

STELIC

INSIGHT • ACTION • IMPACT

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 33 West Franklin St.,
Hagerstown, MD 21740





Your Trusted Partner in Construction Management and Project Controls

Top Companies trust Stelic as their partner when seeking to elevate their project performance. Our methodologies, combined with the expertise of our professionals, consistently deliver tangible results, including increased efficiency, cost savings, and improved quality.

Stelic maintains a rigorous talent acquisition process, ensuring that only the most qualified individuals join our team. Our commitment to account oversight throughout all project engagements is a cornerstone of our approach. This oversight provides our clients with the assurance of consistent, high-quality results.

When you partner with Stelic, you can confidently entrust your projects to a team that delivers excellence and optimal outcomes. Our track record of success and commitment to client satisfaction make us the preferred choice for companies seeking to transform their construction project performance.

STELIC
INSIGHT • ACTION • IMPACT



> ABOUT OUR COMPANY

With a proven track record of delivering exceptional results across a wide range of construction projects and sectors, Stelic is the partner of choice for organizations seeking to unlock the full potential of their construction initiatives.

We are committed to building long-term partnerships with our clients, working closely with them to understand their needs and develop solutions that optimize value, mitigate risks, and drive success.

> WHAT DO WE OFFER?

As a women-owned business, we take pride in our diverse perspective and inclusive approach to construction project management, fostering a culture of collaboration, transparency, and excellence.

Our team of experienced professionals deeply understands each sector's unique challenges and opportunities, allowing us to provide customized solutions that align with our client's goals and objectives. From navigating complex regulatory landscapes to incorporating cutting-edge technologies, we have the expertise and knowledge to deliver successful construction projects that meet the highest quality, safety, and performance standards.

> OUR CONSTRUCTION SERVICES



Construction Management

Implementing best practices to optimize every phase of the project lifecycle



Project Controls

Managing schedule, cost and risk bringing projects in on-time and under budget



Risk Management & Dispute Resolution

Navigation through the complexities of construction change

CONSTRUCTION MANAGEMENT

Our all-inclusive services streamline your construction projects, ensuring clarity, minimizing risks, and boosting performance. With a focus on collaboration and backed by our deep industry knowledge, we enable you to make confident decisions and reach your project objectives successfully

Building Success, Managing Every Detail

> BENEFITS OF WORKING WITH STELIC

- **Enhanced Project Control:** Gain full visibility into every phase of your project, from planning to completion, ensuring timelines and budgets are met.
- **Risk Mitigation:** Identify and address potential challenges early, minimizing delays and avoiding costly mistakes.
- **Optimized Resource Allocation:** Maximize the efficiency of labor, materials, and equipment to keep projects on track and within budget.
- **Collaborative Decision-Making:** Benefit from expert guidance and a team-oriented approach that empowers you to make informed, strategic decisions at every stage.

> OUR CONSTRUCTION MANAGEMENT SERVICES

Initiate/Pre-Design

- Project Feasibility and Concept Development
- Site Selection and Analysis
- Budgeting and Financial Planning
- Preliminary Scheduling
- Risk Assessment and Mitigation
- Regulatory and Permitting Requirements
- Selection of Project Delivery Method

Planning/Design

- Set project budget and cost estimates
- Establish project schedule
- Conduct value engineering analysis
- Obtain necessary permits and approvals
- Integrate sustainability and environmental considerations
- Coordinate design with stakeholders
- Perform constructability reviews

Construction

- Site Preparation
- Submittals and Approvals
- Construction Progress Monitoring
- Quality Control and Inspections
- Change Order Management
- Safety and Compliance Monitoring
- Schedule Tracking and Adjustments
- Budget Management
- Communication and Reporting
- Issue Resolution

Commissioning

- Training for operations and maintenance staff
- Documentation of systems and processes
- Final inspections and punch list completion
- Handover of operation and maintenance manuals
- Development of maintenance plans and schedules
- Post-occupancy evaluation
- Warranty verification and management
- Stakeholder sign-off and acceptance

Closeout

- Final inspections and punch list creation
- Completion of project documentation
- Financial reconciliation and final payments
- Handover of operation and maintenance manuals
- Transfer of warranties and guarantees
- Conducting a post-project review
- Archiving project records and documents
- Obtaining final approvals and occupancy permits
- Evaluation of project outcomes and lessons learned

PROJECT CONTROLS

Our comprehensive suite of services are designed to drive transparency, mitigate risk, and maximize performance across your construction projects. With our collaborative approach and deep industry experience, we empower you to make informed decisions and achieve your project goals

Unlock the Power of Project Controls



OUR APPROACH

- Actionable insights that drive tangible improvements in project performance.
- Provide data-driven recommendations to enhance transparency
- Mitigate risks, and optimize resource utilization

