



## Summary of Qualifications



# FACILITIES PROJECTS



When multi-million-dollar projects are on the line every detail counts. Since 2002, we have been helping contractors, owners and agencies save time and money with proven leadership for construction management. Our program and project management, cost engineering, scheduling, estimating and claims resolution give visibility to keep projects and profitability on track, and to ensure peace of mind.

## Our Qualifications

<b>Experience</b>	With over 20 years experience supporting complex projects for clients such as Huntington Hospital, California Dept of Corrections & Rehab, City of Lancaster, Kings County (CA), LA Unified School District, and global manufacturers, we are familiar with the unique challenges and nuances of mega facilities projects from conception through post construction closeout.
<b>Expertise</b>	Experts with variety of backgrounds and certifications, including PE, PMP, PSP, PMI-SP, PMI-RMP, CCP and Six Sigma.
<b>Diversity</b>	Federal, state and local certifications for SBE, DBE, WBE, WOSB, LBE and LSBE.
<b>Presence</b>	Headquarters in California, with programs in Washington, Arizona, Colorado, Florida, New York, New Jersey, Tennessee and Texas

## Our Services

Program & Project Services	Planning & Scheduling	Cost Controls	Risk Management & Claims Avoidance	Executive Reporting & Dashboards
<ul style="list-style-type: none"> <li>• Construction Management</li> <li>• Scope Management</li> <li>• Environmental Reviews, Permitting</li> <li>• Contract Compliance</li> </ul>	<ul style="list-style-type: none"> <li>• CPM Scheduling</li> <li>• Project Planning</li> <li>• Time Impact Analysis</li> <li>• 4D &amp; 5D Scheduling &amp; Modeling</li> </ul>	<ul style="list-style-type: none"> <li>• Program and Project Budgets</li> <li>• Cost Forecasting</li> <li>• Earned Value Management</li> <li>• Estimating</li> </ul>	<ul style="list-style-type: none"> <li>• Claims Preparation</li> <li>• Management of Change</li> <li>• Schedule Risk Analysis</li> <li>• Time Impact Analysis</li> </ul>	<ul style="list-style-type: none"> <li>• Dashboards for Complex Projects</li> <li>• Integrating Systems and Data</li> <li>• Power BI</li> <li>• Training for Project Teams</li> </ul>

# FACILITIES

Critical Institutions Serving Our Communities

**\$25B**

Project Value

**70**

Consultants



## 300MM Wafer Semiconductor Plants

Owner: Texas Instruments  
Project Value: \$2 billion

**CM Solutions is providing scheduling at both master and project levels. In addition to regular monthly status and forecasting reports, CMS developed extensive dashboards in Power BI with data from multiple databases, presenting summarized project cost and schedules.**

To meet growing demand in the industrial and automotive markets, Texas Instruments is building several new semiconductor fabrication plants that include fabrication plants, utility plants, bulk chemical yards, and admin buildings.

## Hyperscale Data Centers

Owner: Vantage Data Centers  
Project Value: \$2 billion

**CM Solutions provided the master schedule and project scheduling for new building projects and tenant fit-outs. Working for the owner, contractor and tenants allowed the schedule to be a trusted source for successful construction.**

Vantage Data Centers is expanding their data centers operating worldwide. The new hyperscale data center campuses are leased to IT companies.

## School District Modernization

Owner: Los Angeles Unified School District (LAUSD)  
Project Value: \$1 billion

**CM Solutions provides baseline schedules, monthly updates, narrative reporting, longest path and delay impact analysis, schedule slippage and changes tracking, manpower analysis, and earned value analysis. Also provides interface between field and management staff.**

This is a 5-year comprehensive modernization program for the nation's second largest school district, and includes classrooms, offices, gymnasiums, grounds, and plant systems at elementary, middle, and high schools.

