



Construction Services

KMS Construction Services is able to offer a wide array of development services, ranging from project and construction management services to our full-service design/build team. Our experienced development and construction professionals are committed to achieving successful results from pre-development services through complete turn-key construction.

Development Services:

- Due Diligence / Feasibility Studies
- Conceptual Planning and Schematic Design
- Preliminary Budget and Project Scheduling
- Governmental Approvals and Entitlements

Construction Services:

- Permit Issuance
- Construction Management and Scheduling
- Quality Assurance and Control
- Final Turnover
- Close-Out Package (Warranties and As-Builts)

Pre-Construction Services:

- Design Development
- Preparation of Construction Documents
- Construction Budget and Value Engineering
- Utilities / Municipal Approval Process
- Plan Submittal, Review and Permitting

Tenant Improvement Services:

- Planning & Design
- Budgeting and Value Engineering
- Preparation of Construction Documents for Review & Approvals
- Construction Management & Supervision
- Final Turnover & Tenant Occupancy

PLANNING & CONSTRUCTION EXPERIENCE:

- ✓ Over \$150 Million in Retail & Industrial Entitlements & Construction
- ✓ Over \$30 Million in Multi-Family & Senior-Assisted Living
- ✓ Multiple Hospitality Design & Entitlement Projects
- ✓ Numerous Tenant Improvement Design & Construction Services For Retail and Industrial Assets

SOME OF OUR RELATIONSHIPS:

- ✓ Costco, Food 4 Less, Ralphs, Starbucks, Mimi's Café, BevMo, Marshalls, Subway, 7-Eleven, Souplantation
- ✓ Marriott Hotels, Hilton Hotels, Hyatt Hotels & Resorts



CONSTRUCTION SERVICES

23 Corporate Plaza
Suite 247
Newport Beach, CA 92660
949.718.4847 ph
949.718.4845 fax
www.kmsproperties.com



Construction Services Defined By Excellence.

**Development Services
Pre-Construction
Construction Management
Tenant Improvement Design & Construction**



Quality Design & Construction

EXPERIENCED DEVELOPMENT TEAM

← **Zaven Hanessian** ▪ Director of Construction ▪ zaven@kmsproperties.com

Zaven has over 35+ years of experience in the construction industry. He is a longstanding licensed General & Electrical Contractor and has been our corporate Director of Construction since 1996. Zaven has overseen and completed numerous senior living, retail, hospitality, & industrial ground-up developments & remodels and brings a complete understanding of owner and tenant requirements.

⇒ **Clint Knox, LEED AP** ▪ Project Manager ▪ clint@kmsproperties.com

Clint manages the on going design & development process, including acquisitions, due diligence, entitlements, architectural & engineering consultants and construction administration. Clint has over 15+ years of experience in the architecture and development industry.



Creativity in Design Cost-Effective Planning ⇒ *Superb Results*

UNDERSTANDING PLANNING & CONSTRUCTION

KMS Construction Services strives to provide quality development & construction services of capital and tenant improvements through creative planning which includes LEED sustainability measures and forward-thinking concepts, hands-on project management, and experienced supervision that results in superb project execution. Each member of the Construction team possesses substantial experience in commercial real estate development and understands the balance between time, money, and the expectations of tenants and the requirements of landlords. They are highly skilled in land acquisitions, efficient processing of government approvals and entitlements, full ground-up construction and tenant improvements. Landlords partner with KMS Construction Services for each phase of the development process in order to produce the most competitive and functional investment possible.

Key components in providing value for our clients:

- ✓ **EFFICIENT PLANNING AND DESIGN**
- ✓ **EFFECTIVE COORDINATION AND SCHEDULING**
- ✓ **EXPERIENCED MANAGEMENT AND SUPERVISION**



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Ground-Up Development

Proven Track-Record and Expertise

Top Professionals, including LEED Accredited Members

Industry-Leading Performance and Dependability

Long-term Relationships

Capital Improvements

Sustainable Renovations

Value-Add planning

Tenant Re-positioning and Merchandising Strategies

All Types of Upgrades, including HVAC and ADA

Seismic Retrofits

Tenant Improvements

Conceptual Planning

Value Engineering

City Approvals and Entitlements

Full Build-outs

Completion Package and Occupancy Permits