OUR PROJECT CONTROLS SERVICES

Planning & Scheduling

- Bid Schedules
- Preconstruction Schedules
- Baseline Schedules
- Schedule Updates
- Master Program Schedule
- Critical Path Analysis
- Lean + Pull Planning

Risk Management

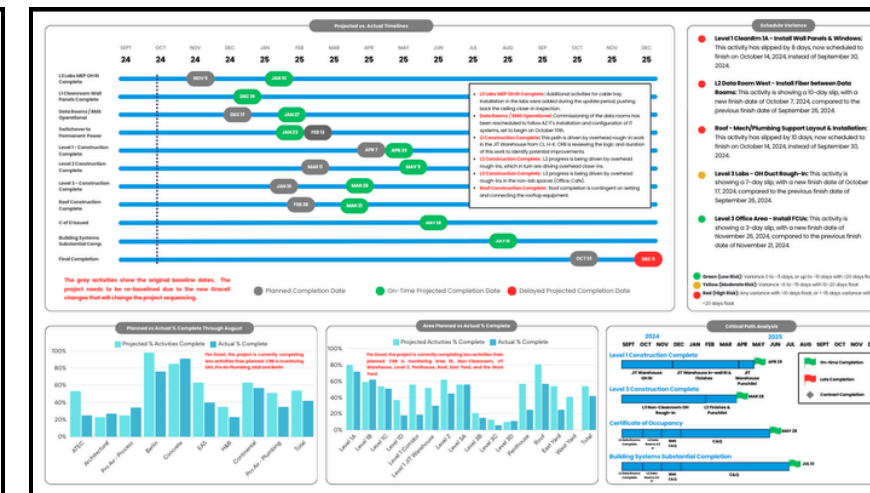
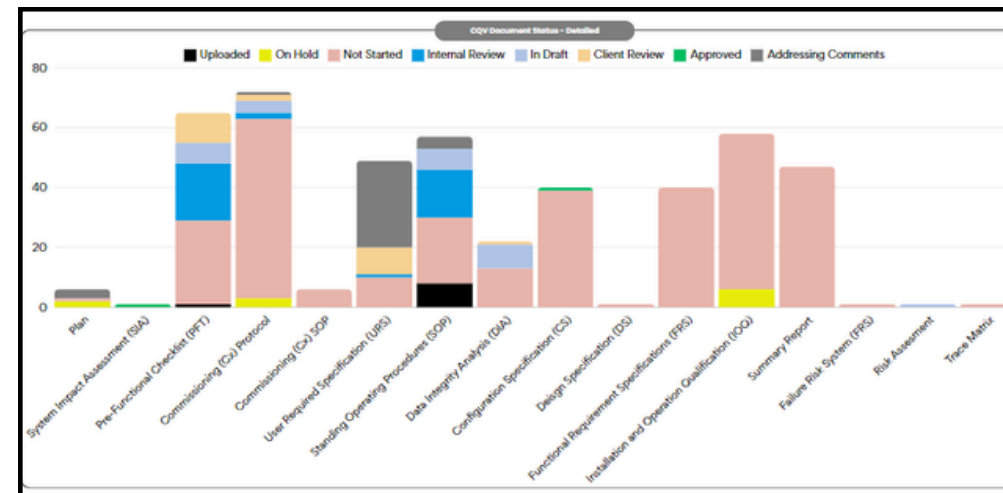
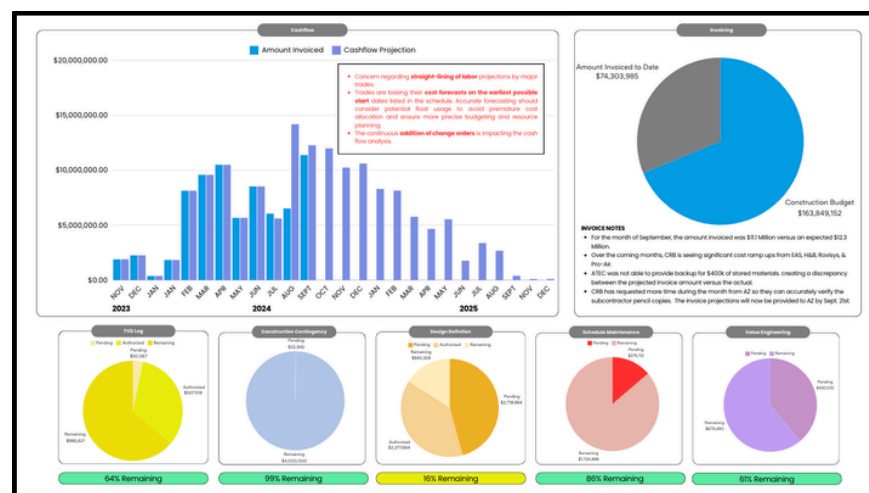
- Risk Register
- Fragnet Development
- Time Impact Review
- Monte Carlo Analysis
- Dispute Resolution
- Change Management
- Lender Technical Advisor Support

