

Sample Project by FDG

The Project

Today Lincoln Crossing Marketplace is a high-end power commercial center. The center is the core of the 3,000 unit master planned community, Lincoln Crossing. Some of the most recognizable and preferred names in "big-box" retail (Home Depot, Target), secondary anchors (Staples, PetSmart), restaurants (Chili's, Mimi's), fast food (Carl's Jr., Panda Express) and one hotel, (Holiday Inn) occupy the Marketplace. The Marketplace serves more than 50,000 residents in Lincoln and South Placer County. It is located on 46 acres, comprised of 19 lots and encompasses 500,000 square feet of general commercial & professional offices. In less than two years the project is 95% built out and occupied.

Frayji Design Group Involvement

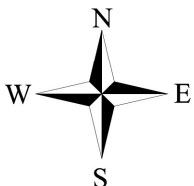
- Pre-design and Pre-development meetings with the City, client and professional service providers and the community
- Preliminary site layout
- Design review coordination
- Environmental documentation and processing
- Entitlement processing (design review, Tentative Map, LLA)
- Sub-consultant management, coordination, direction and facilitation
- Preliminary engineering (grading/drainage) design
- Prepare Tentative Map
- Preparation of Opinions of Cost and Fee Estimates
- Preparation of Full Onsite and Offsite Construction Documents
- Coordination with Caltrans for the proposed adjacent Highway 65 bypass
- Processing improvement and grading plans
- Final Map preparation and recordation
- Provide construction administration and surveying

Value that FDG Brought to the Project

- Saca Development, a leader in commercial real estate, selected Frayji Design Group (FDG) because of our ability to get the job done, and our ability to build positive relationships.
- Due to the timing constraints imposed on Saca Development by anchor store needs, FDG prepared and obtained approval of the Tentative Subdivision Map and architectural design review in less than 6 months - April to October 2005.
- Similarly, FDG prepared improvement plans with rapid precision to complete the civil design review process within 2 months, and obtain final map approval prior to the anchor store deadlines of December 2005.
- Frayji Design Group performed effective negotiations that was proven to provide huge money savings to our client, which exceeded our design and staking fees.
- Frayji Design Group was able to record the Final Map and obtain grading permits before the end of December 2005, (within 2 months from Tentative Map approval).
- Grading commenced before the end of December 2005 to meet contractual obligation between Saca Development and Target.
- There were no field changes related to Frayji Design Group even under such frantic circumstances, a remarkable feat.

"That is what I like about you, you're always willing to go the extra mile."

-Roger Senf, Saca Development



Lincoln Crossing Marketplace

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City of Lincoln, California

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Created by: Jeff Wilcox



FRAYJI

DESIGN GROUP, INC.

CIVIL ENGINEERING • PLANNING • SURVEYING



We are driven to exceed our clients' expectations through our unmatched vision, commitment and unparalleled responsiveness to their needs.



Frayji Design Group, Inc. provides a wide range of professional surveying and mapping in addition to engineering and planning services. We manage projects from start to finish, and our all inclusive, in-house staff apply considerable experience and knowledge to meet each project's unique set of goals and challenges. From boundary surveys to construction plans, our clients can be assured that Frayji Design Group will put forth the commitment and dedication that results in successful project completion.

Our services include, but are not limited to:

Feasibility Studies • Conceptual Land Plans • Entitlements • Specific Plans & Environmental Coordination • Opportunities & Constraints
Infrastructure Design • Improvement & Grading Plans • Assessment Districts • Tentative & Final Maps • ALTA Surveys • Boundary & Topographical Surveys • Commercial & Residential Design & Staking • Boundary Line Adjustments

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