



GENERAL CONTRACTOR · CSLB #1162639

Ground-up multifamily and mixed-use construction across Southern California.

Los Angeles
Orange County
Riverside
San Diego
Inland Empire

Company Profile

2026

A general contractor run by someone who has already built the building.

Teton Built is a California-licensed general contractor building ground-up multifamily and mixed-use projects for developers and private owners across Southern California. We hold the contract, carry the risk, and are accountable for cost, schedule and quality from preconstruction through Certificate of Occupancy.

The firm is new. The experience is not. Our principal has managed ground-up multifamily and mixed-use projects in Los Angeles and the Inland Empire for more than twelve years: Type I podium garages, Type III-A wood frame over podium, and Type V infill, through LADBS, LAFD and LADWP, from design development to Certificate of Occupancy.

12+

Years managing ground-up multifamily and mixed-use

11

Projects delivered as project manager

350+

Residential units brought to completion

Class B

California General Building license, CSLB #1162639

What we do



General Contracting

Ground-up multifamily, mixed-use and residential construction under a single prime contract, with Teton Built accountable for the work.



Preconstruction & Estimating

Conceptual budgets, trade-level estimates, constructability review and value engineering before drawings are locked.



Subcontractor Buyout

Scope-leveled bid packages, trade solicitation, bid leveling and subcontract award with clear scope and exclusions.



Scheduling & Sequencing

CPM schedules built from the means and methods up, with milestone tracking and weekly look-aheads in the field.



Permitting & Agency Coordination

Plan check, clearance tracking and inspections through LADBS, LAFD, LADWP and local building departments.



Construction Management

Owner's representative and agency CM services for owners who hold their own contracts and need an experienced advocate.

One builder, accountable from budget to C of O.

Most cost overruns on multifamily work trace back to decisions made early: a budget nobody priced at trade level, drawings that never got a constructability review, a buyout that left gaps in scope. We put the effort in up front so the field runs to plan.

WHERE PROJECTS GO WRONG

- Budgets set before anyone priced the work
- Design conflicts discovered in the field
- Scope gaps between trades found after award
- Schedule slippage reported after the fact
- Change orders without a clear baseline

HOW TETON BUILT RUNS A JOB

- Trade-level budgets tested against real scope
- Constructability review before the permit set
- Scope-leveled buyout with written inclusions and exclusions
- Weekly look-ahead scheduling and variance reporting
- Every change priced against the contract documents

How we contract

1

Lump Sum

HARD BID OR NEGOTIATED

A fixed price against a complete set of documents. Best when design is finished and the owner wants cost certainty.

2

Guaranteed Maximum Price

NEGOTIATED, OPEN BOOK

We join early, help shape the budget during design, and commit to a GMP once documents are far enough along. Savings are shared.

3

Cost-Plus with GMP Cap

OPEN BOOK WITH A CEILING

Actual cost plus an agreed fee, capped at a maximum price. Full transparency for owners and lenders who want it.

4

Design-Build

SINGLE POINT OF RESPONSIBILITY

Teton Built holds the contract for design and construction, with the architect and engineers on our team.

5

Construction Management

AGENCY CM OR OWNER'S REP

For owners who hold their own contracts or already have a GC and want an experienced advocate on their side.

The agencies and assemblies we work in daily

REGULATORY

LADBS

Plan check, permit issuance, inspection scheduling and correction clearance

LAFD

Fire life-safety review, sprinkler and alarm coordination, high-rise and podium access

LADWP

Power and water service clearances, utility coordination and energization scheduling

Cal/OSHA

Site safety programs, excavation and shoring permits, fall protection compliance

Title 24

Energy compliance documentation, envelope and mechanical verification, HERS coordination

CONSTRUCTION TYPES

Type I

Concrete and steel podium structures, subterranean and semi-subterranean parking

Type III-A

Wood frame over podium, five and seven story residential over structured parking

Type V

Slab-on-grade and infill residential, senior housing and small-lot multifamily

Projects managed

The following projects were managed by David Robles in his capacity as project manager at Burrell Construction, Inc. and Foundational Builders Corporation. They are presented as principal experience, not as work performed by Teton Built.

