



real estate
due diligence

from the due diligence to the grand opening...

H2M understands the critical importance of preparation and planning. As any good carpenter will tell you, “measure twice, cut once” are words to live by. The real estate equivalent would be, “always do your homework before investing.” There is no such thing as having too much knowledge when spending millions of dollars on a real estate project. With today’s complex environmental regulations, regulatory requirements, and multi-jurisdictional approval processes, it’s imperative to make sure your due diligence is completed before investing large amounts of time and money on a property.



land use - before/after

One of the first steps towards having a successful approach to “due diligence” is to build a team of professionals you can rely on. Technical competence and responsiveness are two obvious distinguishing factors. At H2M, we also like to think of our diversification as a distinguishing factor, because we can assist landowners and developers with virtually any aspect of due diligence (one stop shopping). Our team of environmental planners and engineers, site/civil engineers, land use planners, architects and building engineers (structural, mechanical, electrical, and plumbing), can assist and provide answers to all of your questions.

Pre-purchase and pre-application “due diligence” will empower you to negotiate any deal with an “eyes wide open” awareness. Fully understanding required approvals and time frames, project risks, utility company issues, required upgrades and environmental status of the subject property, etc. will put you in a much stronger position when negotiating your real estate deals.



infrastructure



challenging sites



environmental services



land use



site related



civil

the key elements of a comprehensive due-diligence program can be grouped into four general categories

Environmental History

- Phase I Environmental Site Assessment (ESA) site inspection, interviews, review of public records, historical use review of the site and nearby properties
- Phase II ESA - only if warranted, sampling and investigation of recognized environmental conditions to confirm/deny the presence of hazardous materials

Land Use and Zoning

- Are there covenants and restrictions on the property?
- Potential zoning constraints — is my proposed use allowed “as-of-right,” or do I require code relief?
- Can I fit the required parking and landscaping?
- How long will the approval process take?
- Is there a strategic order in which I should seek my approvals?
- Are there Health Department constraints that could affect my project?
- What sustainable design practices can be employed?
- Are my proposed curb cut locations acceptable?
- Will there be roadway authority approvals required? If so, are there impact fees, or mandatory off-site improvements?

Utility/Infrastructure

Is there:

- Availability of all necessary “dry” utilities?
- Sufficient capacity in existing system?
- Water supply availability?
- Sanitary sewer availability?
- Does any utility need to be extended to provide service?
- Are fees understood?

Building Condition Survey

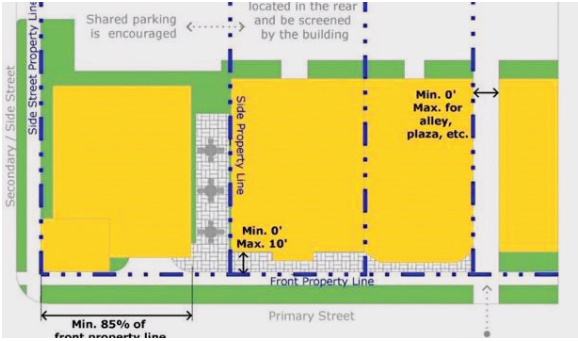
- Structural integrity
- HVAC equipment condition
- Fire Marshal issues
- Roof and window conditions survey
- Potential to add to or modify existing structure

H2M is a multi-disciplined professional consulting and design firm, proud of our long history of client service and our consistent ability to meet tough architectural, engineering and environmental challenges head-on. Since 1933, H2M has helped design and build many of our local communities: from water treatment facilities to firehouses, from schools to road reconstruction, from environmental site assessment to groundwater remediation. Since our early roots, our focus has remained steadfast: to provide quality service with sound judgment and to serve our clients as an honest and professional resource.

We offer a practical approach with creative results.



environmental studies



zoning ordinances