## Hospital Seismic Upgrades and Capital Improvements

Owner: Huntington Hospital  
Project Value: \$300 million

**CM Solutions managed the Facility Master Plan, an integrated schedule for this program, and coordinated closely with project teams to maximize hospital bed capacity throughout the program's aggressive timeline.**

Huntington Hospital needed seismic upgrades to comply with OSHPD regulations and state law. The capital improvements also supported the hospital's goal to provide quality medical care to the growing population.

## Airport Police Facility

Owner: Los Angeles World Airports (LAX)  
Project Value: \$216 million

**CMS staff provided scheduling review services for the project, including time impact analyses and risk mitigation.**

This 160,000 sq. ft. facility consolidates operations from eight locations under one roof and includes a shooting range, dog kennels and suspect processing area. It earned LEED Gold Certification.

# FACILITIES PROJECT INDEX

Project Name	Project Type	Project Description	Owner / Agency	Project Value	Project Dates
Pepperdine Campus Event Complex	Dashboards & Reporting, Recreation, Software Implementation	<p>Pepperdine University is building a new on-campus event complex involving an indoor sports arena and concert hall, along with a student fitness center. It will serve as a new central hub for student fitness, athletics, campus gatherings, and more.</p> <p>CMS is working with Kahua to enhance the implementation its PMIS software for this turnkey project, including Power BI reporting, schedule reviews. These systems will then be used for future projects in Pepperdine's construction program.</p>	Pepperdine University	\$250M	2024-Present
Dashboards for Semiconductor Manufacturer, Utah	Commercial, Dashboards & Reporting, IT Construction, Manufacturing	<p>Texas Instruments is building a new 300mm semiconductor wafer plant in Utah to expand production as part of their long term strategy to increase capacity and meet customer growth for decades to come.</p> <p>CMS performed data migration and cleanup, then prepared dashboards for RFI's and submittals for BIM Coordination.</p>	Texas Instruments	\$11B	2024-Present
300MM Wafer Semiconductor Plants, Texas	Manufacturing, IT Construction	<p>Texas Instruments is building several new semiconductor fabrication plants to meet growing demand for the industrial and automotive markets. The construction program covers greenfield through commissioning and includes the fabrication plants, utility plants, bulk chemical yards, and admin buildings.</p> <p>CM Solutions is providing scheduling at both master and project levels. In addition to regular monthly status and forecasting reports, CMS developed extensive dashboards in Power BI with data from multiple databases, presenting project cost and schedules at a high level.</p>	Texas Instruments	\$2B	2023-Present
Electric Vehicle Battery Plant	EV Batteries, Manufacturing, Commercial, Energy	<p>CMS developed master and baseline schedules with 45 trades using 4D synchro, P6, and Bluebeam to properly sequence activities. We developed project KPIs and monitored them with Power BI dashboards. CMS worked with project managers to provide updates on project status and delays with suggestions for mitigation to keep projects on track. We also performed critical path and schedule risk analysis and mitigation.</p> <p>Samsung and Stellantis are building an electric vehicle (EV) battery plant in Kokomo, Indiana. At full capacity, it will produce enough batteries to supply about 670,000 vehicles per year.</p>	Samsung / Stellantis	\$2.8B	2023
Lancaster Municipal Stadium	Recreation, Stadium	<p>Project involves re-purposing the existing baseball stadium into a minor league soccer stadium, reconfiguring the field, moving and adding grandstands, adding lighting, and reconfiguring the parking.</p> <p>CMS provides scheduling support for the general contractor, including developing the baseline schedule and providing regular updates throughout construction.</p>	City of Lancaster, CA	\$14M	2024-Present

