



Focused Commitment



Focused Commitment

“Chase two rabbits and both will escape.”

Success takes focus. Focused commitment toward a common goal.

I founded Capital Program Management on the fundamental belief that our focus on professional, owner-focused representation will achieve superior results for owners involved in the design and construction of their facilities. Owner-focused representation is simply the best means to achieve optimal results: high-quality, cost-effective projects.

At CPM, the core of our focus is the owner. Our team of architectural, engineering, and construction industry professionals provide attention to the details of your capital project program to assure stewardship of your resources. We put your interests at the forefront. Our focus on your project relieves you of the relentless issues that arise throughout planning, design, construction, and post construction; yet allows you to retain control with the CPM team acting as an extension of your staff.

Our purpose is well defined: to provide owner representation, in agency, for owners engaged in the process of facility development – our focus allows you to focus on your business.

This is CPM. Focused commitment.

Tim Coker
President



Focused Commitment

Capital
Program
Management



Owner Focused

Success takes focus. Focused commitment toward a common goal. This is CPM. Capital Program Management. This is what we do. It is all we do. It is our focus.

When you embark on a building program, you rely on a team of experts: architects, builders, engineers. You invest time and energy to communicate your needs and specifications for your project. You entrust the team with fulfilling your vision.

Just as all other aspects of designing and constructing a facility require expertise, so does managing the process from the owner's perspective. At Capital Program Management, that is our singular focus, our sole commitment.

Whether you are undertaking a single project or multi-project program, CPM's focused commitment is to manage the project delivery process for you, with your best interests at the forefront. We serve as your representative to all team members in the construction process, thus providing an independent, knowledgeable, experienced, central point of contact. As a totally autonomous firm, CPM brings clarity and consistency of your vision to all those involved in its realization. CPM offers expertise and experience from the owner's point of view, acting as an extension of your staff to strengthen your role. This unique perspective serves all team members well by averting the learning curve, enhancing communication, and reducing delays.

Risks are inherent in the facility design and construction process. Risks that can cause schedule delays, increase costs, and sacrifice quality. CPM's focused commitment is to dramatically minimize those risks by managing the project delivery process to achieve quality-focused, cost-effective projects for you.

We understand that your time is critical to the success of your business. We understand that if managing a building program diverts your focus from your primary business responsibilities, you lower productivity, which puts your enterprise at risk. CPM relieves you from the relentless issues that arise throughout the planning, design, construction, and post construction process; yet allows you to retain control. Our focus on your construction project keeps you focused on your business.

At CPM, we bring experienced focus to ensure that all details of your project receive attention at every stage in the process. We concentrate all of our efforts on achieving all of your goals. Our attention is focused on every detail. Our 125 years of experience are focused on completing your project within scope, on time, on budget, and at the highest quality. From inception to completion, our commitment is focused on good stewardship of your resources. We are focused on you.



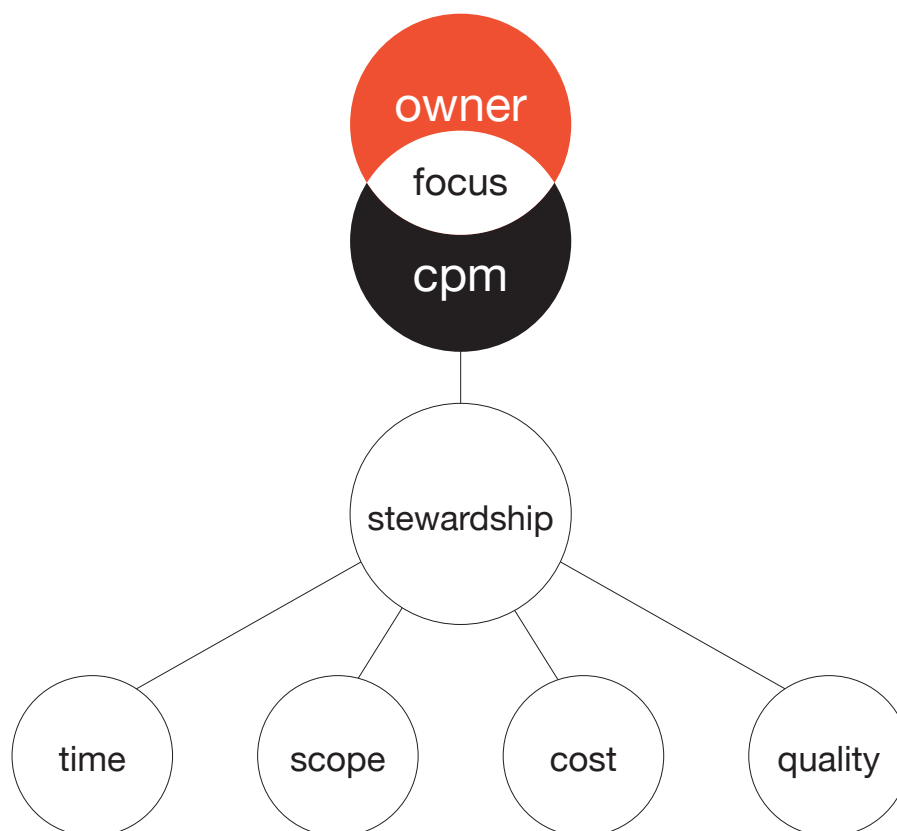
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CPM Focus

