




# THE SCIENCE OF BUILDING.

The art of leadership.

OWNER'S REPRESENTATION • PROJECT MANAGEMENT • STAFF AUGMENTATION • DESIGN &  
CONSTRUCTION PROCUREMENT • PROGRAM MANAGEMENT • AUDIT & CONTRACT SERVICES  
PLANNING SERVICES • SITE SELECTION • PRECONSTRUCTION SERVICES • *AND MORE*





No matter the scope of our involvement or at what point you find yourself in the building process, HPM exists to lead our clients to success and provide value in everything we do.

## YOUR BLUEPRINT FOR SUCCESS.

The realization of any capital construction project hinges on the coordination of many different people and organizations, all working towards one goal.

But with so many moving parts, there's just too much potential for miscommunication and waste.

At HPM, we're dedicated to leading your project every step of the way—striving to ensure that your vision comes to life on time, under budget, and beyond your expectations.

### HPM ADVANTAGES:

- + Comprehensive project leadership
- + Meticulous selection and management of project teams/members
- + Complete knowledge of project delivery options
- + Precisely estimated cost of project schedule
- + Thorough project communication
- + Ensured contract compliance
- + Quality assurance

“One of the nation's top program management firms.”

— ENGINEERING NEWS RECORD



Founded in 1997



Offices in:  
Dallas/Ft. Worth  
Austin  
Houston  
Birmingham  
Atlanta  
Tampa  
Huntsville  
Mobile



HPM has managed more than \$7 billion in our 24-year history of program management work.



LEED accredited professionals

Green Advantage certified professionals

Certified Professional Estimators

Certified Construction Managers



Best Medium Size Places to Work

National award-winning projects

#27 on ENR's Top Program Managers in the U.S.

# PROGRAM MANAGEMENT SERVICES

*We start with the vision, wisdom and dedication to guide every facet of your project from beginning to end – taking into consideration each partner involved in the process. Our ultimate goal is seamless success.*

From real estate analyses, feasibility studies and site selection to accounting, public relations and move management, HPM serves clients in government and private business for facilities centered around K-12 schools, higher education, aerospace, hospitality, residence space, sports and recreation locales, cultural and entertainment venues, municipalities and healthcare, as well as commercial and manufacturing needs.

Although we were born from builders and grew up in construction, we are not general contractors – nor are we an architectural or engineering firm.

We are full-time program managers in the business of leading your project to construction success – with singular focus, increased efficiency and complete accountability.

HPM understands the importance of project definition and determining the metrics that will define a project's success – plus, keeping focused on these performance measurements throughout the project and communicating effectively with all those involved. It can be easy for a project team that lacks focus on these key metrics to allow the project to diverge from the elements that have been defined as critical. This results in a project that does not meet the desired outcome or one that requires additional time and money to regain the desired outcome. Neither of these is acceptable to HPM.

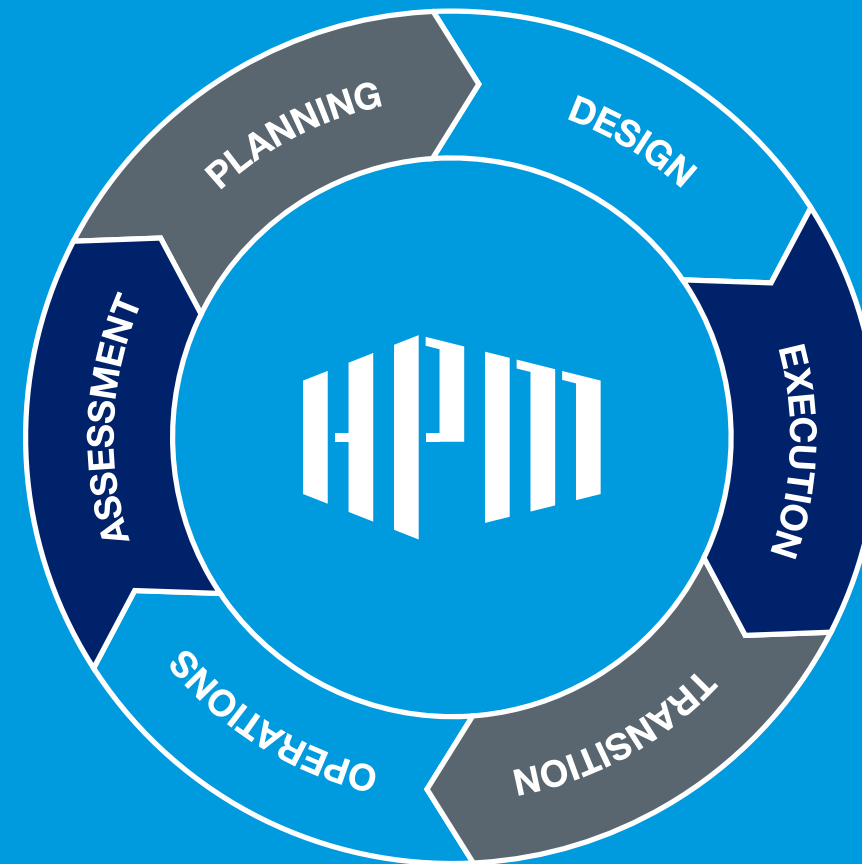
One of HPM's core values is stewardship. We intend to ensure all stakeholders receive superb value for our construction administration. We manage all resources as if they were our own – which includes holding designers, suppliers, contractors, decision makers and even us accountable to the commitments made. HPM is thorough in evaluating potential suppliers, and we endeavor to create competitive conditions to maximize value for the construction spend. Yet, we are diligent in prequalification so that risks with respect to safety, schedule, quality and cost are adequately managed.