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Project Name	Project Type	Project Description	Owner / Agency	Project Value	Project Dates
NAVFAC Facility Renovations	Civil Buildings / Public Works, Military Facilities	The Naval Facilities Engineering Command (NAVFAC) is the United States Navy's engineering systems command and technical authority for facilities, engineering and management, real estate and construction, and oversees renovations and repairs to its buildings.  CMS is providing scheduling services to the general contractor for multiple buildings on different bases, including baseline schedule and ongoing updates and project status reports.	US Navy	\$7.5M	2023-Present
Caltrans Tehachapi Maintenance Station	Civil Buildings / Public Works, Transportation	Caltrans is constructing a new maintenance station with multiple structures on a 5.65 acre site with existing services. Site improvements include moving the storm water drainage system, grading, paving, and electrical to all buildings.  CMS developed the contractor's baseline schedule for approval by Caltrans, and is continuing to provide monthly updates throughout construction.	Caltrans	\$18M	2023-Present
AT&T Mobile Home Park Updating	IT Infrastructure	CMS developed multiple contractor's schedules for AT&T's program of upgrading mobile home parks in the bay area of California. Schedules were updated on a weekly basis.	AT&T	Multi-million	2023-Present
Hilton Hotel in Arcadia	Commercial	This new Hilton Hotel features guest rooms, a restaurant, a banquet hall, meeting space, and a rooftop bar overlooking the neighboring racetrack. Project involves adapting an existing 3-story office building and building a new 6-story tower, with a combined area of 138,000 sf.  CMS is providing scheduling services including the baseline schedule with regular updates, in addition to status reports.	Hilton Hotels	Multi-million	2023-Present
Central Sterile Processing Department (CSPD) Upgrades	Hospitals	Huntington Hospital is upgrading their central sterile processing department facilities as part of their capital improvement program. CMS provides scheduling services, including baseline schedule, ongoing schedule updates and project status reports, cost services, and change management support.	Huntington Hospital	Multi-million	2023-Present
e-Builder Implementation (PMIS)	Dashboards & Reporting, Education Facilities, Software Implementation	The LA Community College District converted its project management information system (PMIS) to e-Builder to better manage all construction projects across its 9 campuses.  CMS worked with Trimble to implement its enterprise software, including designing the process for implementation, configuring the structure, testing for user acceptance, ensuring adoption and developing documentation.	Los Angeles Community College District (LACCD)	n/a	2023-Present
Delano Aquatic Center	Civil Buildings / Public Works	The City of Delano built a new 4,149sf fitness and recreation center with amenities designed to ensure residents of all ages were welcome.  CMS provided scheduling services, including baseline schedule and ongoing updates and project status reports.	City of Delano, CA	\$10M	2023
SPC-1 Building RACS Mitigation	Healthcare, Claims	CMS provided schedule and delay analysis for this capital project that had experienced delays. CMS reviewed all existing documentation and schedule changes from the baseline, then met with the project team to discuss the findings.	Huntington Hospital	Multi-million	2023

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PM/CM for Public Works Facilities Program	Civil Buildings / Public Works	<p>The LA County Dept. of Public Works oversees a multi-billion-dollar program to modernize existing streets and facilities for the largest county in the nation.</p> <p>CM Solutions is managing the planning, programming, design &amp; construction of projects through all phases of construction. Responsibilities include program leadership, project management, land surveying, constructability reviews, safety, inspections, traffic control, project controls, and diversity program outreach.</p>	Los Angeles County Dept of Public Works (LACDPW)	\$3.6B	2022-Present
Portfolio Dashboards for Real Estate Developer	Real Estate Development, Dashboards & Reporting	<p>A leading developer and builder of single and multi-unit homes needed improved insight into the schedules and budgets for their projects. Key software tools were ProPlanner, ProCore and Power BI.</p> <p>CM Solutions prepared optimized schedules using the client's existing software. Dashboards and reports were developed to quickly provide answers to stakeholder questions. In addition, we streamlined processes for meeting minutes, budgets and documents, and trained the client on the new systems.</p>	Ravello Holdings	n/a	2022-Present
Caltrans Gateway Monument on I-15 at Primm	Civil Buildings / Public Works, Transportation	<p>Caltrans built a gateway monument in Primm on the border between California and Nevada.</p> <p>CMS provided scheduling support for the general contractor.</p>	Caltrans	\$2.3M	2022-2023
Electrical Switchgear Vault Egress (Hospital)	Electric, Hospitals, Claims	<p>This project for the hospital was in progress and experiencing delays.</p> <p>CMS performed a review of project documentation and status to document changes reported by contractor.</p>	Huntington Hospital	Multi-million	2022-2023
Project Management Dashboards	Strategic Management, Real Estate Development	<p>Automating and streamlining the asset management reporting for construction management and cost/schedule variances increased productivity and facilitated decision-making for the owner's real estate projects.</p> <p>CMS prepared dashboards that pulled data from multiple sources, including Procure, for both cost and schedule management.</p>	Harridge Development Group	n/a	2022
Gas Operations Control Center	Natural Gas	<p>The new 60,000 sf Gas Operations Control Center is a resilient critical facility for monitoring the gas infrastructure assets across Southern California. It will have a large control room with server/storage, operations training and simulation facilities, and office space.</p> <p>CMS is providing scheduling services from the planning stages, including development of scheduling specifications, and a collaborative baseline schedule.</p>	So Cal Gas (SCG)	Multi-million	2021-Present
Burroughs Middle School Comprehensive Modernization	Education Facilities	<p>Project involves modernization and seismic retrofit of approx. 100,000 sf of existing structures, 3 new buildings and outdoor classrooms, while maintaining the historic character of the campus.</p> <p>CMS supports the owner with contractor schedule reviews and analysis, delay impact analysis and earned value analysis.</p>	Los Angeles Unified School District (LAUSD)	\$23M	2021-Present