Costs and Resources

- Cost Loading
- Resource Loading
- Payment Applications
- Takeoff and Estimating
- Earned Value Management
- Forecasting and Trending

BENEFITS OF WORKING WITH STELIC

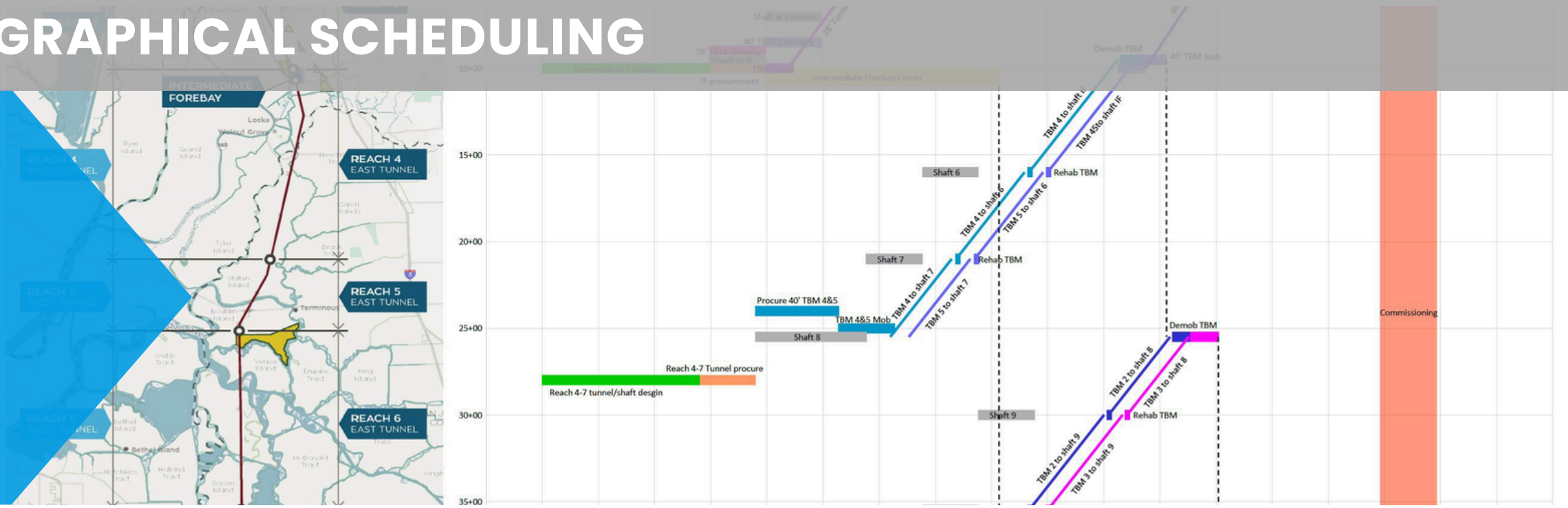
- Improved project visibility and decision-making
- Increased project efficiency and productivity
- Enhanced risk management
- Alignment between project and business goals



GRAPHICAL SCHEDULING

Our team possesses extensive expertise in linear scheduling, commonly referred to as location-based scheduling, a methodology we have successfully implemented across a wide range of projects to streamline execution and enhance outcomes.

Visualization, Coordination, Efficiency



CLIENT BENEFITS

- **Enhanced Visualization:** Creates a comprehensive visual map of progress. Allows our clients to easily monitor key milestones, deadlines, and dependencies, reducing the risk of oversight and improving overall situational awareness.
- **Improved Coordination:** Integrates time-based activities with their specific locations, ensuring that tasks are sequenced logically across the project site. This minimizes conflicts—such as overlapping work zones or resource shortages—and fosters seamless communication among teams, subcontractors, and suppliers.
- **Increased Efficiency:** Identifies and eliminates bottlenecks or idle periods which reduces downtime and accelerates project delivery.
- **Better Decision-Making:** Empower project leaders to anticipate challenges and adapt plans proactively with a clear view of how tasks unfold across both time and space.
- **Tailored Application:** Suited for projects with repetitive or sequential workflows tied to physical locations, such as highways, railways, pipelines, high-rise buildings.