At CPM, our focused commitment, our purpose for being, is to successfully represent owners in the developing of their capital projects. We apply CPM Focus, bringing to bear all our attention, all our experience, all our expertise, all our team, on your project. This intense focus, this integrated approach, provides you with the utmost stewardship of your resources, ensuring that your entire team wastes no money, squanders no time, sacrifices no quality. We are guardians of your best interests. Our focus frees you to focus on your business. Our focus sharpens your focus. That is what we do. It is all we do. It is our focus.





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CPM Focus

Stewardship Focused

At CPM, our experience has taught us the value of knowledgeable, experienced representation of the owner in the design and construction of a facility and the risks of inadequate representation. As your steward, we serve as the utmost guardian of your resources. We focus our years of experience, professional expertise, and unflagging energy on day-to-day management of your resources: controlling costs, making sure that deadlines are met, ensuring quality standards are attained. We are your advocates. We are resolute in our pursuit of your vision. We are present when you cannot be. And at any point during the process, you can turn to us for a holistic view of the status of your project. We serve as the single point of contact for you, the architect, the builder, and the rest of the team.

Scope Focused

An undefined project has infinite solutions. At CPM, we listen as you communicate your vision, and help you bring focus and definition to your project by guiding you through the crucial first step of creating a clearly defined scope. We conduct a thorough needs assessment so you can answer the broader questions of program configurations, then we hone in on critical details. Based on in-depth experience, we focus our attention on thorough discovery of all issues that need to be addressed. We provide expert feedback based on prior project experience and we create conceptual budget studies to gain an initial understanding of costs. Focused attention on the project scope ensures that your project gets off to a great start.

Time Focused

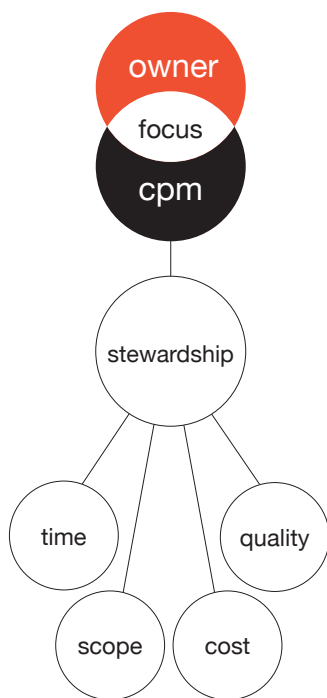
Time is an irreplaceable resource. Lost time is expensive, inconvenient, and impossible to make up. That is why CPM focuses on managing the schedule throughout the program management process. Our focus on schedule identifies the varying factors that could affect outcome, so we can forecast their impact in order to minimize delays to the overall project. Day in and day out, we direct our attention to meeting deadlines, communicating changes to the team, making adjustments to timeframes, and mitigating any negative effects of those adjustments. This focus on time takes time. It takes attention. It takes energy. It takes CPM's focused commitment to realizing your goals.

Cost Focused

At CPM, we watch your costs as if they are our own. We know that mistakes can be costly, so we take every measure to avoid them, scrutinizing schedules, challenging assumptions, checking accuracy. Our ultimate goal is the best possible stewardship of your resources. As an autonomous owner's representative, we put our experience and expertise to work on your behalf, representing your interests at every stage. And we leverage the strong relationships we have cultivated during 125 years in the construction industry to maximize value for you.