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McKinley Elementary School Comprehensive Modernization	Education Facilities, LEED	Project involved demolition of several buildings, upgrading aging infrastructure, and construction of new buildings and new outdoor athletic spaces. Project was built to meet LEED standards and ADA access requirements.  CMS supports the owner with contractor schedule reviews and analysis, delay impact analysis and earned value analysis.	Los Angeles Unified School District (LAUSD)	\$72M	2021-Present
Elizabeth Learning Center Comprehensive Modernization	Education Facilities	Project involves demolition of 3 buildings and construction of classrooms and support facilities, along with site upgrades to infrastructure and utilities, landscape and hardscaping, and ADA access improvements. Portable buildings for interim student housing ensures campus remains fully functional during all construction phases.  CMS supports the owner with contractor schedule reviews and analysis, delay impact analysis and earned value analysis.	Los Angeles Unified School District (LAUSD)	\$110M	2021-Present
Huntington High School Comprehensive Modernization	Education Facilities	This school modernization addresses critical facility issues to ensure student safety and a healthy environment conducive to learning. The historical significance of buildings on campus requires carefully maintaining the integrity of the 1920's architecture.  CMS supports the owner with contractor schedule reviews and analysis, delay impact analysis and earned value analysis.	Los Angeles Unified School District (LAUSD)	\$150M	2021-Present
School District Modernization and Rehabilitation Program	Education Facilities	This is a 5-year comprehensive modernization program for the nation's second largest school district, and includes classrooms, offices, gymnasiums, grounds, and plant systems at elementary, middle, and high schools.  CM Solutions provides baseline schedules, monthly updates, narrative reporting, longest path and delay impact analysis, schedule slippage and changes tracking, manpower analysis, and earned value analysis. CMS also provides interface between field and management staff.	Los Angeles Unified School District (LAUSD)	\$1B	2021-Present
Theodore Roosevelt High School Comprehensive Modernization	Education Facilities	Project involved the comprehensive modernization of classroom and administrative buildings, a gym, lunch shelter, and an auditorium.  CMS reviewed contractor baseline schedule and monthly updates and provided analysis and status reports for the owner. Also provided interface between field and management staff.	Los Angeles Unified School District (LAUSD)	\$190M	2021-2025
Mega Data Center Retrofit, California	Data Centers	This large data center project for a multinational tech client was a multi-phased, fast-paced, complete modernization of an existing data center.  CMS provided the integrated master schedule, as well as coordinated with the subcontractors and project team to provide weekly and monthly updates and project reports. CMS also assisted in the contractor's successful multimillion dollar delay claim and litigation.	Multinational Tech Corporation	\$350M	2021-2024
Juvenile Center Remodel SB81 Hanover CA	Prisons	Project involved construction of new building and remodeling existing facilities, including updating security and fire systems.  CMS provided scheduling support for the general contractor.	Kings County	\$16.5M	2021-2023