KEY SERVICES

Schedule Development & Visualization

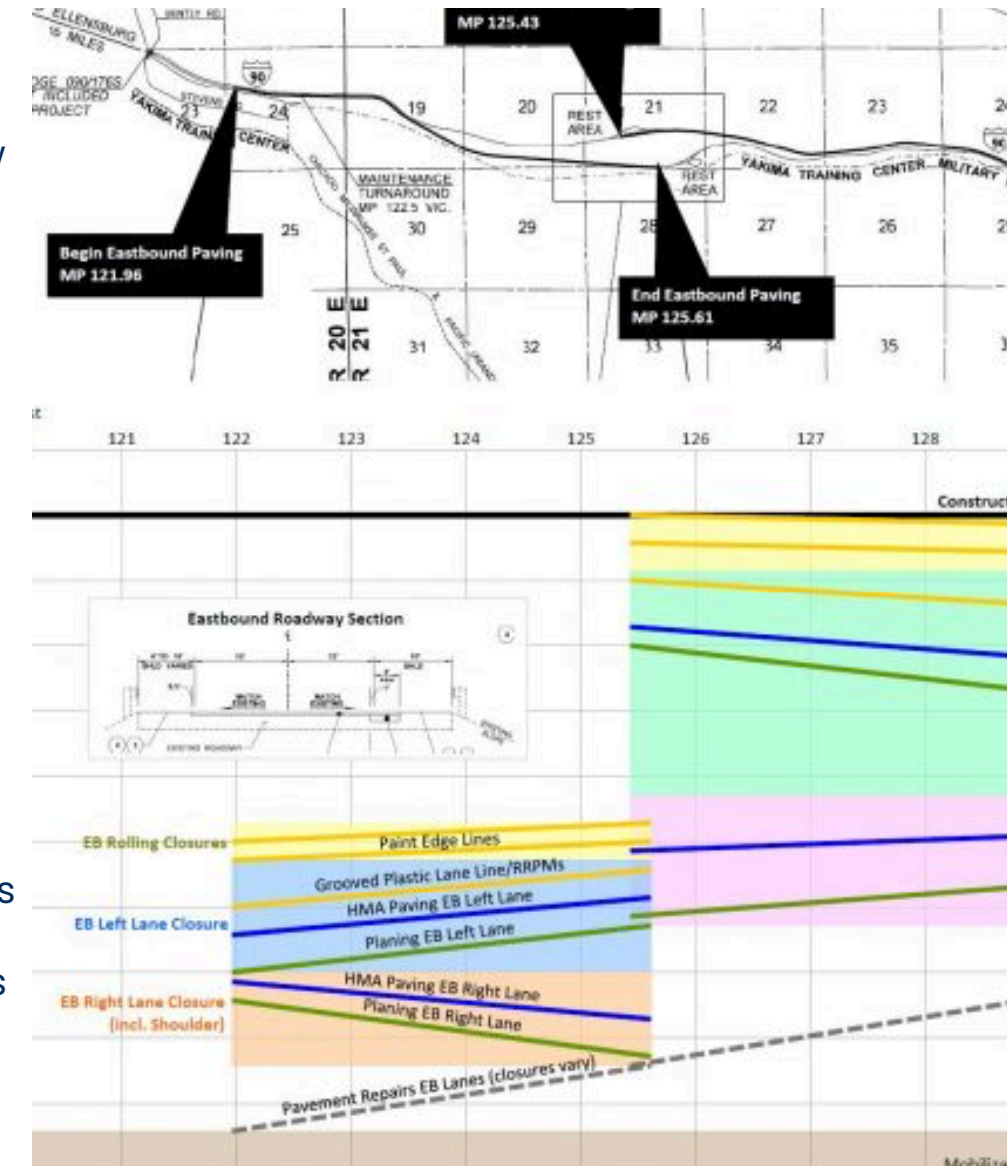
- Gantt Chart Creation: Develop detailed Gantt charts to show task durations, dependencies, and progress.
- Timeline Planning: Create project timelines for easy tracking of milestones.
- Flowcharts & Process Maps: Design workflow diagrams for operations, production, or task dependencies.

Task & Resource Scheduling

- Workforce Scheduling: Allocate personnel based on availability and workload.
- Equipment & Material Planning: Ensure optimal resource utilization by scheduling machines, tools, or materials.
- Shift & Duty Rosters: Develop rotational shifts for workforce efficiency.

