



Always OnPoint.

CONSULTING Services

DEVELOPMENT Management

CONSTRUCTION Management

Embark on your project journey with OnPoint Development Management, where we blend forward-thinking, problem-solving, and dedicated strategic approaches. We believe that no challenge is insurmountable, and no development project is beyond reach. With nearly four decades of real estate development experience, our commitment goes far beyond conventional tasks like site sourcing, construction management, or design and engineering.

Join forces with us to navigate every step of your project journey, from conception to completion and every milestone in between. At OnPoint Development Management, we collaborate with both private and public agency clients, addressing a spectrum of challenges that span from crafting detailed due diligence reports to overseeing expansive and intricate long-range development initiatives.

Regardless of your project's size or complexity, our methodology, guided by systematic processes and technical expertise, delves into the evaluation of physical, social, economic, political, and regulatory factors. We are forward-thinkers, problem solvers, and dedicated strategists committed to advising, encouraging, and providing assistance. Our goal is to facilitate the optimal selection and execution of strategies to overcome obstacles and constraints, ensuring the success and resolution of your project. With a thorough understanding of the intricacies of every single project we touch, we dedicate ourselves to delivering exceptional results on your behalf. **Let's build success together.**

CONSULTING SERVICES

PRE-DEVELOPMENT

Due Diligence - We utilize a tiered approach, commencing with preliminary assessments and concluding with assembling a project specific consultant team that has the experience and expertise to succeed. Site Investigation Reports (SIR), Building Investigation Reports (BIR), CEQA Strategy Reports, and Project Schedules are generated to give our clients an opportunity to see the whole development picture before designs are generated.

Budgets and Cost Management - Our detailed land development cost estimates guide your project from site planning to engineered drawings, covering everything from approved maps to project completion.

ProForma Analysis - Our dynamic, full-service process efficiently evaluates project feasibility, financial performance, and components, considering development costs, cost of capital, and revenue models through a time-based modeling platform. Leveraging our experience, we provide accurate identification and incorporation of project elements, delivering objective analyses for informed decision-making, whether internally or for capital sourcing.

In-house CAD Site Planning - We provide in-house to-scale site plans to help clients determine the best use of the project site. With a track record of completing hundreds of site plans, we specialize in maximizing usable space, incorporating tenants, and identifying opportunities to increase building square footage. Our expertise lies in fine-tuning designs to precisely meet your specific requirements.

Grading Analysis - We provide a thorough earthwork grading analysis using your plans inclusive of a detailed summary including earthwork quantities, a cut/fill analysis map, and quantification of remedial quantities.

Fee Analysis - Our Fee Analysis team, armed with an extensive library of fees and municipal codes, navigates the complexities of planning, permitting, inspection, impact, and other land





development fees. We meticulously define agencies, research codes, review fee schedules, and engage with authorities to ensure precise fee estimates, recognizing their crucial role in evaluating land value and cost.

Entitlement and CEQA Strategy - Leveraging our expertise, we adeptly navigate processes, identify optimal courses of action, and align our choice of consultants with your project's unique requirements. Our in-house experts will skillfully guide you through any complex CEQA action, covering everything from Initial Studies to EIRs, ensuring a streamlined path to obtaining an approved permit.

Dry Utilities Design & Coordination - Now more than ever before in our industry, it is extremely important to design and coordinate dry-utilities early. With our committed service, we guarantee the prompt completion of all Dry Utility components in your project. Our dedicated service ensures the timely completion of all Dry Utility components in your project, emphasizing efficiency and reliability.

DEVELOPMENT MANAGEMENT

Project Management - Project success hinges on constant communication, contract enforcement aligned with owner objectives, and streamlined processes to ensure all stakeholders are informed. Weekly reports are generated for our Clients, and the budget and schedule is consistently referenced to ensure project success. Shared reporting is seamless and integrated with our CRM and online reporting tools. As the lead Project Manager, project coordination with the Architect and Engineers is handled seamlessly included.

Value Engineering - Our team consists of professional registered civil engineers who have over 40 years of combined experience with design and in-field construction experience. Construction

Documents will be quarterbacked by our team with the most efficient design in mind. Material reviews, earthwork quantity calculations, and page-turn meetings with designers will ensure that only necessary features will make it into our client's plans.

Aerial Documentation - Aerial Drone Documentation services employ cutting-edge technology for frequent progress tracking, offering clients an advanced and polished way to monitor projects. This service utilizes the best aerial technology for inspections, studies, virtual tours, construction planning, and marketing applications.

Site Assessments - A wide range of site assessment services, including ADA compliance reports for various scopes of work involving horizontal improvements. The team of site assessment specialists conducts proper site assessments and provides accurate and detailed documentation, as necessary, throughout the project.

Bid Administration - Proficient in both public and private bid processes, we ensure the creation of comprehensive bid packages, resolve issues with expert witness support, and utilize our extensive bid preparation experience to secure the most competitive pricing for your project.

CONSTRUCTION MANAGEMENT

Construction Management - A dedicated point of contact overseeing your project is crucial for timely and budget-friendly completion. Our management team is experienced in various aspects of development and ensures accountability and expertise to prevent costly delays and liabilities.

Let's collaborate as a unified team.

Be OnPoint and learn more about OnPoint Development Management's consulting services and offerings.

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