



Rhonda **Skallan**
CONSULTING

Is Construction Your Zone of Genius?



Capital construction projects are critical endeavors. Design defects, contracting disputes, and schedule overruns often leave projects in ruins. **There's a better way.**

- ? Are you managing a construction project but know nothing about construction?
- ? Does your project feel like its run by several individual companies instead of a cohesive team?
- ? Are you lost in the jargon of architects, contractors and consultants—all of whom are spending your time & money?
- ? Are you projecting and predicting budgets with enough accuracy for a successful project?

* COMMON PROJECT MISSTEPS *

- Lack of connection between project & strategy
- Ignoring the elephants in the room and on-site
- Not engaging with customers
- Being afraid to make decisions
- Failing to own the burden of uncertainty
- Allowing silos, which result in churn and drama
- Participating in blame & individualism
- Lack of contained problem-solving



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Redefining the Owner's Rep



I CLARIFY...

...your values and vision for the project into solid strategic plans for each phase, and drive every decision. We plan for confusion and solve it.



I LEAD...

...consciously and intentionally to manage quality, schedule, and budget from concept to commissioning. When ego disappears, people speak up.



I ADVOCATE...

...as a trusted advisor, dedicated to transparency and trust, and an intentional owner-leadership participation. I have your back—anytime, anywhere.



I PARTNER...

...with industry leaders to drive integration, adaptation, a new kind of collaboration and a solution-focused culture for all stakeholders. We're all in this together.



I CREATE...

...a project-focused culture, which strengthens relationships, reduces blame and streamlines the decision-making process. No silos allowed.

About Rhonda

I believe that strategic direction, alignment and motivation empowers teams and projects toward success.

With 25 years of experience managing over \$500M worth of global, high-profile, large-scale projects in construction, health care and non-profits, I make this happen every day. I'm a born strategist and a voracious learner with a high tolerance for risk, a talent for project management and language for both the C-suite and the front line. My background also includes prolific thought leadership as a speaker, blogger and certified executive coach.

APPROACH PEOPLE + PROCESS + PASSION = TRUE SUCCESS



* CAREER ACCOMPLISHMENTS *

- ✦ Established the first-ever child care center for the Denver Athletic Club
- ✦ First project manager to come in under-budget for globally recognized Cherry Creek Arts Festival
- ✦ Handled half a billion dollars and oversaw growth and expansion of 3.8 million sq ft for Children's Hospital of Colorado

* SERVICES *

- Owner's Representative
- Project Management
- Budget & Resource Alignment

* SUPERPOWERS *



LISTENING:

Between the lines...to not only what's being said, but what's intended



STRATEGIC SHARING:

Knowing how much to escalate to who and when



THOUGHT LEADERSHIP:

Staying relevant and empowering clients with industry wisdom



TRUST:

Team-building, community, feedback systems and higher purpose



RISK TOLERANCE:

I carry the burden of decision-making on my shoulders

Delivery Approach



GOVERNANCE

Establish project oversight, including the best structure to drive priorities and decisions.

BUDGET

Eliminate guesswork and waste, build & manage an accurate budget and focus on cost efficiency.

PROJECT MANAGEMENT

Control for scope, schedule and quality in every phase. Guide don't tell.

RISK

Early identification, honest assessments & creative mitigation are the keys to risk management.

Rhonda has a rare talent for aligning cross functional teams with ease. Less drama. More collaboration.

—Susan, High Plains Library District

Rhonda was a critical factor in our success. She was attune to community needs, to building design, patients and caregivers. She kept the project going, removing obstacles and ensuring high standards. Her contribution will affect the future of health care in Central Oregon for years to come.

—Iman, St Charles Health System



ICU EXPANSION: RETURNED \$4M ON A \$66M BUDGET

CASE STUDY

CHALLENGE

A regional health system planned to build a new, \$66 million ICU to better serve the needs of local patients. However, after various issues caused a delay of multiple months, leadership wondered if the original plan was still the best solution.

SOLUTION

- ✦ I assessed the current plan and developed a new, revised plan that included a 24-bed intensive care unit, a 28-bed progressive care unit, and over 20,000 square feet of usable space to meet future development needs
- ✦ Achieved board approval and oversaw an accelerated 8-week design phase

OUTCOME

- ➔ Successfully advocated for the entire project, removing obstacles and uniting all parties around a common goal — to deliver the highest standards ON time UNDER budget.
- ➔ Delivered a 600% return on the cost of consulting, freeing up finances for future projects

Capital Project Timeline



RAMP UP & CONCEPT DESIGN

Understand current state, meet with key stakeholders, establish project processes and documentation templates, develop roles and responsibilities, determine governance structure. Hire an architect and develop a concept design.



CONSTRUCTION MANAGEMENT

Constant vigilance, communication, technical expertise, and follow-up make up the heart of my construction management practice.



MOVE IN AND TURN OVER

I will coordinate substantial completion and the certificate of occupancy, as well as support the operational go live to get stock and staff in the building as efficiently as possible.

1 PLAN

2 APPROVE

3 CONSTRUCT

4 COMMISSION

5 DELIVER



ENTITLEMENT, PERMITTING AND CONTRACTS

I will use local understanding of the regulatory, technical and political environment to chart the smoothest course through entitlement and permitting. My relationships with the best service partners give you a head start toward solid working relationships. Determine accurate review durations and manage approvals to meet aggressive schedules.



FF&E PROCUREMENT, OPERATIONAL READINESS PLANNING

Working side-by-side with you, I will finalize FF&E decisions and procurement, determine the structure for operational readiness and direct project commissioning. I scrutinize the supply chain and delivery quality from furniture to silverware and everything in between, testing and training along the way.