Project Tracking & Progress Monitoring

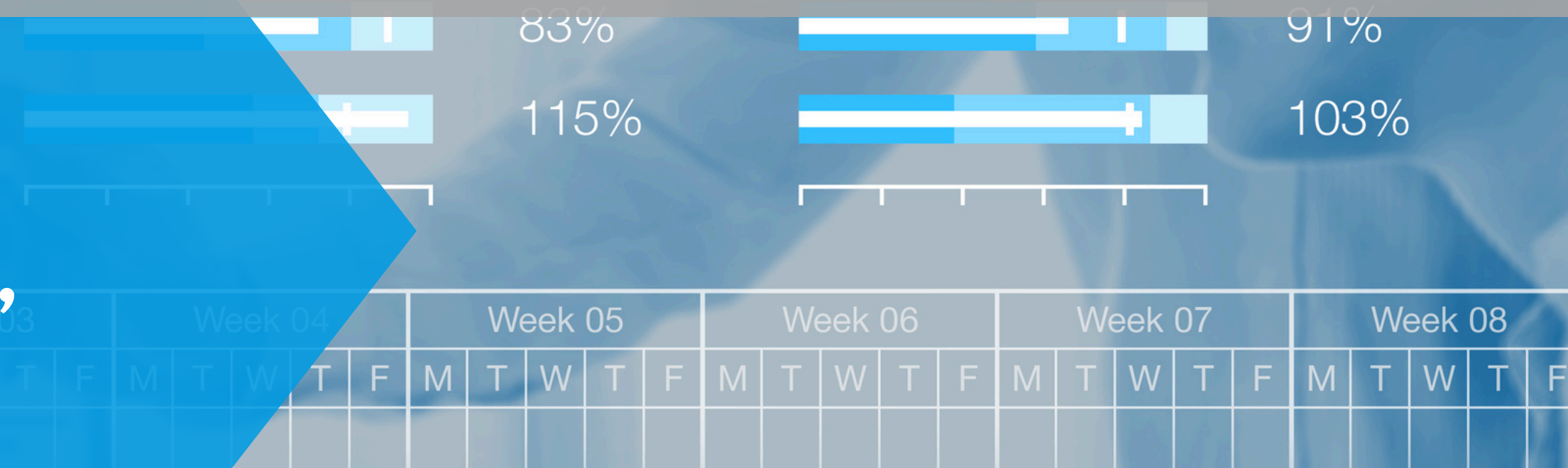
- Baseline vs. Actual Schedule Comparison: Analyze deviations between planned and actual schedules.
- Live Dashboards & Reporting: Create interactive dashboards for real-time tracking.
- Status Updates & Progress Reports: Provide weekly/monthly reports with performance insights.



PLANNING AND SCHEDULING

Stelic excels in comprehensive planning and scheduling for complex facilities. Through systematic risk management and communication frameworks, we ensure precise coordination throughout the project lifecycle.

On-Time, Problem Solving, Planning



> BENEFITS OF WORKING WITH STELIC

- **Tailored Solutions:** Our team works closely with you to develop customized scheduling and planning strategies that align with your specific project goals, budget, and timelines.
- **Informed Decision Making:** Improved stakeholder visibility and decision-making through customized reporting and analytics.
- **Proactive Problem Solving:** By identifying potential risks and obstacles early, we help the project avoid costly delays and disruptions.
- **Enhanced Communication and Coordination:** Our planning services ensure clear, consistent communication across all project stakeholders, from contractors and suppliers to on-site teams. This keeps everyone aligned with project milestones.

