





Allworld's construction services provide owners with accountable resources that drive project success.

Often operating as the owner's representative, Allworld serves as an extension of the owner's staff during the entire life cycle of the construction project. We provide guidance at every step, protecting owner interests and offering value-added resources to ensure success.

As the project's eyes and ears, our Allworld team of engineers, architects, estimators, schedulers, and consultants use subject matter expertise to provide clients with technical knowledge to make informed and timely decisions surrounding schedule, quality, and value standards. Due to the nature of construction, we recognize that even the most detailed of variables can impact the big picture. We plan comprehensively and carefully monitor material procurement and field production processes to stay abreast of and prevent roadblocks. At the end of each day, your success is ours.



Core Services



**Program Management and
Owners Representative**



**Construction Engineer and
Inspection (CEI)**



Construction Administration



Facility Condition Assessment



Construction Estimation



Design Management

Industries Served

- State/Federal Government Agencies
- Local Municipalities
- Architectural, Engineering, and Industrial Technical Firms
- Construction and Development Companies
- Sustainability and Green Tech Businesses
- Professional Services

Examples of Project Profiles

- Sears Crosstown Renovation | Crosstown Concourse
- Big River Crossing (Main St. to Main St. Multimodal Connector)
- Shelby Farms Patriot Lake Expansion
- Tiger Lane
- Liberty Park
- Tom Lee Park



Sears Crosstown Renovation Crosstown Concourse

LOCATION: Memphis, TN

CLIENT: Crosstown LLC & Grinder Taber Grinder

PROJECT VALUE: \$200 Million+



PROJECT DESCRIPTION

The old Sears Crosstown building was converted into an urban village, Crosstown Concourse, after sitting abandoned for over 20 years.

OUR ROLE

AWPM provided construction administration, federal, state, and local compliance, community engagement, and workforce development coordination services. The \$200 million project, which was publicly and privately funded, consisted of renovating a 1,500,000 sq. ft. facility into a service department urban village, including education, health, and arts-related partners and inhabitants. This village also features housing and retail.





Big River Crossing Main to Main Multimodal Connector

LOCATION: Memphis, TN + West Memphis, AR

CLIENT: Allen and Hoshall

PROJECT VALUE: \$40 Million



PROJECT DESCRIPTION

At nearly a mile in length, Big River Crossing is the country's longest active bike-pedestrian rail bridge and the longest public pedestrian bridge across the Mississippi River. The 40 million dollar project serves as a 10-mile multi-modal corridor using the historic Harahan Bridge as a restored landmark between Memphis, TN, and West Memphis, AR.

OUR ROLE

AWPM provided program management, construction administration, inspection coordination, and contract/grant management services for the M2M Project. The project resulted in a multi-use, ADA-compliant path from Main Street Memphis, TN, to Main Street West Memphis, AR, across the Harahan Bridge. AWPM provided additional personnel to review bids, facilitate proposal meetings, resolve disputes, and make recommendations to the contracting authority. Main-to-Main was completed two weeks ahead of schedule and four percent under budget.





Shelby Farms Park Patriot Lake Expansion

LOCATION: Memphis, TN

CLIENT: City of Memphis

PROJECT VALUE: \$30 Million



PROJECT DESCRIPTION

Shelby Farms Park underwent a \$30 million renovation. The centerpiece of the renovation is the expansion of Patriot Lake, a recreational body of water and main summer attraction for the park. The Patriot Lake expansion to Shelby Farms aided the park in meeting conservation goals through the creation of a serene public landscape.

OUR ROLE

Allworld contributed to this expansion by providing construction administration and diversity programming services. Partnered with General Contractor Montgomery Martin and Shelby Farms administration, Allworld provided on-site staff to alleviate document control responsibilities, provide field oversight and observations, and coordinate diversity inclusion with subcontractors.





Tiger Lane

LOCATION: Memphis, TN

CLIENT: City of Memphis

PROJECT VALUE: \$16 Million



PROJECT DESCRIPTION

Tiger Lane at the Liberty Bowl included creating a centerpiece entrance and green spaces for tailgating during the football season for the University of Memphis Tigers football team.

OUR ROLE

Allworld's inaugural project was the uniquely challenging Tiger Lane tailgating park at the Liberty Bowl in Memphis. AWPM provided construction administration and record-breaking diversity programming for the 16 million dollar project.





