.



Product Type: Group Meeting/Venues
Approximate Number of Assignments/Projects: 75

Results:

Many public bond underwriters and other lenders have made investment decisions for conference and convention centers, trade centers and similar exhibition and entertainment facilities based on our assessments. These projects have been built at a cost exceeding \$350M.



Product Type: Institutional
Approximate Number of Assignments/Projects: 65

Results:

Medical facilities, laboratories, educational/training facilities, prisons and other special-purpose projects have been constructed based upon BBP LLC staff's assessments. These projects have been built at a cost exceeding \$800M.

Product Type: Industrial
Approximate Number of Assignments/Projects: 105

Results:

Plans and strategies have lead to construction of flex space, warehousing/distribution, incubators, manufacturing and research and development parks. These projects have been undertaken by a host of public and private entities including universities and regional authorities nationwide.





Product Type: Government
Approximate Number of Assignments/Projects: 90

Results:
Assisted a multitude of local governments and other federal agencies to build administrative space, courthouses, postal services and other facilities serving public purposes.

Product Type: Transportation
Approximate Number of Assignments/Projects: 135

Results:
BBP LLC staff often perform parking demand analyses and make shared parking recommendations when the assignment involves a mixed-use project or private development which could jointly use parking spaces at transit stations and other transportation facilities.



Product Type: Recreational/Entertainment
Approximate Number of Assignments/Projects: 80

Results:
Golf courses, equestrian centers, marinas, ski resorts, clubs, gaming facilities, parks, theme and media centers, entertainment and related facilities have been developed with our guidance.





The staff at BBP LLC view our delivery of pre-development feasibility services as just one step in the process of causing reinvestment in America’s communities. Below we have detailed where these feasibility services have yielded actual project construction by product type as a result of our continued involvement:

Product Type	BBP LLC Description
All	Development Packaging
	Waterfront Area Development Services
	Adaptive Reuse Development Services
	Organizational Management Services
	Private Developer Services
	Special Focus: Tax Increment Financing (TIF)
	Special Focus: Development Impacts
	Redevelopment / Urban Planning Services
Additionally:	
Office	Office Development Services
	Institutional Development Services
Retail	Retail Development Services
Hotel	Hotel Development Services
Residential	Residential Development Services
Group Meeting / Venue	Public Venue Development Services
	Recreational Development Services
Institutional	Institutional Development Services
	Industrial Tech Park Development Services
Government	Government Asset Management Services
Transportation	Transportation Development Services