> OUR PROJECT CONTROLS SERVICES

Schedule Development

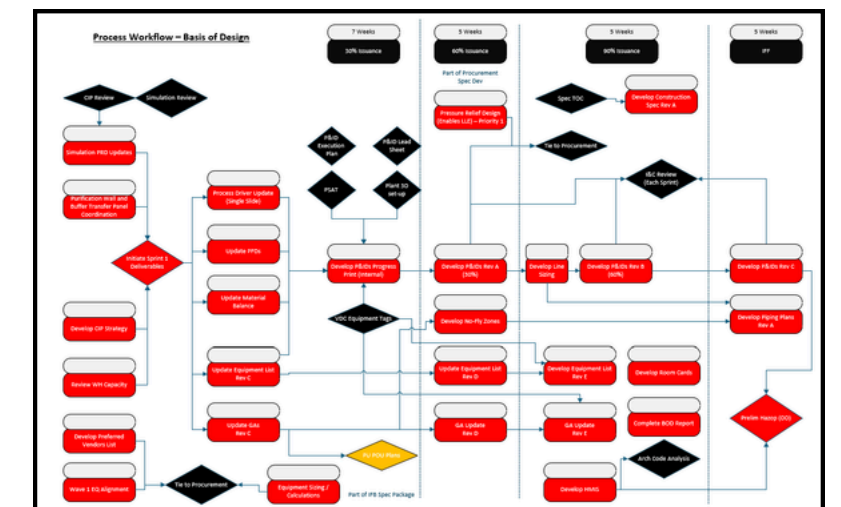
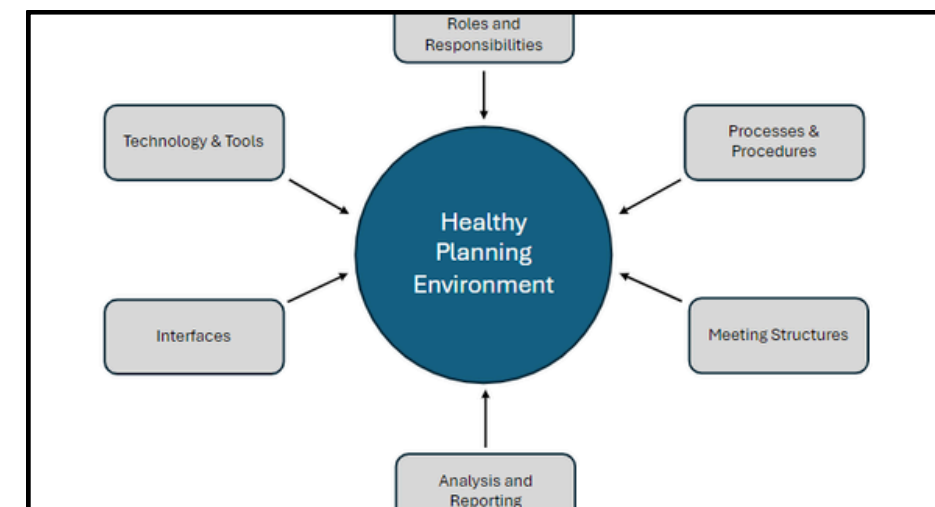
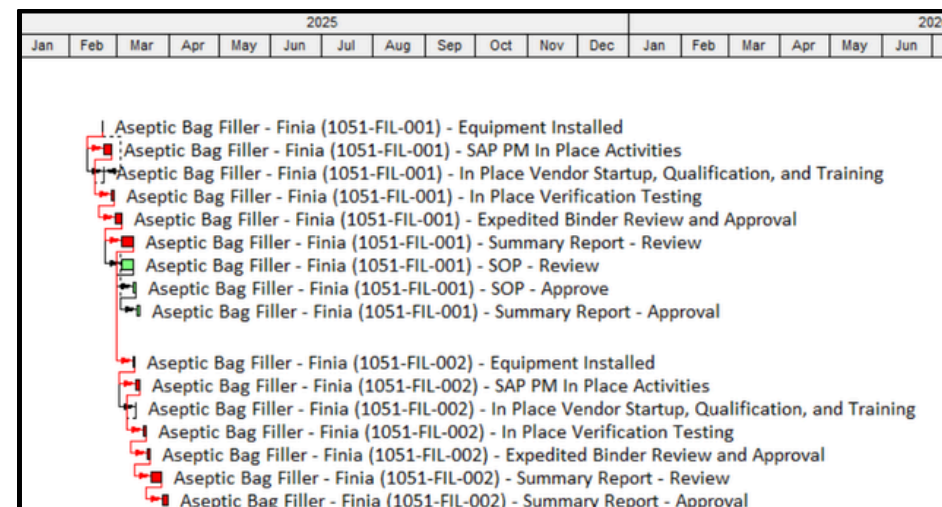
- Work Breakdown Structure (WBS)
- Activity Sequencing
- Program and Portfolio Schedules
- Resource Planning
- Baseline Development
- Schedule Specifications
- Critical Path Identification
- Schedule Narrative and Basis
- Stakeholder Schedule Communication

Schedule Management

- Schedule Management
- Baseline Schedule Management
- Schedule Progress Tracking
- Schedule Variance Analysis
- Schedule Update and Maintenance
- Schedule Change Control
- Schedule Performance Reporting
- Milestone and Deliverable Tracking
- Schedule Closeout and Archiving
- Lessons Learned

Schedule Optimization and Risk

- Resource Leveling
- Critical Path Optimization
- Monte Carlo Simulation
- Contingency Planning
- "What-if" Scenario Analysis
- Fast-tracking and Crashing
- Time Impact Analysis
- Schedule Recovery Planning
- Lean



RISK MANAGEMENT AND DISPUTE RESOLUTION

Stelic delivers expert risk management and dispute resolution services focused on practical, cost-effective solutions that protect client interests while preserving critical business relationships. Our proven approach combines industry best practices, sophisticated analysis tools, and extensive construction expertise to resolve complex project disputes efficiently and effectively.

