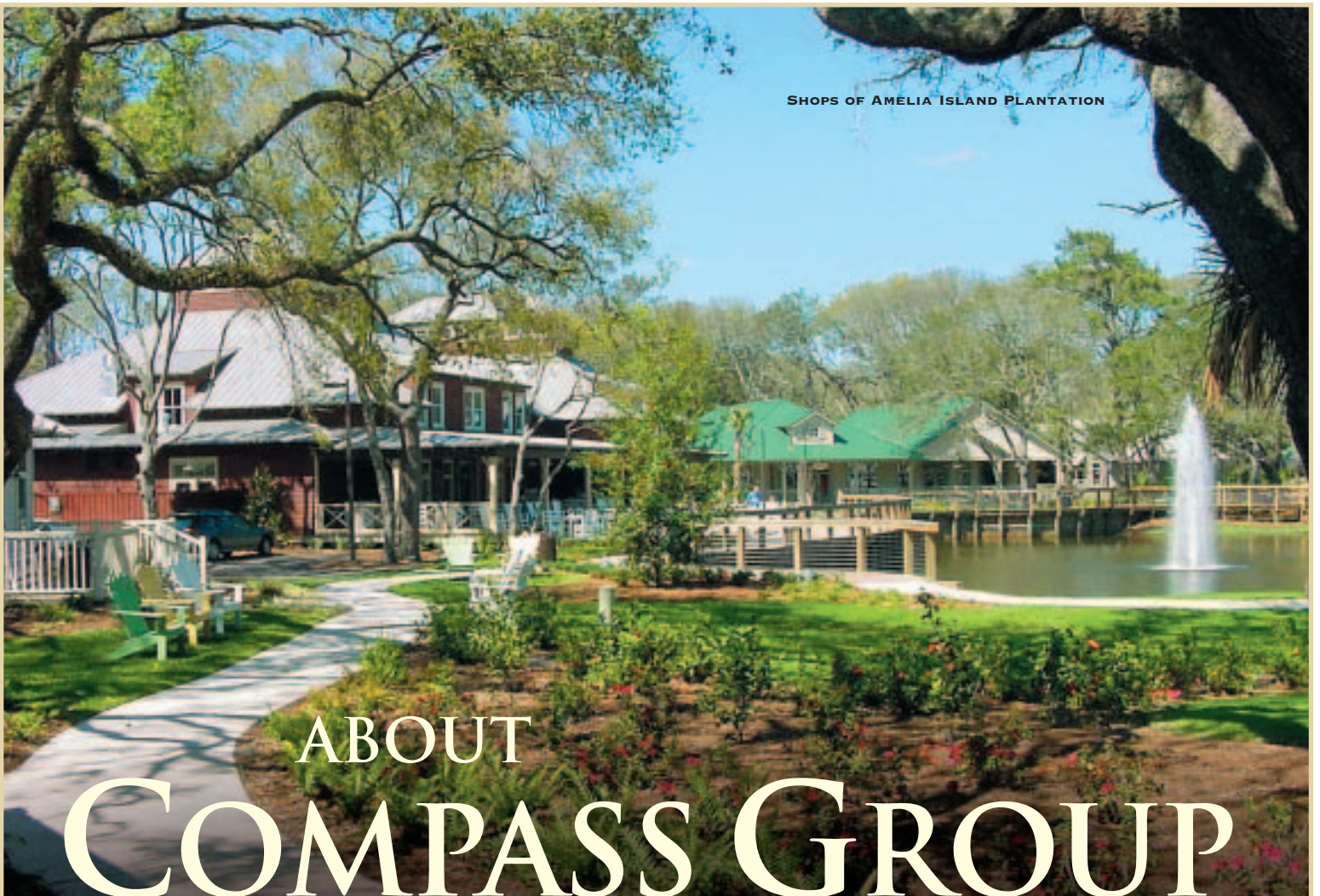




COMPASS GROUP

DESIGN/BUILD · PROGRAM MANAGEMENT · GENERAL CONTRACTING
CONSTRUCTION MANAGEMENT · SITE MASTER PLANNING/DEVELOPMENT



ABOUT COMPASS GROUP

OUR MISSION

COMPASS GROUP'S MISSION IS TO ESTABLISH THE TRUST AND CONFIDENCE OF OUR CLIENTS AS A PREEMINENT PROVIDER OF DESIGN BUILD AND DEVELOPMENTAL SERVICES FOR THE COMMERCIAL, INDUSTRIAL, RELIGIOUS AND RESIDENTIAL/ MULTIFAMILY MARKETS. WE ACHIEVE THIS THROUGH OUR COMMITMENT TO DELIVER OUR CLIENTS A QUALITY PRODUCT WITH SUPERIOR SERVICE WHILE MAINTAINING THE HIGHEST STANDARDS OF INTEGRITY IN OUR PROFESSIONAL RELATIONSHIPS AND IN DOING SO, ESTABLISHING OURSELVES AS A RESPECTED AND ACTIVE LEADER IN OUR COMMUNITY.