Quality Focused

Quality endures. Quality adds value. At CPM, we pay close attention to the design and construction of your projects for the sole purpose of making sure the design is practical and the construction meets its quality requirements. We believe that we must review and inspect what we expect, so we build quality control into every step of our construction program management process. We focus on quality to catch potential mistakes before they're made to avoid time-consuming and costly fixes. Both design and construction are carried out to minimize your lifetime facility cost.





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Capital
Program
Management



Service Focused

Comprehensive focus. At CPM, we set our sights on fulfilling your vision, then we keep our eyes on the details throughout the process. From inception through occupancy, we provide a comprehensive set of services designed to provide the utmost stewardship of your resources. We scrutinize every detail with the sole purpose of delivering your project within scope, on time, on budget, and at the highest level of quality.

Focus:

- Conceptual budgeting
- Feasibility analysis
- Program management review
- Construction market survey

Project Concept and Feasibility

Conducting a thorough assessment of needs and clearly defining your project is the crucial first step. During this phase, we guide you in answering the broader questions of program configurations. As part of the project concept and feasibility phase, we provide expert feedback based on our extensive portfolio of prior projects, as well as conceptual budget studies based on historical data and current construction market trend data.

Focus:

- Existing facility use suitability analysis
- Existing facility cost study including current value/modification cost and maintenance
- New site evaluation and due diligence including utility availability
- Alternative site development cost evaluation
- Site zoning verification and re-zoning assistance

Existing Facility and Site Evaluation

Focusing on long-term needs, we direct you through a systematic process to evaluate whether or not your existing site or facility can currently meet those needs or be modified to do so. We also evaluate new sites and conduct due diligence, including utility availability. Within this phase, we investigate other site alternatives that may exist, perform a cost evaluation for them, verify site zoning, and provide re-zoning assistance. Investing in a comprehensive site evaluation is indispensable in preventing costly changes and delays.

Focus:

- Overall project schedule
- Design professional scope review
- Design team selection assistance
- Design professional orientation

Pre-Design Scope Development

Having developed a thorough definition of the program's particulars in the first phase, we are well prepared to coordinate the appropriate scope of design services. Our understanding of scope allows us to aid you in selecting and procuring design services, and then orient the team members to the project. During this phase, we stress creating an accurate overall project schedule, conducting a design professional scope review, and selecting a team with the type of expertise needed for your project and a temperament compatible with your work style.



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Service Focused

Focus:

- Design team orientation
- Building program review
- Owner equipment selection assistance and coordination
- Design management and recommendations
- Bid document review during stages of design development
- Governing agency permit review
- Budget update
- Value engineering studies
- Cash flow projection and report
- Construction schedule update
- Professional of record certification

Focus:

- Review of alternative project delivery methods
- Review of various alternatives with project scope
- Schedule-impact study

Focus:

- Notices and advertisements
- Contractor request for proposals
- Bid document transmittals
- Pre-bid and post-bid conferences
- Request-for-information management
- Addenda distribution and management
- Bid opening & recommendation
- Post-bid construction schedule
- Construction contracts
- Process and manage the insurance program

Design Phase Monitoring

During the design process, enthusiasm and good intentions can unintentionally result in scope creep. At CPM, we fixate on the defined objectives, constantly monitoring the design development and steering it to assure that needs are met, the design schedule is maintained, and design creep is avoided. We perform due diligence and advise on all elements of this phase including a building program review, equipment selection, bid document review, permit review, budget updates, value engineering studies, cash flow projections, and schedule updates. We pinpoint potentially problematic design features and address their possible effect on the overall program. Our focus ensures your peace of mind.

Project Delivery Method Evaluation

With 125 years of project management experience in various project delivery methods, we bring focus to the selection process. We help you evaluate and execute the method that maximizes your value. Whether it is conventional design-bid-build, negotiated CM fast track, or a blend of these methods, we evaluate the strengths and weaknesses of each option and assist you in the selection and execution of the method that maximizes value for you while conforming to regulatory requirements.

