

REAL ESTATE DEVELOPMENT AND  
CONSTRUCTION PROJECT MANAGEMENT  
FOR OWNERS AND INVESTORS

Kevin Wheeler  
Founder & CEO, Touchstone

*Touchstone Developers*

# OUR COMPANY

Touchstone Developers provides real estate development and construction project management services for owners and investors. We represent our clients from early planning and entitlements through design, permitting, and construction.

**Construction project management is a core focus of our practice.** We approach construction with a builder's mindset, allowing us to proactively identify risk, resolve issues, and maintain control of cost, schedule, and quality.

Rather than relying solely on traditional value engineering, which can require owners to compromise on design intent, we focus first on a more effective approach we refer to as **constructability cost optimization**. By closely analyzing construction documents, we identify cost savings in how building systems are assembled and coordinated, without sacrificing the aesthetics, features, or performance our clients expect. This approach allows owners to preserve their vision while achieving meaningful construction cost efficiencies.



# OUR PEOPLE

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# OUR SERVICES

## DEVELOPMENT MANAGEMENT

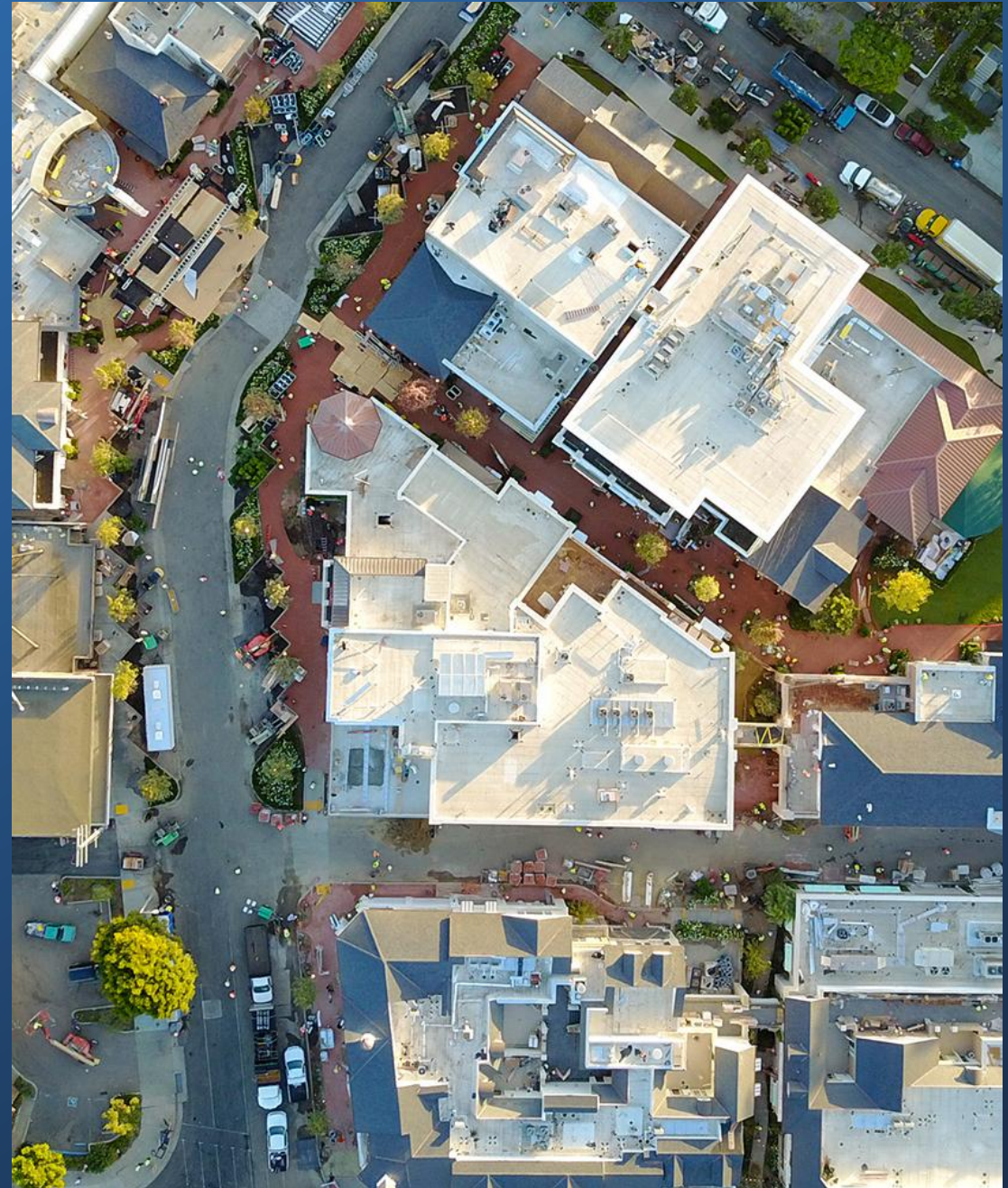
- Site Selection Analysis
- Property Due Diligence
- Planning & Entitlements
- Community Relations & Outreach
- Budget & Financial Analysis
- Cost Estimating

