



# INTEGRATED CONSTRUCTION MANAGEMENT SERVICES INC.



CORPORATE  
HEADQUARTERS

a professional  
construction management services company  
offering management services to  
any owner or developer considering  
the development or building of a project.

Located in the heart of America,  
we are able to serve a broad multi-state area.

At ICMS, Inc.

we offer our services

***"From Concept to Completion"***.

By keeping our company's focus  
squarely aligned with the vision of our client,  
success as the project owner or developer



MANUFACTURING  
DISTRIBUTION



ASSISTED LIVING



HOTELS



RETAIL



OFFICES



HEALTH CARE

*"From Concept to Completion"*

## **“The ICMS Commitment”**

The mission of our company is clear, “The successful realization of our client’s Project”. Our company’s commitment to the client throughout the *entire life cycle of the project* must never be compromised. We will use our ability to view the project from our client’s perspective to insure that the project goals are realized. We will resolve typical project delays and create concise and clear approaches to longstanding challenges. We must assure our clients that their project(s) will always achieve optimum quality within the cost and schedule requirements and that their interests are protected throughout the entire project process. We believe that people, not companies build projects.

## **Services**

Integrated Construction Management Services, Inc. offers any and all of the following.

Concept and economics: If requested, we can assist the client with research relative to the proposed project that may include:

- The setting of proactive project goals
- Conceptual building design as it relates to its intended purpose
- Planning and zoning requirements
- Possible environmental studies
- Cost effective project delivery systems
- Assisting in possible site selections
- Development of an effective site plan
- Preliminary budget and schedule
- Energy efficient, “Green Building”

Functional Schematic Design: It is important to produce schematic design work that is relative to the function and budget as envisioned by the client and we can provide the following:

- Assist the client in the tendering and the selection of a professional design firm possessing design expertise relative to the proposed project with a clear understanding of the client’s vision, budget and timeline and the ability to design accordingly.
- Assist in determining the design firm’s scope of work is consistent with the associated fee.
- Assist the selected design firm in producing the projects schematic design assuring that relevant codes and standards are addressed and the preliminary scheduled and budget are relevant.
- Produce a critical path schedule that maintains its relevance with the transition to working construction drawings
- Assisting the design team with value analysis that maintains the integrity of the design.
- We will work with the design team and client to insure that the conceptual and schematic drawings produced are a clear and concise reflection of the project goals.
- We will work with the design team to insure that all codes, standards, and other inquiries have been satisfied.

Working Drawings and Specifications: The production of working drawings for the construction process is critical to the success of the project. We can provide the following:

- We will work with the design team and client to insure that the working drawings produced are a clear and concise reflection of the project goals.
- We will work with the design team to insure that all codes, standards, and other inquiries have been satisfied.

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Tender and Award of Contracts: The process of selecting qualified contractors for the construction of the project is critical. We can provide the following:

- Assist the design team and client in tendering prospective contractors.
- Assist the design team and client in the assessment and pre-qualification of proposed contractors regarding familiarity with project type, insurance and bonding capability, financial credibility, and an active safety program.
- Assist the design team and client in meeting with approved contractors to insure their understanding of the project goals, working drawings, project schedule, and the willingness to assist in value analysis specific to their expertise.
- Assist the design team and client in selecting the proper contractual agreements that include specific verbiage for dispute resolution avoiding prolonged litigation.
- Assisting the design team and client in verification that required documentation provided for in the contracts is received, i.e. insurance, performance bonds, schedule of values, billing documentation, current license, safety program

Construction Process: This phase of the project can be the realization of the goals or the beginning of a long complicated and frustrating process. This phase is truly, "Where the tire meets the road. To make this phase the realization of goals, we can provide the following:

- Provide our clients secure electronic access to all project data 24 / 7
- Provide continuous on site project management
- Assist the owner in implementing a funds disbursement plan
- The project family at this point is large and therefore it is important to assist in maintaining a team spirit and that the team is always focused on the client's goals
- We become the eyes and ears of our client in the field, so project meeting attendance is mandatory for all contractors and relevant suppliers.
- By continuous meticulous record keeping, the accuracy and validity of documents is maintained
- Scheduled site visits by ICMS principals insure that when assisting in the review of payment applications, front loading, and other problems are avoided and the client only pays legitimate pay requests
- Assist in the review and verification of change orders, RFI's, and the other myriad of construction documentation consistent with this phase of the project.
- Promptly inform the client of any irregularities that might arise and present viable solutions.
- Monitor the critical path schedule and present solutions to regain any lost time which allows us to maintain stringent construction time frames.
- Insure that project safety is maintained protecting the client from risk and liability
- Monitor and maintain the quality of the project workmanship, which in turn enhances the client's project value.

Commission: This process is essential to your client to maintain the integrity of the project. We can provide the following:

- Insure with the design team and contractors that the required bureaucratic documentation is completed, i.e. Certificate of occupancy, fire marshal inspections, etc.
- Work with the team to insure that the required design team and contractor close out documentation is completed and received by the client
- Produce for the client an electronic file of documentation amassed during the project to include drawings, pay requests, construction documents, warranties, and other documents pertinent to the project.
- Produce an accurate accounting of the project, both electronic and hardcopy.

