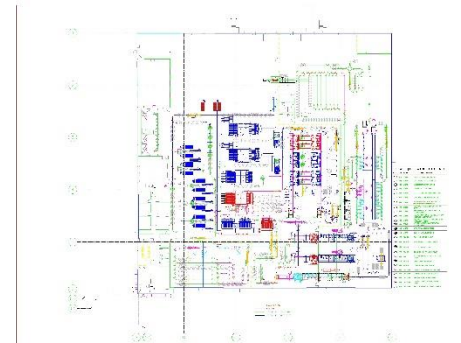


Capital Project Management



Ian Bigelow



Capital Project Planning

Oversight of capital projects and construction is a complex process. SMS has been privileged to oversee the design build process for many types of facilities over the years for entities such as Continental Medical Systems, the Texas Medical Center, Ritz Carlton Hotels, Marriott Hotels, and Crothall Laundry Services.

The example in the link provides a look into the level of complexity and diversity experience we can offer. <https://youtu.be/H04qOspdoOs> If desired, project details on a great many turnkey, successful capital projects can be provided.

If a client would like to add a wing, remodel a floor, redesign a food service kitchen or dining room, retool their laundry, build a warehouse or industrial workspace, or even construct a new office building or medical tower, SMS can provide turnkey management of the project, from start to finish. This approach saves organizations from having to keep inhouse staff to fulfill this role or we can consult on the provision and vetting of a viable contracted service alternative to the management of an established capital projects department.

In collaboration with the client, a team of administrators, financial experts and end users come together to brainstorm any proposed project. Once there is a conceptual vision of the completed project the team can work backward from there to develop the straightest line of events necessary to initiate and complete the project. Our role is to facilitate bringing ideas into a focused vision that realistically meets operational and business outcome expectations, design parameters and budget reality.

An outcome-based design process is the best way to make sure everything is in place to guarantee success on all fronts. By this means, all of the players, especially those end users expected to work with and, depending on the scope, in, the final project can have genuine influence on the process for everything from initial concept, space planning and workflow design, to overseeing project execution. When done well, the project will be the fulfillment of the vision influenced by those who will use it.

SMS can provide complete turnkey project management, from concept, to varied RFP development, as may be needed for distribution to every professional service and equipment vendor needed to design, build, and complete the project. SMS have developed tools to accomplish everything needed, including budget estimating, timeline estimating, material sourcing and pricing, contractor vetting, and document tracking. If it's needed on the project, we see to it, including initial concept drawings showing space allocation, equipment placement and workflow, done in AutoCAD by me. These initial drawings are peer reviewed by professional engineers and serve as the basis for eventual permissible drawings.

SMS can provide legally proven templates for every kind of contract and controlling document possibly needed for any project. If AIA and DBIA don't have the necessary template to meet the need, we do.

Our experience is quite broad in this area. If you would like to see more examples than the project you find at the end of the provided link, please let us know.