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HPM's continuum of services begins with **PROPER AND DELIBERATE PLANNING** to establish the road-map for a **SUCCESSFUL OUTCOME**. Each stage in the sequence builds upon the **KNOWLEDGE GAINED** in the previous stage. We have consistently **DELIVERED SAVINGS** equal to or in excess of our cost to clients for the last 24 years.

- 1 PLANNING**
- Team Structure and Selection
  - Capital Funding Plan
  - Master Program
  - Defining Program Objectives
  - Strategic Planning
  - Facility Planning
  - Capital Budget Modeling
  - Consolidation Planning
  - Communication
  - Estimating
  - Demographics Analysis
  - Condition Analysis
  - Operational Analysis
  - Audit & Contract Services

- 2 DESIGN**
- Master Facility Development
  - Consultant Participation
  - Design Management
  - BIM/CAD
  - REVIT

- 3 EXECUTION**
- Program Management
  - Construction Management
  - Contracting
  - Vendor Systems
  - Quality Control
  - Value-Based Budgeting
  - Lean Construction

- 4 TRANSITION**
- Project Acquisition
  - Health and Safety
  - Integrated Project Delivery
  - Pull Scheduling
  - Contract Auditing
  - Closeout Management

- 5 OPERATIONS**
- Commissioning
  - Equipment Installation
  - Change Implementation
  - Move Management
  - Certifications
  - Training
  - Facility Management
  - Procurement

- 6 ASSESSMENT**
- Sustainability Systems
  - Performance Monitoring
  - Program Objectives
  - Outcomes
  - Benchmark Indicators

**STRATEGIC PLANNING** for facilities and operations is an essential component to short and long-term efficiency models.



Planning expert **Tracy Richter** has joined the HPM team as Vice President of Planning Services. Tracy comes to us from a nationally recognized educational planning firm owned by Richter that specializes in developing quality learning environments through systematic processes that maximize the use of data and community participation.

MORE THAN  
**25 YEARS**  
OF EXPERIENCE  
AS A TEACHER  
AND PLANNER

COORDINATED  
AND DIRECTED  
FACILITY PLANNING  
CAMPAIGNS TOTALING  
**\$11 BILLION**

WORKED WITH  
**HUNDREDS**  
OF SCHOOL  
DISTRICTS ACROSS  
**26 STATES**

He is among a small and elite group of private contractors invited to join the National Council of School Facilities (NCSF), a coalition of state K-12 public school facility directors that advocates for the delivery of buildings that support 21st-century learning and are sustainable and fiscally sound.

## PLANNING SERVICES

*From airlines and beverage distribution to baseball stadiums and school districts, facility improvements and day-to-day operations are continuous, necessitating the need to incorporate good planning practices into your standard operating procedures.*

Regardless of the industry or type of facility, good planning practices must address four major components to comprehensively analyze facility needs:



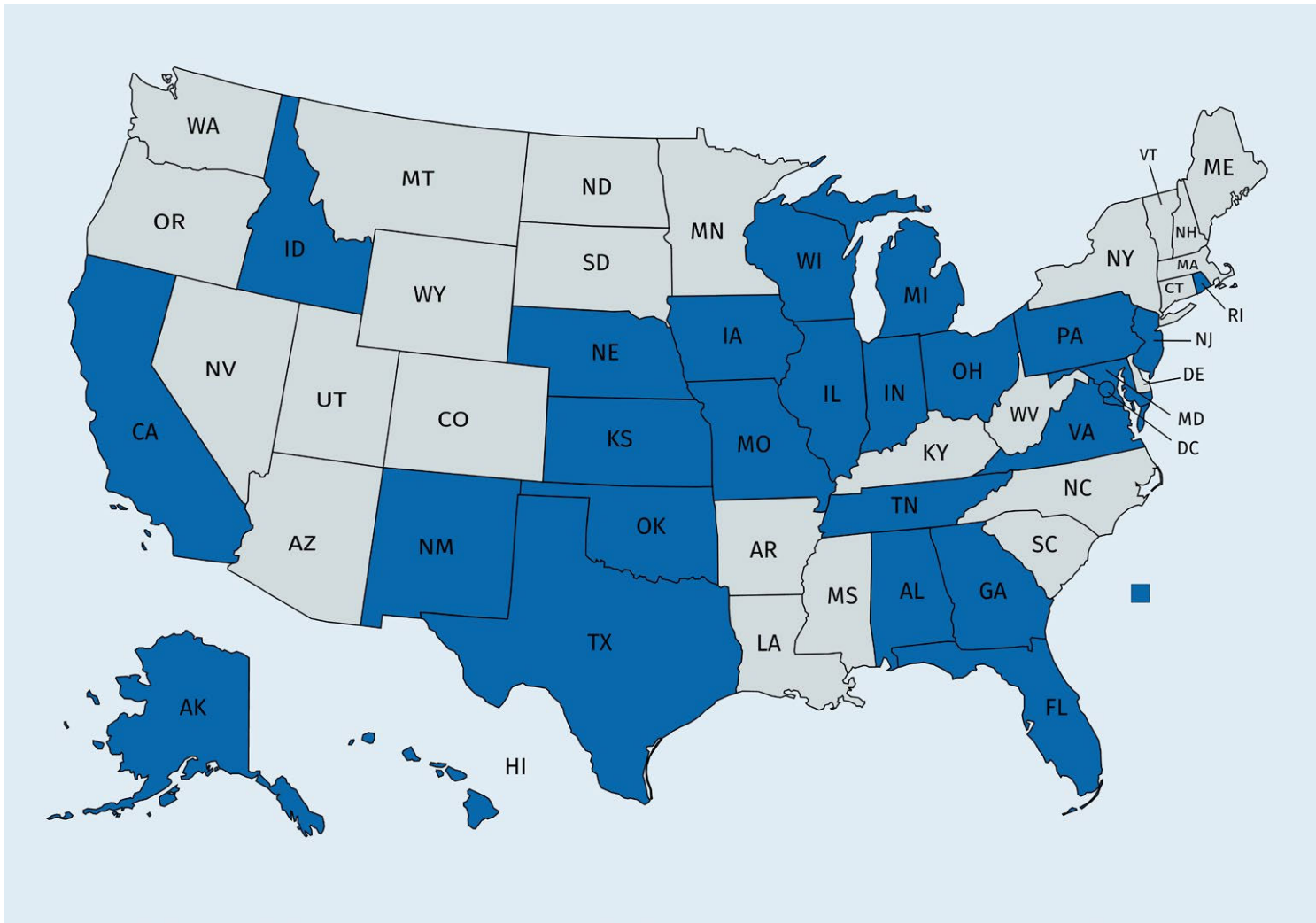
Effective planning for facilities must give equal consideration to each of these components. While it might be just one of these items that demands your attention currently, decisions based on one sole component alone may have rippling effects on all the others. A skilled planner must have a full understanding of the operations, practices, and procedures, combined with the strategic goals to properly weigh these effects in advance.

**CONTACT TRACY: [TRICHTER@HPMLEADERSHIP.COM](mailto:TRICHTER@HPMLEADERSHIP.COM) OR 614.284.2123**

# K12

## Planning Services Experience

OUR PLANNING SERVICES TEAM HAS WORKED WITH **HUNDREDS** OF SCHOOL DISTRICTS



# AUDIT & CONTRACT SERVICES

Negotiating a fair enforceable contract and ensuring that you are billed appropriately sounds simple, but it isn't always easy. A comprehensive review of design or construction job costs, especially costs that are difficult for most Owners to quantify, like payroll and insurances, can often lead to savings in excess of 1-2% of project costs. HPM provides you with the unrivaled expertise you need to be confident you haven't overpaid, yet at the same time being very sensitive to preserving relationships with the parties involved.