Project Bidding and Awarding Phase

Accurately bidding and awarding contracts requires focus on even the smallest details. We excel in standardizing the scope of work to ensure that bids can be easily compared and judged. We conduct the entire process on your behalf, giving the bidding community a central point through which to direct the flow of information and communication. We transmit bid documents, review request-for-information submissions, and conduct pre-bid and post-bid conferences. We facilitate the flow of information to address questions, keeping you above the fray. We evaluate and advise you in selecting the appropriate method to procure construction services, and then provide coordination, leadership, and accountability through this procurement process. Once the most cost effective package is determined, we aid you with the construction contract and protect your interests by managing the insurance program.



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Service Focused

Focus:

- Construction management
- Initial contract document review
- Project coordination
- Meeting organization and management
- Project schedule updates and management
- RFI processing and management
- Change order management
- Progress payment management
- Lien risk mitigation through progress payment process
- Project cost reports
- Project cost projection
- Project as-built document updates

Construction Phase

During construction, many things happen simultaneously, and the successful completion of one event often determines the success of the next. Unforeseen questions and obstacles inevitably arise, so accurate, timely communication among all parties is critical. Without deliberate management focus on coordination and communications, the process can easily lose momentum costing time and money. At CPM, we keep the process focused from the outset. We plan thoroughly and forecast accurately to minimize surprises. We monitor progress in material procurement and field production to stay abreast of and head off potential problems. We focus on the big picture without losing sight of the details. Our vigilant, committed attention allows you the peace of mind that comes from knowing that your project is making progress today and will continue to make progress tomorrow. Our focused attention to processes assures adherence to quality, schedule, and value standards established for the program.

Focus:

- Building completion monitoring and punch-out
- Owner move-in assistance
- Building maintenance and operations review
- Project record document update and turnover

Construction Closeout and Operation

Our focus on serving you doesn't end when construction is complete. We continue to manage the process of move-in to ensure that your operations are up and running as efficiently as possible in the new facility. We monitor the building completion and punch-out, provide move-in assistance, and facilitate user orientation including maintenance requirements. Then we tie up all the loose ends with a final update to the project record document and turn it over to you.



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Capital
Program
Management



Experience Focused

Good judgment comes from experience. At CPM, we draw from a deep well of staff experience: 125 years of staff experience in comprehensive capital program management of all aspects of design/bid/build, negotiated, and design/build projects. We draw from a broad range of specialized construction from institutional to medical and retail, education and corporate. And we focus all of our experience, all of our learning, all of our good judgment, on the stewardship of your resources. Our goal is to achieve your vision on time, on budget, dispute- and injury-free, and at the highest quality. Our approach is integrated. Our approach is comprehensive. And above all, our approach is focused to ensure your success.

Churches / Institutional

Dawson Memorial Baptist Church
Birmingham, Alabama

Fire Station Number One
Homewood, Alabama

UAB – District Steam Plant
and Distribution System
Birmingham, Alabama

Grace Episcopal Church
Cullman, Alabama

John Carroll Catholic High School
Birmingham, Alabama

McCallum Basic Health Sciences
Building - UAB
20th Street & University Blvd.,
Birmingham, Alabama

St. Peter the Apostle Catholic Church
Hoover, Alabama

Prince of Peace Catholic Church
(original and first addition)
Hoover, Alabama

Baptist Church of the Covenant
Birmingham, Alabama

The Episcopal Church of the Ascension
Various Projects
Birmingham, AL

Eastside Baptist Church
Birmingham, Alabama

St. Cecilia Catholic Church
Jasper, Alabama

Hewitt-Trussville High School
Trussville, Alabama

Center Point Elementary School
Birmingham, Alabama

Kermit Johnson Elementary School
Pinson, Alabama

City of Gardendale
City Center/City Hall Complex
Gardendale, Alabama

City of Gardendale
Public Safety Complex
Gardendale, Alabama

YMCA of Greater Birmingham
Shades Valley Family Branch

YMCA of Greater Birmingham
Hoover Branch



Focused Commitment

Capital
Program
Management



Experience Focused

Churches / Institutional (continued)

YMCA of Greater Birmingham
Alabaster Branch

City of Eufaula
Wastewater Treatment Plant
Cell/Repairs/Finishing Pind
Eufaula, AL

