

Civil Engineering Experience

GRADING | EXCAVATION | UTILITY INSTALLATION | EARTHWORK BALANCE | DUE DILIGENCE

BROKER CONFIDENCE

A defensible view of whether complex land can be priced, sequenced, and delivered before sitework risk becomes expensive.



AERIAL SITEWORK / TILT-WALL INDUSTRIAL PAD / PIEDMONT REGION

PROOF AT SCALE

1,000+

AGGREGATE ACRES DEVELOPED / LAST FIVE YEARS

12M+

INDUSTRIAL SF DELIVERED ON PREPARED SITES

National Reach

GROUND CONDITIONS ACROSS MAJOR US REGIONS

Direct Control

DOGWOOD SELF-PERFORM OPTIONALITY WHEN RISK OWNERSHIP CREATES ADVANTAGE

SITWORK JUDGMENT

Making the Ground Knowable

TPA's edge is the judgment between diligence and dirt work: [reading the variables that change cost and schedule](#), then turning them into a plan the field can execute.

Since its inception, TPA has developed large, complex industrial sites by interpreting pre-development and due-diligence information early, using it to inform schedule and budget before risk reaches the field.



MASS GRADING / EARTHWORK OPERATIONS

GROUND RISKS UNDERWRITTEN

- 01 Saturated perched groundwater
SOUTH FLORIDA
- 02 Granite-heavy subsurface
GEORGIA AND CAROLINAS
- 03 Limestone and utility sequencing
TENNESSEE
- 04 Winter-weather execution
OHIO / MISSOURI / MONTANA
- 05 Arid sitework conditions
SOUTH TEXAS AND ARIZONA



GROUND CONDITION RISK / FIELD EXECUTION

THE DEVELOPMENT PLAN

How TPA Turns Risk Into a Plan



01 UNDERWRITE

Identify the ground, utility, access, weather, and contractor variables that can change the deal.



02 PRICE

Build budgets, contingencies, and sequencing around the risks that drive sitework outcomes.



03 CONTROL

Coordinate grading, excavation, utilities, and self-perform options when direct ownership creates advantage.

DIRECT-CONTROL OPTIONALITY



Dogwood

TPA can perform work directly through Dogwood when owning the risk produces a better result for clients and partners.

TPA's relationships in grading, excavation, and utilities are second to none.

PARTNER OUTCOME

Protected schedule / controlled cost / accountable field execution