

Development Community Development



gai consultants®



Transforming the
Communities
Where We Live

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Development

Streamlining Solutions

Today's real estate market tests the fortitude of developers, property owners, and investors alike. Successfully developing commercial, industrial, or residential properties takes strategic teaming and thoughtful planning.

GAI's award-winning and respected reputation in engineering, surveying, and environmental applications brings peace of mind. We offer a full range of technical services and creative solutions that meet multiple project needs, support long-term planning and financial goals, and make a positive difference in the communities and markets we serve.

Our professionals begin each project by listening carefully, so we understand your goals and needs, and those of your customers. Client-focused project management and customized solutions are the foundation upon which we build trusting client relationships.

With decades of local experience, proven real estate expertise, and an expansive knowledge of regulatory processes, we generate innovative yet practical solutions that make a difference. GAI listens, communicates, and delivers.





“GAI has set the bar for the level of communication, expertise, and efficiency we have come to expect.”—Citilink

What Distinguishes GAI

- Client-focused project management that leads to better decisions and addresses a variety of complex infrastructure and planning needs
- Practical engineering applications that deliver sustainable, economical solutions since 1958
- Award-winning project portfolio that combines local experience with national expertise
- Customized, innovative solutions that pinpoint and resolve the specific needs of each unique project
- Project teaming that builds long-term, trusting relationships based on communication and results

Development Services

- Civil site engineering
- Land survey and GIS mapping
- Land development and master planning
- Planning and site design
- Landscape architecture and streetscapes
- Brownfield redevelopment
- LEED® engineering and planning
- Environmental studies and permitting
- Environmental health and safety
- Environmental remediation and risk assessment
- Water and wastewater engineering
- Stormwater management and flood control
- Geotechnical engineering
- Structural engineering
- Mechanical and electrical engineering
- Bridge inspection and design
- Transportation and traffic engineering
- Construction management, monitoring, and testing
- Right-of-way engineering
- Expert witness testimony
- Grant writing and capital funding services
- Real estate and economic counseling
- Design-build
- ALTA/ACSM land title surveys
- Subdivision plans
- Site demolition engineering services
- Topographic, planimetric, and property surveys
- Cultural resources and historic architecture evaluation
- Preliminary opinions of probable cost estimates



The **ALMONO** is a 178-acre brownfield in Pittsburgh, PA, located at the former LTV Hazelwood steel facility site. Over the next two decades, it will transform into commercial office space, light industrial areas, and residential sites with extensive park facilities. Sustainable practices will maximize lasting ecological benefits throughout this riverfront community development.





Above: Westmoreland Distribution Park II, PA

About GAI Consultants

Transforming ideas into reality[®], since 1958, GAI is an engineering, planning, and environmental consulting firm providing local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.



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