Compass Group was founded on the underlying principle of providing the highest quality construction services in the most open and honest way possible. Compass Group principals assembled an outstanding staff of experienced, highly educated professionals who are foremost in their fields, to achieve this vision.

In a remarkably short time, Compass Group has established a reputation as one of the most respected builders in this South East Region. It is our goal to provide our clients with the best possible service through an uncompromising dedication to excellence with the utmost integrity. Our customers have come to trust that our processes and professionalism will result in their complete satisfaction.

Compass Group utilizes contractual methods with each of our services, which are exceptionally advantageous to our clients.

COMMITMENT TO PEOPLE: At Compass Group, we take no one for granted. Be it employee, client or subcontractor. We value our relationships and believe strongly in the Golden Rule.

COMMITMENT TO QUALITY, TIME AND COST: Compass Group strives to provide its customers the highest quality product/service with a timely delivery in the most cost efficient manner possible.

COMMITMENT TO SAFETY: With an aggressive in-house safety expert and job site inspections, Compass Group stays abreast of the latest OSHA requirements and rigorously enforces the same.

CLUBHOUSE INTERIOR OF OCEAN'S EDGE APARTMENTS



CONSTRUCTION MANAGEMENT

This system provides an owner/developer with a full compliment of construction services for the owner's developmental team by including the construction manager early in the selection of team members. Working beside the architect(s) and engineer(s), the construction manager provides cost analysis early in the design developmental phase, plan review feedback to ensure less defect, and also makes recommendations to the team regarding products/design methods which can provide lower risk and higher value. The Construction Manager now assumes responsibility as the actual constructor at a decreased risk to the owner and the workforce. As a result, these means and methods conserve time and save money.

PRELIMINARY DESIGN DESIGN PHASE SERVICES:

- ∞ *System provides owner/developer with a full compliment of construction services*
- ∞ *Work with the owner selected architect and engineer.*
- ∞ *Provide cost analysis for project*
- ∞ *Plan review feedback*
- ∞ *Recommendations may be made to team regarding the products used or design methods.*
- ∞ *Review Construction documents*
- ∞ *Assist owner in obtaining permits*
- ∞ *Develop critical paths*
- ∞ *Value Engineer*
- ∞ *Create, maintain and monitor critical paths.*

CONSTRUCTION PHASE:

- ∞ *Award contracts to competent trade subcontractors/suppliers*
- ∞ *Man the job with 100% of the time with qualified site manager*
- ∞ *Value Engineer*
- ∞ *Weekly site meetings and monthly status reports to owners*
- ∞ *Open Book cost Accounting*
- ∞ *Maintain and monitor critical paths.*

PROGRAM MANAGEMENT AND DEVELOPMENT

This is the premium service of which Compass Group will lead select clients with the development and creation of their "vision." We have the ability to aid in the initial consultation of potential developmental projects, provide feasibility studies, coordinate financing, aid in site evaluation and acquisition and are your key consultant through every step of the developmental process. The Program Manager then carries its services through the Design Build phase and finally to the point of occupancy or sales (in most cases).

- ∞ **Select Clients**
- ∞ **Aid in the initial consultation of potential developmental projects**
- ∞ **Feasibility studies to include:**
 - **Creation of Pro Formas**
 - **Risk Analysis**
 - **Various "use" scenarios**
 - **Rate of Return calculations**
- ∞ **Coordinate Financing**
- ∞ **Site Evaluation and acquisition**
- ∞ **Assist in the permitting and approval activities as required by local ordinances**
- ∞ **Services then carried through the Design-Build process to completion of project.**