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## **Flexibility**

Our services fit your needs. ICMS, Inc. can offer assistance in all of the previously discussed areas or just a portion. If you are considering the purchase and suitability of a piece of land, or exploring the possibilities of building renovation, we can advise. We can review your design documents for cost effectiveness or just act as on-site representatives during construction. We can review contracts, change orders, and other project documentation. We can act as an extension to the existing facilities group or project managers in your organization by helping you find what your needs may be and integrate our expertise into your team. Large or small, your needs can be met.

## **Fee Structure**

At ICMS, we take a proactive approach to maintaining low administrative overhead costs allowing our fees to be as flexible as our services. They are negotiated to best fit your organization. Once we have defined in what capacity we will be utilized, we can offer any of the following options.

- Overall fixed fee.
- Fee as a percentage of the project cost.
- Hourly fee up to a maximum preset amount.
- One of the above fees with a cost savings split.

Moreover, we believe that our clients, or any client for that matter, should pay only for the actual cost of the project , without the hidden costs allowed in traditional contracting agreements.

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# The Company

## Principal / Senior Project Manager: Craig Thurston

Craig Thurston was a share Owner and Vice President of a successful Design/Build and General Contracting firm. Craig has 30 years in the Construction Industry. During this extensive period, Craig has served as Corporate VP, General Manager, and Director of Construction. Craig has developed expansive field experience, serving as a Project Manager, Field Superintendent, Estimator, and Master Carpenter. Craig's expertise includes an overall industry knowledge, subordinate communication, cost estimating, and contract negotiations. Mr. Thurston's responsibilities include but are not limited to

- Project Management
- Project Development
- Project Fiscal Analysis
- Project Estimation and Budgeting
- Contract selection, tender, and award
- Subordinate leadership
- Critical path scheduling and analysis

## Principal / Senior Project Manager: Kelly Rafferty

Kelly Rafferty has been in the Construction Business for 27 years. During this extensive period, Kelly has served as VP of Construction, General Manager, Construction Manager, and Facilities Manager. Kelly also has expansive field experience serving as Project Manager, Field Superintendent, General Foreman, Journeyman Carpenter, and Construction Laborer. Kelly has worked in several states and jurisdictions giving him the proficiency of running a project office great distances from the corporate base. Kelly's expertise includes overall industry knowledge, contract authorization and negotiation, computer literacy, and interpersonal communications. Mr. Rafferty's responsibilities include but are not limited to

- Project Management
- Project Development
- Project Fiscal Analysis
- Project Estimation and Budgeting
- Contract selection, tender, and award
- Subordinate leadership
- Critical path scheduling and analysis
- IT support

## Office and Project Administration: Sean Protzman

Sean Protzman serves as Office Manager for ICMS. Sean's education includes a BSEE. Sean has served as an Electrical Engineer, Project Leader, Roofing System Estimator, and Construction Accountant. Sean's expertise includes meticulous production and maintenance of project documentation, computer literacy and interpersonal communications from years of control system design and programming. Mr. Protzman's responsibilities include but are not limited to

- Project Documentation
- Project Accounting
- Owner/ICMS/Contractor Correspondence
- Web Site Maintenance
- Online Documentation Maintenance
- IT support

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## Short Summary of Project Involvement Principals / ICMS Inc.

### Craig Thurston

- Kearney Event Center – Kearney NE – Project Manager
  - Kearney Yamaha – Kearney NE – Project Manager
  - Meadowlark Elementary School – Kearney NE – Project Manager
  - Ravenna High School Addition – Ravenna NE – Project Manager
  - Buckle Corporate Headquarters – Kearney NE – Project Managers
  - Baldwin Filters Addition – Kearney NE – Project Manager
  - Morris Press – Kearney NE – Project Manager
  - Kearney Clinic Addition – Kearney NE – Project Manager
  - Super 8 Motel – Imperial NE – Project Manager
  - Value Express Pharmacy – Kearney NE – Project Manager
- ... **And many more.**

### Kelly Rafferty

- Holiday Inn Express Hotel & Suites – Littleton CO – Owner Rep / Project Manager
  - Comfort Inn – Albert Lea MN – Project Manager
  - Craneview Center, Phases II & III – Grand Island NE – Project Manager
  - Good Samaritan Assisted Living – Gibbon NE – Project Manager
  - Albion School Weight Room Addition – Albion NE – Project Manager
  - Fullerton School Addition – Fullerton NE – Supt.
  - Lindberg Plaza Mall – St Louis Mo – Project General Foreman
  - Old Country Buffet – Parma OH – Owner Rep / Project Supt
  - Old Country Buffet – Westland MI – Owner Rep / Project Supt
  - Old Country Buffet – Topeka KS – Owner Rep / Project Supt
  - Old Country Buffet – Akron OH – Owner Rep / Project Supt
- ... **And many more.**

## Contact Us

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