BURRELL CONSTRUCTION, INC. · 2016–2020

PROJECT	LOCATION	TYPE / PROGRAM	SCALE
Gladstone Villas	Azusa	Type V — senior living	49,500 sf
Thornburn Apartments	Westchester	Type I & V — podium	15 units
Garvey Earle	Rosemead	Type I & V — mixed-use	35 units
Hawaii Plaza	San Gabriel	Type I, III & V — mixed-use	60 units
971 S. Hoover	Los Angeles	Type III — 7 stories	39 units
972 Arapahoe	Los Angeles	Type III — 6 stories	14 units

FOUNDATIONAL BUILDERS CORPORATION · 2020–PRESENT

PROJECT	LOCATION	TYPE / PROGRAM	SCALE
Villa Bel Air Living	Los Angeles	Repositioning — remodel	59 units · \$25.1M
Onix Hollywood	Hollywood	Ground-up — Opportunity Zone	39 units · \$10M
The Hive Westwood	Westwood	Ground-up — student living	18 units · \$10M
Ramsgate Westchester	Westchester	Ground-up — TOC	20 units · \$5.5M
Main Street	Los Angeles	Ground-up — 100% affordable	53 units · \$6.5M

Burrell-era projects



Gladstone Villas

Azusa · Type V senior living · 49,500 sf



Thornburn Apartments

Westchester · Type I & V podium · 15 units



Garvey Earle

Rosemead · Type I & V mixed-use · 35 units



Hawaii Plaza

San Gabriel · Type I, III & V · 60 units



971 S. Hoover

Los Angeles · Type III · 39 units · 7 stories



972 Arapahoe

Los Angeles · Type III · 14 units

Foundational Builders projects



Villa Bel Air Living

Los Angeles · 59-unit repositioning · \$25.1M



Onix Hollywood

Hollywood · Ground-up · 39 units · \$10M



The Hive Westwood

Westwood · Student living · 18 units · \$10M



Ramsgate Westchester

Westchester · Ground-up · 20 units · \$5.5M



Main Street

Los Angeles · 100% affordable · 53 units · \$6.5M

Two problems worth describing

PROJECT TAKEOVER

971 S. Hoover

39 units · 7 stories · Type III-A · Los Angeles

Taken over from a previous contractor at completion of the first deck. The inherited documents carried significant structural and electrical deficiencies for Type III construction, including issues affecting the structural integrity of the building.

OUTCOME

Worked directly with the design engineers and LADBS inspectors to correct the documents, resolve the deficiencies in place, and return the project to an achievable schedule.

MID-CONSTRUCTION PROGRAM CHANGE

Garvey Earle

35 units · Type I & V mixed-use · Rosemead

After the second level was complete, the owner elected to convert the entire floor of finished units into a mix of two, three and four bedroom ADUs, a change requiring substantial structural and mechanical revision to built work.

OUTCOME

Re-sequenced the affected trades, coordinated the revised structural and mechanical design through plan check, and delivered the converted floor to Certificate of Occupancy.

How we run a job

1

Establish the baseline

Budget, schedule and scope documented and agreed before work starts. Everything afterward is measured against it.

2

Test the documents

Constructability and coordination review across disciplines to surface conflicts while they are still drawing revisions.

3

Buy out the work

Scope-leveled trade packages, bid leveling, and subcontracts with clear inclusions, exclusions and schedule commitments.

4

Run the field

Weekly look-ahead scheduling, RFI and submittal turnaround, change management, and daily supervision on site.

5

Close it out

Inspection sign-off, punch completion, warranties and O&M turnover, and Certificate of Occupancy.

Reporting cadence: weekly progress and schedule variance, monthly cost report and forecast to complete.

Who you will be working with



David Robles

Chief Executive Officer & President

Founded Teton Built after more than twelve years managing ground-up multifamily and mixed-use construction across Greater Los Angeles and the Inland Empire. Project manager at Burrell Construction, Inc. (2016–2020) and Foundational Builders Corporation (2020–present), carrying projects from design development through Certificate of Occupancy.

- Leads Teton Built under California Class B license #1162639
- Preconstruction, estimating and CPM scheduling
- Type I, III-A and V multifamily and mixed-use



George R. Robles Jr.

Vice President of Construction

More than 35 years in construction, specializing in ground-up multifamily, mixed-use, commercial and institutional projects throughout Southern California, with more than \$7 billion in capital construction managed and overseen. Began his career through a Carpenters Union apprenticeship and advanced through Superintendent, Estimator, Project Manager, Senior Project Manager and Project Executive.

- Construction operations, preconstruction, estimating and budgeting
- Scheduling, contract administration and project execution
- Construction safety, quality control and cost management

Leadership, continued



Matthew Raymond

Director of Construction Safety & Compliance

More than 10 years in construction safety across multifamily residential, commercial, public works and large-scale projects, including high-rise developments and major infrastructure. Focused on proactive safety planning, subcontractor coordination and maintaining a zero-incident jobsite.

- Construction Health and Safety Technician (CHST)
- Cal/OSHA regulations and regulatory compliance
- Jobsite safety management and risk mitigation



Nicole Reyes

Controller

Runs the financial and administrative side of every project. Owns the documentation and payment record that keeps a project auditable for the owner, the lender and the fund control agent.

- Billing, AIA pay applications and lien release tracking
- Fund control coordination and draw package assembly
- Subcontractor compliance and insurance verification



General Contractor · Southern California

David Robles

Chief Executive Officer & President

david@tetonbuilt.com

626.991.8497

California Class B General Building Contractor · CSLB License #1162639