All HPM principals and associates are seasoned employees who have worked at the highest levels of accounting for large general contractors and therefore have firsthand knowledge of the construction industry and its costing approaches. We have no junior auditors.

Over the years, more than 2,000 construction projects valued at more than \$30 billion have been reviewed—with well over \$100 million being recovered by our Owner and CM clients. Our construction audit and contract services are unparalleled. No firm has worked on more projects in more locations or for more owners and contractors than HPM.

## WHAT DO YOU GET WITH HPM?

- ✓ Calculation of Scheduled Damages
- ✓ Change Order Management
- ✓ Claims Analysis Management and Defense
- ✓ Contract and Bid Evaluations
- ✓ Contract Negotiations
- ✓ Interim and Final Audits to Determine Reimbursable Costs, Fees, Savings and Savings Allocations
- ✓ Pay Application Reviews
- ✓ Third Party Review of Original Project Estimate



**VINSON CHAPMAN**  
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# K12 EDUCATION

## Experience



### ROUND ROCK ISD | ROUND ROCK, TEXAS

- New elementary school
- New aquatics practice center
- Expansion of existing schools to prepare for student population growth
- Modernization of two high schools
- Campus security upgrades
- New technology integration



**\$500 MILLION**  
CAPITAL BOND  
PROGRAM



### FORT SMITH PUBLIC SCHOOLS | FORT SMITH, ARKANSAS

- Renovations and additions to 2 middle schools
- Renovations and additions to 2 high schools
- New Career and Technology Center
- New secure vestibules at 15 elementary school campuses, plus secure wall projects at 5 campuses



**MORE THAN 20**  
CAMPUSES



### VESTAVIA HILLS CITY SCHOOLS | VESTAVIA, ALABAMA

- 7,000+ students
- 10 schools
- Preconstruction & project management services
- Created and implemented an enrollment projection study
- Assisted with redistricting with the addition of 2 schools to the system



**REDUCED**  
**OVERALL COST**  
of proposed bond  
program by 5%,  
increasing the  
number of facilities  
improved within  
the system

"HPM was able to mobilize immediately augmenting our understaffed construction department. Greg Ellis and Derek McSween organized the HPM team and aligned with our staff to become immediately effective and efficient. Our immediate needs required HPM staff to assume district duties of ongoing projects. Additionally, HPM was tasked to implement new program controls and reporting systems for the district and to develop a way to reconcile project controls to mirror the district's finance and accounting departments internally."

- Terry C. Worcester A.I.A  
RRISD Chief Operating Officer

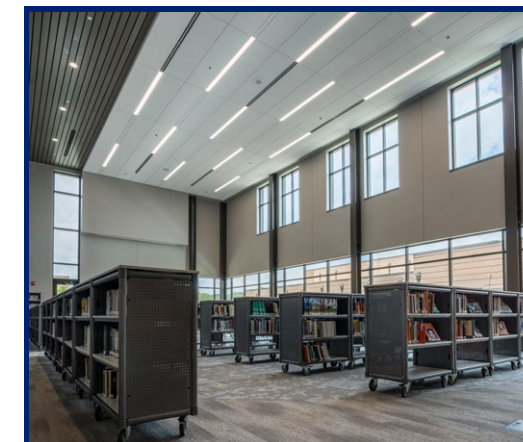


### HOMEWOOD CITY SCHOOLS | HOMEWOOD, ALABAMA

- \$55 million bond program designated for schools
- Renovations and additions to 3 elementary schools
- Space planning, renovations and addition to middle school
- Interior renovations, additions, and upgrades to high school



**REDUCED**  
**OVERALL COST**  
by evaluating needs  
and implementing  
renovations and  
updates instead of  
new facilities



### PELHAM CITY SCHOOLS | PELHAM, ALABAMA

- New school system
- Assessment and evaluation of options
- Two brand new schools
- Renovations and expansions of multiple existing facilities



**85-YEAR**  
**OVERALL SYSTEM**  
**IMPACT AND 12-**  
**15 YEARS OF**  
**STUDENT GROWTH**



# Why HPM?

Staying above reproach while representing school districts

Providing directed purpose in every decision

Representing vast and varied experience in the K12 industry

Delivering unmatched value for savings, quality and increased scope

Building trust and confidence in school administrators through unparalleled management

Bringing collaborative team members to the table who serve as an extension of your staff to streamline the process and eliminate unnecessary waste



**SCAN TO LEARN MORE ABOUT  
OUR SERVICES AND PORTFOLIO**



[hpmleadership.com](http://hpmleadership.com) | 1.844.4HPM.LEADS