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Venice High School Comprehensive Modernization	Education Facilities	This comprehensive modernization project involved construction of 4 new modular buildings with general classrooms, chemistry labs, and a graphics print shop, as well as new parking lots and outdoor athletic facilities.  CMS supported the owner with contractor schedule reviews and analysis, delay impact analysis and earned value analysis.	Los Angeles Unified School District (LAUSD)	\$125M	2021-2023
Microprocessor Fabrication Complex, Arizona	Manufacturing	This new microprocessor and semiconductor fabrication complex included construction of the infrastructure with utilities and water/wastewater, multiple buildings and the production plant.  CMS provided planning and scheduling with a multi-level master schedule combining all subcontractor schedules for each building. CMS also provided advanced reporting by programming and integrating project management data from multiple sources into useful dashboards.	Multinational Component Manufacturer	\$2B	2021-2023
Optical Lab Renovation for the Central California Women's Facility	Prisons	Project involved converting existing facilities into an optical lab at the Central California Women's Facility.  CMS provided scheduling support for the general contractor, including baseline schedule and monthly updates.	California Prison Industry Authority (CALPIA)	\$4.0M	2021-2022
City Hall Renovation & Modernization Project	Civil Buildings / Public Works	Lancaster City Council approved this city hall renovation and modernization project in order to provide and exceed the level of customer service expected by Lancaster residents and business owners.  CMS provided baseline schedules, monthly updates and general scheduling support.	City of Lancaster, CA	\$8M	2021-2022
San Pedro High School Modernization - Interim Housing	Education Facilities	Project consisted of installation of utilities and related concrete work for interim modular buildings as part of a larger comprehensive modernization of the school buildings and campus.  CMS supported the general contractor with schedule time impact analyses.	Los Angeles Unified School District (LAUSD)	\$171M	2021
Bus Yard Facilities for Airport	Airports, Bus Yards	This project relocated the airport's bus yard facilities, in addition to construction of a new 4,000 sq. ft. building and accommodation for over 50 electric buses and 20 new EV charging stations.  CMS provided planning and scheduling services for this facility.	Los Angeles World Airports (LAWA)	\$15.3M	2020-2022
Airport Police Facility	Airport Facilities, LEED Gold	This 160,000 sq. ft. facility consolidated operations from 8 locations under one roof and included a shooting range, dog kennels and suspect processing area. It earned LEED Gold Certification.  CMS staff provided scheduling review services for the project, including time impact analyses and risk mitigation.	Los Angeles World Airports (LAWA)	\$216M	2020-2022
Harbor Department Administration Building Complex	Ports	Project involved demolition of the former Harbor Department Administration Building complex.  CMS prepared the baseline schedule according to project specifications, as well as monthly updates throughout the project.	Port of Long Beach	\$3.1M	2020-2021

