



Development and Construction Management

Through an extensive portfolio of projects, EPD has emerged as a trusted name in municipal entities and agencies across California, and a partner to our clients.

Building on our established relationships, our clients rely on EPD not just for our expertise and knowledge in leading entitlements and permits, but also for value-added support throughout the construction of their project.

We seamlessly transition into the role of managing design teams, reviewing and understanding conditions of approval, ensuring compliance with mitigation measures, and securing construction permits for grading, infrastructure, and building while consistently focusing on the schedule and budget to ensure a successful project.

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We transform visions into dynamic realities.

Streamlining regulatory processes and expediting approvals, our expertise adds value by minimizing challenges and reducing delays in project timelines for real estate developers — ensuring efficient and timely project execution.



COMPREHENSIVE PROJECT SUPPORT

In this multifaceted role, EPD actively works with the project team to prepare plans aligned with municipal requirements and industry standards.

Serving as the primary contact for the project team with local agencies, we adeptly manage plan submittals and plan checks.

Our commitment extends beyond the entitlement phase, ensuring a smooth transition into the subsequent stages of the project.

PASSIONATE EXPERTISE

EPD prides itself on a team of seasoned professionals with extensive experience in both development and construction management.

Our in-depth understanding of the full development process, coupled with a commitment to staying abreast of the latest technologies, industry trends, and best practices, positions us as leaders in the field.

COHESIVE COMMUNICATION

We prioritize open communication and collaboration. Working closely with clients, design teams such as architects and civil engineers, contractors, and municipalities, we establish a cohesive team dynamic.

This ensures a more streamlined management process for the entire project life-cycle, fostering an environment that drives success and strategic solutions.

PRECISE QUALITY ASSURANCE

Precision is ingrained in our approach. We uphold the highest standards in every facet of our work.

From adherence to project timelines and budgets to surpassing expectations in quality, EPD ensures that your project is a testament to excellence.

WHERE EXPERIENCE AND PASSION MEET

Development and Construction Management

Construction Management Services

Risk Management

Identify potential risks, develop risk mitigation strategies, and monitor and manage risks throughout the project.

Project Planning and Scheduling

Review and assist in coordinating project plans and collectively work on maintaining construction schedules to optimize efficiency, streamline workflow, and ensure that milestones are met on time.

Contract Administration

Negotiate contracts with contractors and suppliers, administer and enforce contract terms, and resolve disputes and issues related to contracts.

Budgeting and Cost Control

Analyze the accuracy and completeness of project budgets, and implement rigorous cost control measures to manage expenses and keep your project within financial parameters.

Contractor Selection and Management

Assist in the selection and management of contractors, overseeing subcontractors' and vendors' performances to ensure they align with the project's goals.

Environmental Mitigation and Conditions of Approval Compliance

Assist the integration of sustainable and environmentally friendly practices into the development and construction processes to meet or exceed green building standards. Monitor status of compliance with environmental mitigation measures and conditions of approval. Report compliance and satisfaction to the appropriate agency and obtain sign-off.

Document Control

Maintain accurate project documentation, and organize and manage project records for future turnover to management. Ensure compliance with document control procedures.

Value Engineering

Assist in opportunities to enhance project value by optimizing design, materials, and construction methods without compromising quality.

Change Order Management

Evaluate and process change orders, and assess the impact of changes on schedule and budget. Negotiate and implement changes as necessary.

Quality Assurance

Review and ensure stringent quality control measures to guarantee that the highest standards are maintained throughout construction. Conduct inspections to ensure compliance with specifications and address and resolve quality issues as they arise.

Safety Compliance

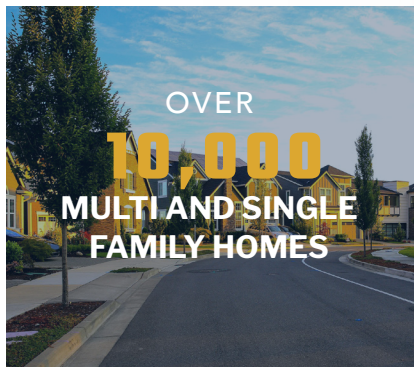
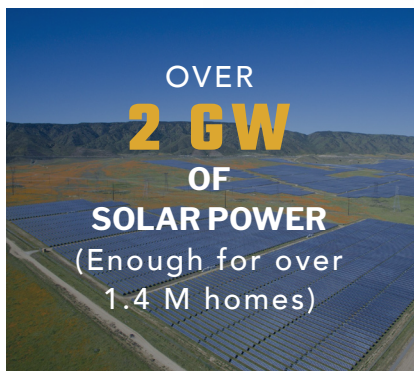
Prioritize safety compliance to create a secure working environment. Develop and implement safety programs. Ensure compliance with safety regulations. Monitor and address safety concerns on-site.

Post-Construction Services

Offer ongoing support and services post-construction, including maintenance programs, renovations, and expansions, as well as review completion of closeout documents and applicable warranties.

WHERE EXPERIENCE AND PASSION MEET

Development and Construction Management Development Services



Due Diligence, Site Analysis and Selection

Understanding a property's viability, opportunities and constraints in obtaining certain financial and design goals is a critical first step that must be taken economically with accuracy and clarity. We analyze issues such as physical obstacles to development, including but not limited to existing and planned infrastructure locations and capacities, biological, cultural and site constructibility concerns, planning and development policies that would affect a project design or entitlement process, entitlement processing schedules, fee estimating and political considerations.



Feasibility Studies

Delve into the economic, legal, and technical aspects of your project to provide a comprehensive development feasibility analysis. This includes assessing market demand, financial projections, and risk mitigation strategies. We leverage our relationship with leading market experts to identify trends, assess demand, and understand the competitive landscape. This informs strategic decision-making and ensures your project is aligned with market needs.



Conceptual Design and Planning

Collaborate with renowned architects and designers to develop innovative and aesthetically pleasing conceptual designs. Our planning phase includes detailed land use planning, master planning, and project programming.



Zoning and Permitting

Successfully navigate the intricacies of local regulations and zoning codes to secure the necessary permits and approvals. We guide clients through the complex process of obtaining entitlements, including rezoning, subdivision approvals, grading and building permits, and other regulatory permissions required for land development needs. Our team's knowledge and experience ensures compliance with all legal requirements, and we leverage strong relationships that facilitate smooth approval processes.



Master Planning

Craft comprehensive master plans that consider the long-term development vision, encompassing land use, infrastructure, and environmental considerations.



Financial Modeling

Develop detailed financial models to project costs, revenue streams, and return on investment. This empowers clients with a clear understanding of the financial implications of their development project.



Public-Private Partnerships

Facilitate collaboration between public and private entities to optimize resource allocation, share risks, and create mutually beneficial development projects.

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Let's talk about your next project.

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