City of Wetumpka
City Hall Restoration/Renovations
Wetumpka, AL

City of Wetumpka
Sports Complex
Wetumpka, AL

YMCA – Shades Valley Branch
Homewood, AL

YMCA - Alabaster Branch
Alabaster, AL

YMCA – Hoover Branch
Hoover, AL

City of Greenville, Alabama
School System Capital Planning
Services

Martha Moore Public Library
Gardendale, Alabama

UAB
Biomedical Research Building II
Birmingham, Alabama

UAB
Hugh Kaul Human Genetics Center
Birmingham, Alabama

UAB
Human Genetics Center Classroom
Addition
Birmingham, Alabama

Trinity Baptist Church
Sanctuary and Classroom Addition
Decatur, AL

US Army Corps of Engineers
Fort Stewart Soldier Service Center
Soldier Processing Facility
Fort Stewart, GA

US Army Corps of Engineers
The National Science Center Museum
Augusta, Georgia
US Army Fort McPherson Base
Staff Row Housing Renovation, Fort
McPherson, Georgia

Foley Square U.S. Courthouse
Courtroom Renovations
New York, New York

Birmingham Southern College
Environmental Center
Birmingham, Alabama

Northwest Middle School
Rankin County, Mississippi

Florence Middle School
Florence, Mississippi

Institutional - Collegiate Student Housing/Multi-Family

The University of Alabama Birmingham
On Campus Developmet
Concrete, high-rise construction, suite
style design, 300 units
Birmingham, AL

University of Alabama
On Campus
Wood frame construction, suite/
apartment style design, two buildings
340 units
Tuscaloosa, AL



Focused Commitment

Capital
Program
Management



Experience Focused

Institutional - Collegiate Student Housing/Multi-Family (continued)

University of Alabama
Off Campus Private development
Wood frame construction, apartment
style design, eight buildings
280 units
Tuscaloosa, AL

University of Southern Illinois
Off Campus Private Development
Wood frame construction, apartment
style design, sixteen buildings
240 units
Carbondale, IL

University of Michigan
Off Campus Private Development
Wood frame and concrete construction,
apartment style design
300 units
Ann Arbor, Michigan

University of Colorado
On Campus
Wood frame and concrete construction,
suite/apartment style design, two
phases
360 units
Pueblo, CO

East Stroudsburg University
On Campus
Wood frame and concrete construction,
suite/apartment style design, 360 units
East Stroudsburg, PA

Mansfield University
On Campus
Wood frame/concrete construction,
suite/apartment style design, two
phases, 500 units
Mansfield, PA

Clarion University
On Campus
Wood frame/concrete construction,
suite/apartment style design, 315 units
Clarion, PA

University of Colorado
Off Campus/Private Owned
Wood frame/concrete construction,
apartment style design, 60 units, 200
space parking garage
Boulder, CO

Medical

The Kirklin Clinic
Hematology and Oncology and
Dermatology Department Renovations
Birmingham, AL

Callahan Eye Foundation Hospital
POB Addition
Birmingham, AL

IHS North Baldwin Infirmary
Replacement Hospital
Foley, Alabama

HealthSouth Doctor's Hospital
Additions and Renovations
Coral Gables, Florida



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Capital
Program
Management



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Medical (Continued)

Baptist Medical Center Montclair
Emergency and Admitting Renovations
Birmingham, Alabama

Seacoast Medical Office Building
Seacoast Medical Center
Little River, South Carolina

Brookwood Hospital
Intermediate Care Unit
Cullman Regional Medical Center
Professional Office Building # 3

Brookwood Hospital –
Program Costing / Scheduling Services

Carraway Methodist Medical Center
Oxmoor Clinic
Birmingham, Alabama

The Kirklin Clinic
Ambulatory Care Center
Birmingham, Alabama

The Kirklin Clinic
M.R.I.
Birmingham, Alabama

St. Vincent's Hospital
Bruno Cancer Center
Birmingham, Alabama

UAB - Anesthesiology Department
Birmingham, Alabama

Baptist Medical Center Princeton
P.O.B. III/Oncology Clinic
Birmingham, Alabama

Medical Center East
Additions and Renovations
Birmingham, Alabama
Medical Center East
P.O.B. #2
Birmingham, Alabama