VILLAGE CENTER AT GATEWAY TO AMELIA



HOLIDAY INN HOTEL AND SUITES
LOCATED IN BRUNSWICK, GEORGIA

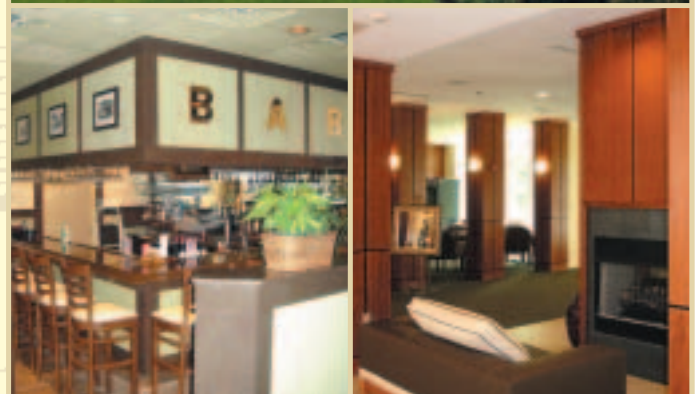
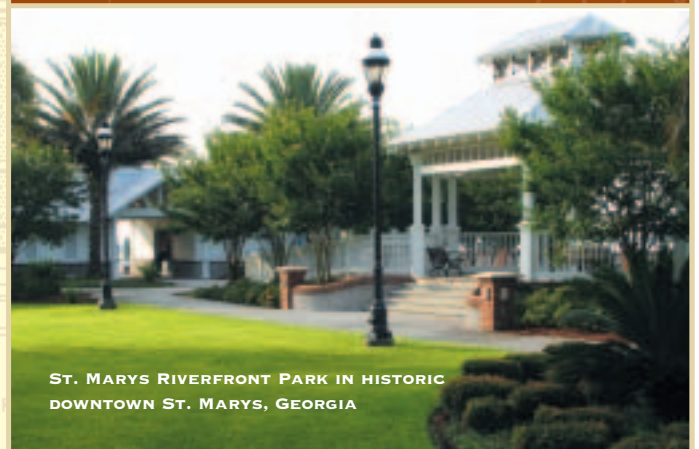
WHAT ARE THE ADVANTAGES OF DESIGN / BUILD?

- ∞ FEES ARE KEPT TO A MINIMUM
- ∞ TIME SAVINGS
- ∞ DESIGN / BUILD METHODOLOGY REDUCES CHANGE ORDERS, WHICH REDUCE COSTS
- ∞ COMPONENTS ARE COMPETITIVELY BID
- ∞ QUALITY IS HIGH
- ∞ COMPLETION DATES ARE REALISTIC

Using the Design / Build approach, the cost effectiveness of design alternatives can be tested before the design becomes too costly. Also because the contractor is involved from the start, construction may actually begin before the design is complete. This is known as the "fast track" method. Utilizing this method often results in reduced cost due to shorter project duration and earlier occupancy, and affords a quicker response to design or construction problems.

COMPASS GROUP DESIGN/BUILD APPROACH

- Design-Build is a proven successful approach of providing complete design and construction services under a single point of contact and contract for the owner.
- This delivery system allowed enhanced communication between the client and the Design / Builder, flexibility and most importantly, accountability.
- Design/Build methodology reduces change orders, which in turn reduce costs
- Completion dates are realistic
- Project can be "fast" tracked because the constructor has been included in the project from the very beginning and projects may be able to commence before the design is complete, e.g. site work



VILLAS AT SUMMER BEACH



HOSPITALITY

MULTIFAMILY/CONDOMINIUMS

INDUSTRIAL

RESTAURANT/FOOD SERVICE

COMMERCIAL/OFFICE/RETAIL

MEDICAL OFFICE/ASSISTED LIVING

VILLAGE CENTER OFFICES AT GATEWAY TO AMELIA



THE STRONG FOUNDATION THAT YOU CAN BUILD UPON

COMPASS GROUP IS COMPOSED OF A DIVERSE TEAM OF HIGHLY EDUCATED, TALENTED AND EXPERIENCED INDIVIDUALS. WITH OVER 100 YEARS OF CUMULATIVE EXPERIENCE IN THE CONSTRUCTION INDUSTRY, OUR PROJECT AND OFFICE MANAGEMENT TEAM ARE PREPARED TO MEET THE CONSTRUCTION INDUSTRY'S DEMANDS AND NEEDS OF THE 21ST CENTURY. CONTACT US TODAY TO FIND OUT HOW WE CAN CUSTOMIZE A PLAN TO SUIT YOUR NEEDS AND FULFILL YOUR EXPECTATIONS.

COMPASS GROUP

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Memberships:

Associated Builders and Contractors
www.abc.org

Design-Build Institute of America

**National Association of Church
Design Builders**
www.nacdb.com

**Northeast Florida Builders Association
Amelia Island-Fernandina Beach-Yulee
Chamber of Commerce**

**St. Augustine and St. Johns County
Chamber of Commerce**

Brunswick-Golden Isles Chamber of Commerce

**Nassau County Economic Development Board
Jack Miller Network**