Preventing Issues, Protecting Projects, Preserving Relationships

OUR APPROACH

- Systematic, solutions-oriented approach to risk management and dispute resolution
- Early identification of potential issues through close client collaboration
- Targeted mitigation strategies using analytical tools
- Data-driven impact analysis using time studies, productivity assessments, and delay matrices

BENEFITS OF WORKING WITH STELIC

- Faster dispute resolution with minimal disruption
- Preserved business relationships
- Cost-effective alternatives to litigation
- Objective guidance from industry experts
- Customized resolution strategies
- Enhanced risk management capabilities

OUR RISK MANAGEMENT AND DISPUTE SERVICES

Risk Prevention

- Contract review and risk allocation
- Early warning system implementation
- Stakeholder engagement planning
- Risk mitigation strategies
- Project controls optimization

Dispute Avoidance

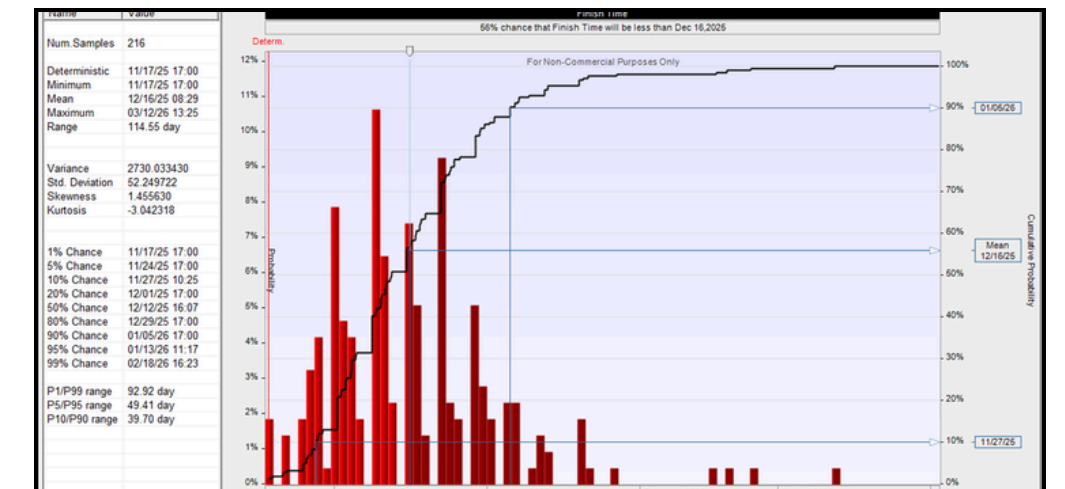
- Stakeholder alignment planning
- Real-time issue resolution
- Documentation management systems
- Communication protocols
- Proactive risk mitigation

Dispute Resolution

- Impact analysis and quantification
- Resolution strategy development
- Mediation/negotiation support
- Claim preparation and defense
- Expert advisory services

		Opportunity: Probability - Impact					Threat: Probability - Impact				
Probability	Very High	High	High	High	Medium	Medium	Medium	Medium	High	High	High
	High	High	High	Medium	Medium	Low	Low	Medium	Medium	High	High
	Medium	High	High	Medium	Medium	Low	Low	Medium	Medium	High	High
	Low	High	Medium	Medium	Low	Low	Low	Low	Medium	Medium	High
	Very Low	Medium	Medium	Low	Low	Low	Low	Low	Low	Medium	Medium
		Very High	High	Medium	Low	Very Low	Very Low	Low	Medium	High	Very High

Impact on Project Cost & Schedule Targets



PROJECT MONITORING

Gain visibility and control over your projects with Stelic's comprehensive project monitoring services, ensuring transparency, accountability, and success at every stage.

Dashboards, Metrics, KPIs, and Insights

CLIENT BENEFITS

Customized dashboarding solutions

Stelic provides tailored dashboards that offer real-time views of project performance. These intuitive displays consolidate critical data, enabling quick assessment of progress and trends. Our customized dashboards streamline project monitoring and facilitate efficient management.

Improved decision making through actionable insights

We transform raw project data into meaningful insights using advanced analytics. By uncovering hidden patterns and trends, we enable proactive, data-driven decision-making. This approach significantly improves project outcomes and success rates.

Enhanced project visibility and transparency

Our services offer comprehensive visibility into all project aspects, promoting transparency and accountability. Up-to-date reporting tools ensure stakeholders have access to accurate project information. This improves team communication and builds trust with clients and management.

Early identification and mitigation of potential risks and issues

Our monitoring systems detect potential risks before they become major problems. By continuously analyzing project data, we identify early warning signs of challenges. This allows for quick implementation of mitigation strategies, minimizing impacts on project timelines and budgets.

