



Building a Project That Stands the Test of Time

EBS Case Study: Chino Hills Corporate Park, Chino Hills, CA

From September 2003 to June 2008, EBS was engaged by Rivendell Land Company to entitle, construct and market a 138,592-square-foot suburban office campus located on the 71 freeway in the City of Chino Hills.

Challenge

- The City of Chino Hills is notorious for the difficulty and complexity of its entitlement process. EBS spearheaded the effort which included an Environmental Impact Report, zone change, parcel map, site plan approval, and freeway monument signage.

Solution

- EBS and its team of consultants were able to secure the full entitlement of the proposed project in just under six months, and processed permits in the following three months.
- Phase I was delivered one month ahead of schedule and over \$1 million under budget, in large part due to the value engineering process employed by EBS and the design consultants.
- Phase I was 75% absorbed less than a year after completion, and Phase II began construction in September 2006.
- Phase II was delivered ahead of schedule and nearly \$250,000 under budget.

Results

- This park has stood the test of time both in terms of aesthetics given its timeless architecture, and in terms of occupancy.
- The project was delivered ahead of schedule and well over \$1 million under budget.