## DESIGN MANAGEMENT

- Vendor Sourcing & Negotiation
- Architecture & Design Coordination
- Value Engineering & Constructability Cost Optimization
- Permit Expediting
- Utility Coordination & Expediting

## CONSTRUCTION MANAGEMENT

- Contractor Sourcing & Negotiation
- Quality & Field Oversight
- Cost Management
- Change Order Review & Negotiation
- Schedule Management
- Pay Application, Closeout & Turnover Management



# OUR CLIENTS

## **Caruso**

Los Angeles-based mixed-use, retail, and lifestyle real estate owner and developer

## **BVLY Partners**

Private real estate investment and development firm specializing in car wash assets

## **Tools for Humanity**

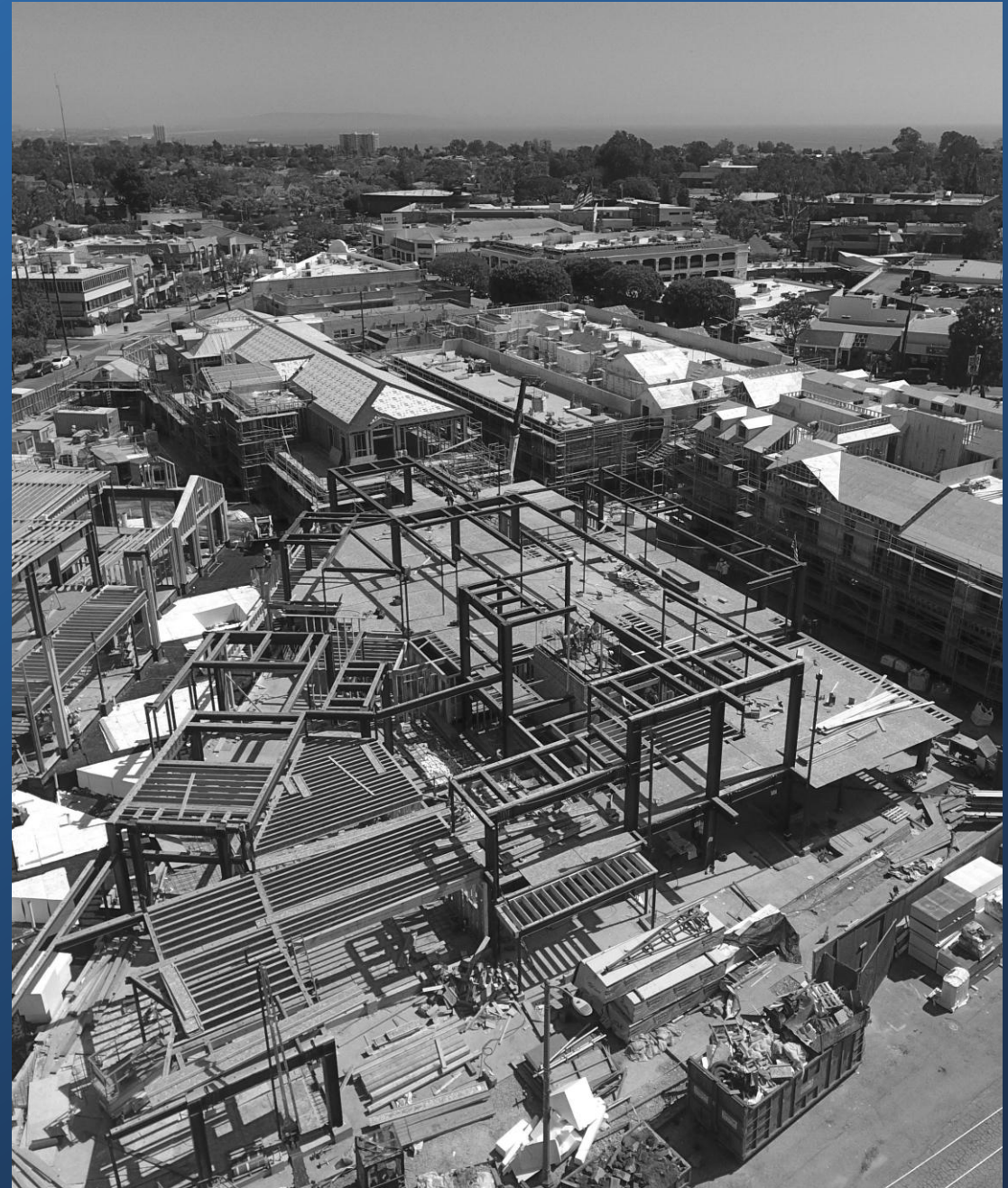
Technology company with specialized real estate and facilities needs

## **Langdon Street Capital**

Real estate private equity and investment firm

## **Helot Development**

Real estate development and project delivery firm



# OUR PROJECTS

## Palisades Village

**Owner:** Caruso

**Scope:** Project Management Services

**Type:** Mixed-Use

**Location:** Los Angeles, CA

### **Description:**

Development and construction management for the fire rehabilitation and rebuild of the Palisades Village shopping center in Pacific Palisades. The project includes multiple tenant improvement rebuilds, office space, residential units, and full core and shell and site systems remediation.