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South Gate Educational Center Demolition & Abatement	Education Facilities	<p>The South Gate Educational Center project involved demolition of old buildings on the site of a former tire factory and site preparation for new construction.</p> <p>CM Solutions worked with the demolition contractor to provide weekly and monthly updates to the resource-loaded schedule, adjusting for change orders to closeout.</p>	Los Angeles Community College District (LACCD)	\$11.8M	2019-2020
Hyperscale Data Centers	IT Infrastructure	<p>To meet increasing demand, Vantage Data Centers has been expanding the number of their data centers operating worldwide. Projects involved both new construction and tenant fit-outs with heavy MEP to support climate controlled areas.</p> <p>CMS provided the master schedule and project scheduling for a portfolio of projects in multiple locations. Working for the owner, contractor and tenants allowed the schedule to be a trusted source for successful construction.</p>	Vantage Data Centers	\$1B	2018-2023
LAX Economy Parking Facility	Airport Facilities, Parking	<p>This project involved construction of a new 4,300-stall parking structure for the airport, along with new drop-off/pick-up locations and short- and long-term parking options.</p> <p>CMS provided the baseline schedule, reviewed contractors' schedules, and prepared monthly updates and reports. A 4D schedule was prepared to effectively communicate project status to the airport's executive management.</p>	Los Angeles World Airports (LAWA)	\$300M	2018-2021
Hospital Seismic Upgrades and Capital Improvements	Healthcare	<p>Huntington Hospital needed seismic upgrades to comply with OSHPD regulations and state law. The capital improvements also supported the hospital's goal to provide quality medical care to the growing population.</p> <p>CM Solutions managed the Facility Master Plan, an integrated schedule for this program, and coordinated closely with project teams to maximize hospital bed capacity throughout the program's aggressive timeline.</p>	Huntington Hospital	\$300M	2017-Present
Consolidated Rent-A-Car Facility (ConRAC)	Airport Facilities, LEED Gold	<p>The largest of its kind in the world once open, the ConRAC facility brought rental car agencies into one location. Construction included on-site fueling stations, maintenance areas, parking, and an interface with the new Automated People Mover. The project earned LEED Gold Certification.</p> <p>CMS provided project controls management and scheduling support, including the baseline schedule, contractor schedule reviews, monthly reporting, time impact analysis and risk management.</p>	Los Angeles World Airports (LAWA)	\$1.6B	2017-2023
Pleasant Valley State Prison - Renovation of Multiple Facilities	Prisons	<p>Project involved constructing a new primary care facility and pharmacy/lab and renovating 4 onsite clinics. Project timetables and construction phasing in a highly secure area were critical.</p> <p>CMS worked with the general contractor from the beginning of each project through closeout. CMS participated in the CDC's process for negotiating time extensions and performed time impact analyses to obtain an equitable extension for the contractor.</p>	California Dept of Corrections (CDCR)	\$18.5M	2016-2020



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Albert Robles Center for Water Recycling & Environmental Learning (formerly GRIP)	Water, Sustainable/ Green Project, LEED Platinum	This project involved the construction of an advanced water treatment facility, as well as a visitor and educational center, and a pipeline running parallel to the San Gabriel River Parkway.  CM Solutions was engaged by both the CM firm and contractor to provide collaborative scheduling, reporting, and construction management. A single master scheduler created greater efficiency and transparency while avoiding claims by resolving problems at the jobsite level.	Water Replenishment District of So.CA (WRD)	\$112.5M	2016-2020
Crenshaw/LAX Transit Corridor and Southwest Yard Maintenance Facility	Rail, Maintenance Facility	This project included the 8.5-mile light rail line with 8 stations and the Southwestern Yard Maintenance Facility.  CM Solutions provided cost estimating services for conceptual and budget planning, design optimization and constructability, value engineering, economic evaluations, procurement and contract administration support, change orders and contract claims.	LA Metro	\$2B	2016-2017
California Corrections Health Care Facility Improvement Program	Healthcare, Prisons	The California Correctional Health Care Facility Improvement Program (HCFIP) upgrades existing prisons to provide better health care services for inmates.  CMS provides scheduling support for the general contractor.	California Dept of Corrections (CDCR)	\$30.4M	2015-Present
Tehachapi State Prison - Health Care Facility Improvements	Healthcare	This project included constructing a new primary care facility and pharmacy/lab and renovating 4 onsite clinics. Project timetables and construction phasing in a highly secure area were critical.  CMS worked with the general contractor from the beginning of each project through closeout. CMS successfully managed delays and converted them into project time extensions with time impact analyses. Delays were successfully managed and converted into project time extensions due to time impact analyses performed by the CMS team.	California Dept of Corrections (CDCR)	\$13.8M	2015-2023
La Mirada High School	Education Facilities	CMS worked with the contractor to develop and maintain the project schedule. CMS performed time impact analysis for the basis of time extensions.	Los Angeles Unified School District (LAUSD)	\$15M	2002