Liberty Park Redevelopment

LOCATION: Memphis, TN

CLIENT: City of Memphis

PROJECT VALUE: \$100 Million+



PROJECT DESCRIPTION

The City of Memphis applied for a Tourism Development Zone (TDZ) designation for the Memphis Fairgrounds and the surrounding three-mile radius. Several public and stakeholder meetings and frequent updates to the City Of Memphis Senior Leadership Team were conducted as part of the process. The application included an in-depth analysis of tax revenue financial projections, legal considerations, presentation of a master vision, and facility planning, including a mixed-use attraction centered around a 60 million dollar youth sports facility.

OUR ROLE

Phase 1: Grant Planning and Management

- Created project management charter and communications plan
- Coordinated public outreach resources
- Coordinated with the team to develop a master vision for the site
- Provided GIS services to assist with site and surrounding area analysis
- Provided drone camera and video services to document the existing site
- Coordinated team members to compile TDZ application components
- Assisted with presentations to elected officials, city council, and county commission

Phase 2: Program Management

In December 2018, the State of Tennessee approved the fairgrounds for state approval. AWPM, with Joint Venture Partner Vieste, LLC operating as Fairgrounds Partners, LLC, entered into a contract to provide full program management services.

- Serve in a “like staff” capacity and drive overall redevelopment effort through planning and design, financing, and construction phases of component projects as outlined below.



Liberty Park Redevelopment

LOCATION: Memphis, TN

CLIENT: City of Memphis

PROJECT VALUE: \$100 Million+



OUR ROLE (CONT.)

- Provide effective and efficient program management to ensure delivery of the redevelopment program on time and on budget.
- Assist the City in identifying & retaining the following professional services:
 - Developer for mixed-use hospitality & retail
 - Architect for Sports and Events Complex
 - Operator for Sports and Events Complex
 - Engineer for site infrastructure
 - Retailer private development opportunities
- Provide effective communications to prospective tenants, area stakeholders, neighboring institutions and neighborhoods, and the general public in a manner consistent with the communications protocol previously established.

Phase 3: Project Finance

- Coordinate with the City Finance Division and its advisors in the planning for the approval and issuance of bonds for the Tourism Development Zone
 - Prepare/oversee the preparation of portions of the bond package as needed
 - Support City Finance Division on TDZ Bond underwriting and marketing
- Oversee, drive, and coordinate monetization of private revenue streams:
 - Naming rights, sponsorships, and related revenue opportunities
 - Philanthropic contributions
 - Historic tax credits (if chosen by the City)



Liberty Park Redevelopment

LOCATION: Memphis, TN

CLIENT: City of Memphis

PROJECT VALUE: \$100 Million+



OUR ROLE (CONT.)

- Coordinate with City on the assembly of capital improvement program (CIP) and general funding as required for capital stack
- Execute other elements of the Capital Development Plan
- Monitor the pursuit of the Retail & Hospitality (PDO). Assist the private developer in the identification and recruitment of tenants, as directed by the City
- After approval from the City, identify and pursue opportunities to maximize revenues generated by public and/or private development throughout the TDZ, particularly along streets adjacent to the Fairgrounds campus.





Tom Lee Park Renovations

LOCATION: Memphis, TN

CLIENT: Memphis River Parks Partnership

PROJECT VALUE: \$60 Million



PROJECT DESCRIPTION

Tom Lee Park's redesign covers 30 acres of landscaping and various architectural elements, with a project budget of \$60 million. The overall park design was heavily influenced by the Mississippi River's flow patterns, creating opportunities and a sense of motion to smoothly navigate people's movements throughout the park. The new park design is divided into 4 major zones: the Civic Gateway, the Active Core, the Community Batture, and the Habitat Terraces.

OUR ROLE

Serving as owner's rep for the Partnership (Memphis River Parks Partnership), AWPM is responsible for managing the design and construction process, which includes monitoring and tracking the schedule, scope, and budget on behalf of the owner. AWPM hosts and organizes biweekly OAC meetings, attend committee meetings, and provides weekly project status updates to the Partnership.

Additional activities for the project managers included; design confirmation, utility coordination, construction site monitoring and inspection, stakeholder engagement, progress meeting facilitation, and document control.

Allworld coordinated a safe, temporary entry for all attendees, including those requiring ADA-compliant access. With a tight schedule, Allworld's constant onsite monitoring leads to quick resolutions and timely delivery of the attraction.