Robertsdale Nursing Home
Robertsdale, AL

Southpark Community Hospital
Lafayette, Louisiana

Piedmont Medical Center Renovations
Rock Hill, SC

Specialty Medical

Shelby Cancer Care Center
Shelby Baptist Medical Center
Alabaster, Alabama

Cullman Radiation Therapy
Cullman Regional Medical Center
Cullman, Alabama

Cancer Care Center - Anniston
Anniston, Alabama

Cancer Care Center
Brian-Whitfield Medical Center
Demopolis, Alabama

Cleveland Community Hospital
MRI Renovation
Cleveland, Tennessee

Office Building of
G. Mark Kingry, DMD
Montgomery, Alabama

University of Virginia - HealthSouth

Specialty Medical (continued)

HealthSouth Chattanooga
Rehabilitation Hospital
Inpatient Treatment Renovation
Chattanooga, Tennessee

Cancer Care Center - Gadsden
Gadsden, Alabama



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Experience Focused

Cancer Care Center
Tuscaloosa, Alabama

Cancer Care Center
DeKalb, Alabama

Cancer Care Center - DeKalb
Ft. Payne, Alabama

Cancer Care Center - Montgomery
Montgomery, Alabama

Coosa Valley Regional Cancer Center
Sylacauga, Alabama

Center for Cancer Care
Crestwood Hospital
Huntsville, Alabama

Pulmonary and Sleep Associates
of Jasper
Jasper, Alabama

Northwest Regional Cancer Center
Winfield, Alabama

Walker Regional Cancer Center
Jasper, Alabama

Eyecare Associates
Hoover, Alabama

Retail

Gadsden Mall
Books-A-Million
Additions/Mall Renovations
Gadsden, Alabama

Naile's Strip Center
Eclectic, Alabama

Med Center Mazda
Birmingham, Alabama

Retail (continued)

Parisian - Greenville Mall
Greenville, South Carolina

Parisian - Northlake Mall
DeKalb, Georgia

Automotive Investment, Inc.
Road Extension/Infrastructure
Development

Driver's Mart
Pelham, Alabama

Corporate

Alabama Gas Corporation
Southern Operations Center
Pelham, Alabama

Alagasco - Selma Operations Center
Selma, Alabama

Appalachian News Express
Pikeville, Kentucky

Lan Jet Aviation - New Hangar
Gadsden, Alabama

Energen Resources
Vance, Alabama

Ashley News - Observer
Crossett, Arkansas

HealthSouth Aviation, Inc.
Corporate Hangar
Birmingham, Alabama

HealthSouth Aviation, Inc.
Corporate Hangar #2
Birmingham, Alabama

Office Building of Dr. Ross Gardner
Birmingham, Alabama



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Experience Focused

Perimeter Park
Building One (renovation)
Birmingham, Alabama

Colonial Pinnacle MOB Shell Building
Gulf Shores, AL

Colonial Pinnacle MOB Tenant Buildout
Gulf Shores, AL

Colonial Properties
Colonial Plaza Office Tower Lobby
Renovations
Birmingham, Alabama

Carillon Office Tower
Charlotte, North Carolina

The Moors Golf Club
Clubhouse Addition
Pensacola, Florida

Kennedy Galvanizing
Hanceville, AL

Strong Automotive Merchandising
Birmingham, AL

Banking/Financial

RBC Bank Alterations
Tuscaloosa, Alabama

Wachovia Bank - Cornerstone
Montgomery, Alabama

Wachovia Bank
Prattville, Alabama

Wachovia Bank - Fairfield Crossings
Pensacola, Florida

Wachovia Bank
North River, Alabama

Banking/Financial (continued)

Wachovia Bank - U/A Town Center
Tuscaloosa, Alabama

SouthTrust Bank Summit
Birmingham, Alabama

Wachovia Bank
Seaside, Florida

RBC/Centura Bank - Montgomery
Montgomery, Alabama

Wachovia Bank - Grayton Beach
Panama City, Florida

Wachovia Bank - Eastwood Village
Birmingham, Alabama

Wachovia Bank - Carillon Beach
Carillon Beach, Florida

SouthTrust Bank - Brookwood Place
Birmingham, Alabama

Signature Financial Center
SouthTrust Bank - Montgomery
Montgomery, Alabama

Wachovia Bank - Colonial Promenade
Alabaster, Alabama

Decatur Federal Bank
Main Office Facility and Branch
Decatur, Georgia



Focused Commitment



Experience Focused