# OUR PROJECTS

## Marina Waterside

**Owner:** Caruso

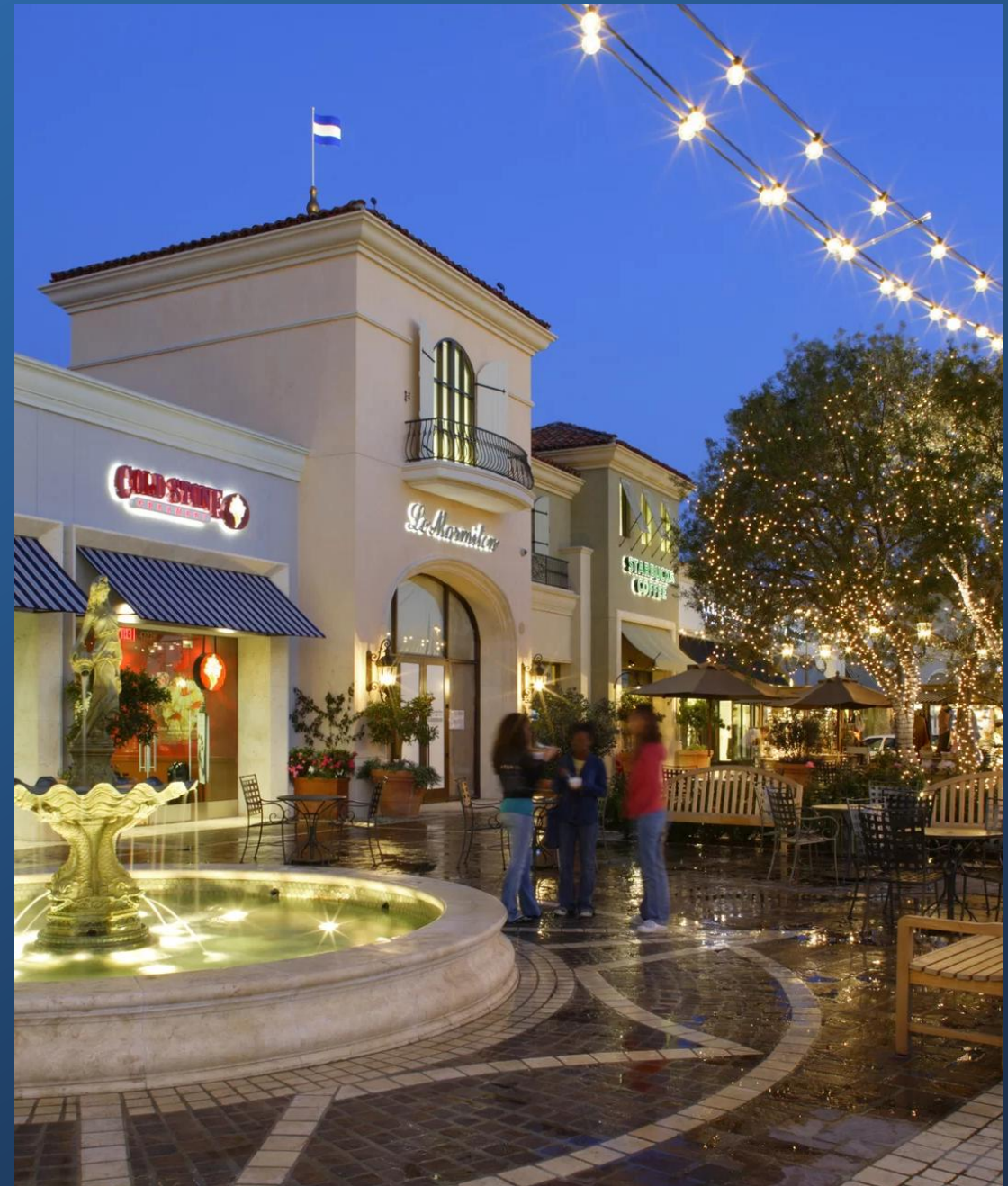
**Scope:** Project Management Services

**Type:** Mixed-Use

**Location:** Marina Del Rey, CA

### **Description:**

Development and construction management services for the exterior renovation and comprehensive overhaul of the Marina Waterside shopping center in Marina del Rey. The scope includes façade preparation and painting across multiple buildings, installation of custom brick pavers, enhanced landscaping, and a range of streetscape improvements throughout the property.



