




Land Survey
MAXIMIZING YOUR
SPATIAL POTENTIAL





Optimizing your space

Allworld’s skilled professional land surveying team offers the experience and technical expertise to gather and report the precise measurements required for your project. We can provide individuals, companies, public entities, or your team of professionals with boundary and topographic surveys, construction layout, right-of-way/transportation surveys, subdivision planning services, and more.



Core Services



Project Management



Construction Layout and Inspection



Boundary and Topographic Surveys



Right-of-Way/Transportation Surveys



Subdivision Planning Services



Federal, State and Local Compliance

Industries Served

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

Examples of Project Profiles

- Sears Crosstown Renovation | Crosstown Concourse
- Liberty Park
- Memphis Stormwater Program (MSQ2)



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.





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 65 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, on budget, and conforming with the City's goals for the redevelopment program and with the Fairgrounds TDZ Application as approved by the State Building Commission.
- 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
 - Developed for mixed-use hospitality
 - Retail 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.





Memphis Stormwater Program (MSQ2)

LOCATION: Memphis, TN

CLIENT: City of Memphis

PROJECT VALUE: \$21 million



PROJECT DESCRIPTION

The primary focus of the MSQ2 Program is to address flooding issues in the City of Memphis. The approach is to proactively identify areas at risk of flooding and find ways to mitigate those risks.

OUR ROLE

2019-PRESENT

As program manager, AWPM is responsible for completing all of the program elements, including planning, administration, finance, construction management, engineering, GIS and data management, and public relations communications.

Allworld performs the following scope of work for the program:

- The review and approval of construction bids, construction schedules, and shop drawings
- Performance of field observation and reporting, perform construction inspections, and the review and approval of construction payments.
- Assisting City staff with the integration of stormwater projects into the City's GIS data
- Providing asset management services, including asset inventory, mapping, and condition assessment
- Tracking, monitoring, and reporting on project progression and program budget; developing strategies to control the cost of all design, management, and construction costs.
- Providing design management services to include: consultant selection, assistance, scope review, drawing reviews, value engineering, constructability reviews, schedule adherence, and invoice processing.
- Assisting with public outreach material and meetings to inform external stakeholders of the requirements, goals, construction opportunities, costs, and merits of the stormwater Program.
- Serving as a technical resource to the City and facilitating interface with the appropriate regulatory agencies as requested.