# OUR PROJECTS

## World

**Owner:** Tools For Humanity

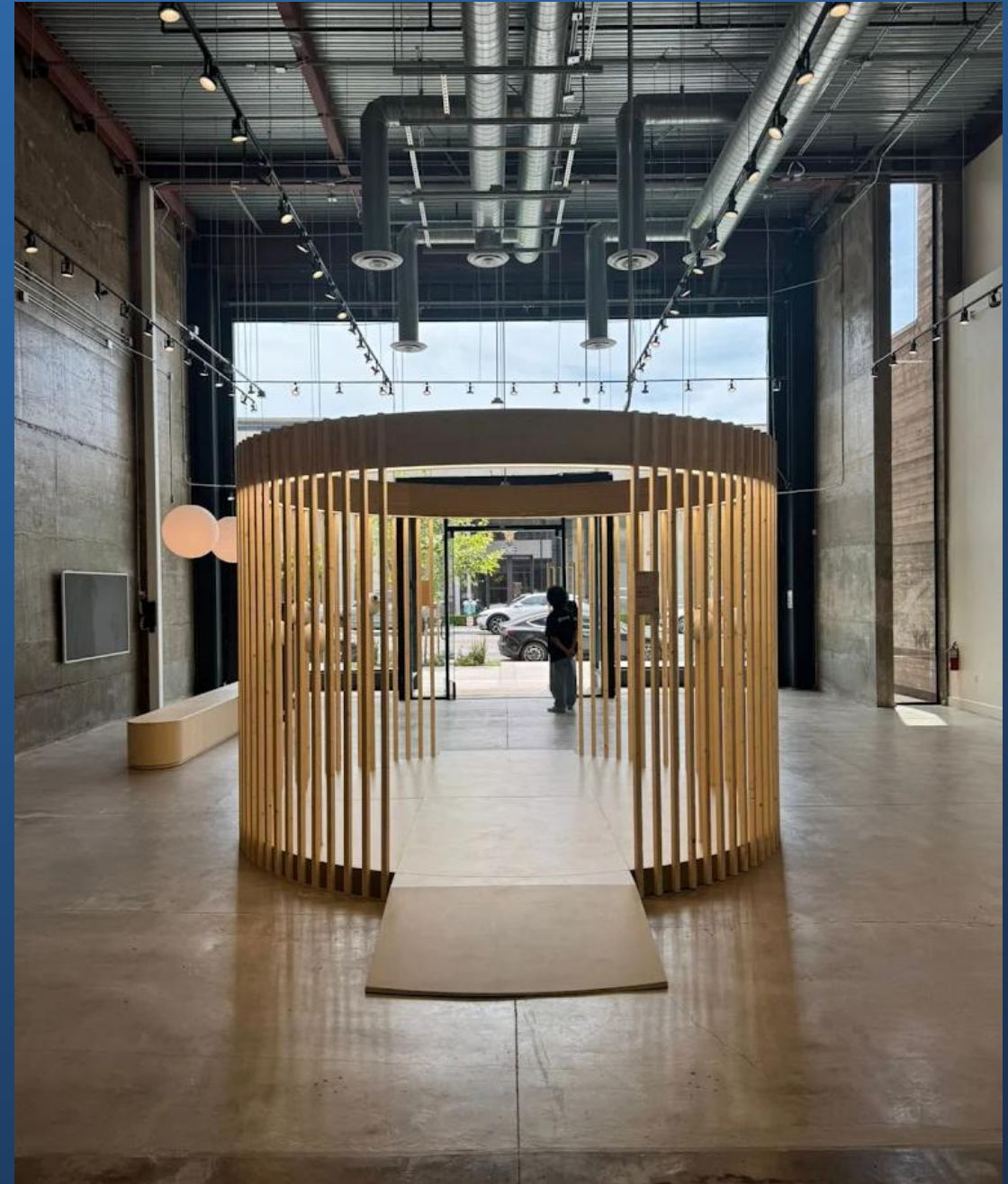
**Scope:** Project Management & General Contracting Services

**Type:** Commercial

**Location:** West Hollywood, CA.

### **Description:**

Tenant improvement of a 2,500 square foot public-facing retail space designed for customer engagement and operations.



# OUR PROJECTS

## Royal Rinse Car Wash

**Owner:** BVLY Partners

**Scope:** Project Management Services

**Type:** Industrial

**Location:** Charleston, SC

**Description:**

Rehabilitation and rebuild of a six-bay self-serve car wash with one automatic bay.



# OUR PROJECTS

## Civic Center Plaza

**Owner:** Langdon Street Capital

**Scope:** Project Management Services

**Type:** Commercial

**Location:** Norwalk, CA.

### **Description:**

Ground-up construction of a 10,000 square foot commercial building with four tenant shell spaces.