KEY SERVICES

Schedule Monitoring

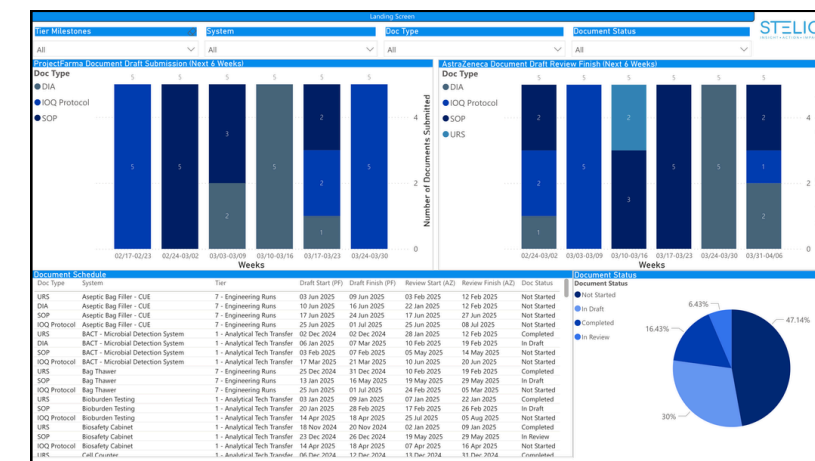
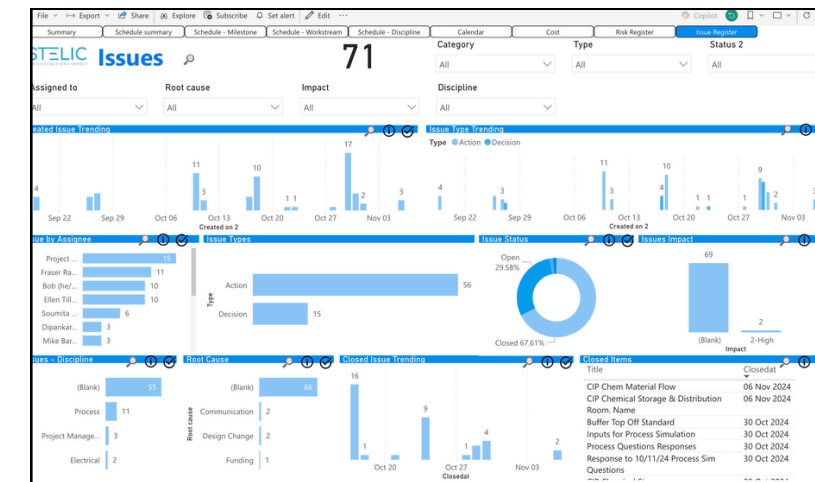
- Tracks project timelines and milestones
- Analyzes task dependencies and critical paths
- Identifies potential delays early
- Enables timely adjustments to maintain schedule

Risk Monitoring

- Continuously assesses potential project threats
- Employs advanced risk analysis techniques
- Identifies, quantifies, and prioritizes risks
- Facilitates proactive risk management and mitigation

Cost Control

- Maintains project budgets and optimizes resources
- Monitors expenses and tracks cost variances
- Forecasts future costs and financial needs
- Identifies cost-saving opportunities
- Prevents budget overruns



LIFE SCIENCES

At Stelic, we recognize the importance of life sciences facilities in advancing research, developing therapies, and improving patient outcomes.

Labs, Research, Diagnostic, Biotechnology

► CLIENT BENEFITS

Specialized Expertise: Unique experience for the life sciences sector, including laboratories, research facilities, biotech manufacturing plants, and clean rooms.

Regulatory Compliance: Ensuring strict adherence to regulatory standards such as FDA guidelines, cGMP (Current Good Manufacturing Practices), and environmental health and safety regulations throughout the construction process.

Advanced Technology Integration: Utilizing cutting-edge construction management techniques and technologies to optimize facility design, energy efficiency, and operational effectiveness.

Project Management Excellence: Implementing robust project management methodologies to deliver projects on time and within budget, while maintaining quality and safety standards.

Collaborative Approach: Working closely with architects, engineers, and stakeholders to ensure seamless coordination and integration of all project phases, from design through to construction and commissioning.

► KEY SERVICES

Pre-construction Planning: Comprehensive planning and feasibility studies to assess project requirements, budgeting, scheduling, and risk management.

Design-Build Services: Integrated design-build solutions that streamline project delivery, foster innovation, and ensure design intent alignment with operational needs.

Construction Management: Proactive oversight and management of all construction activities, including subcontractor coordination, procurement, and quality control.

Project Controls: Efficient project controls practices that optimize cost, schedule and risk.

Commissioning and Validation: Thorough commissioning and validation processes to verify equipment functionality, regulatory compliance, and operational readiness.



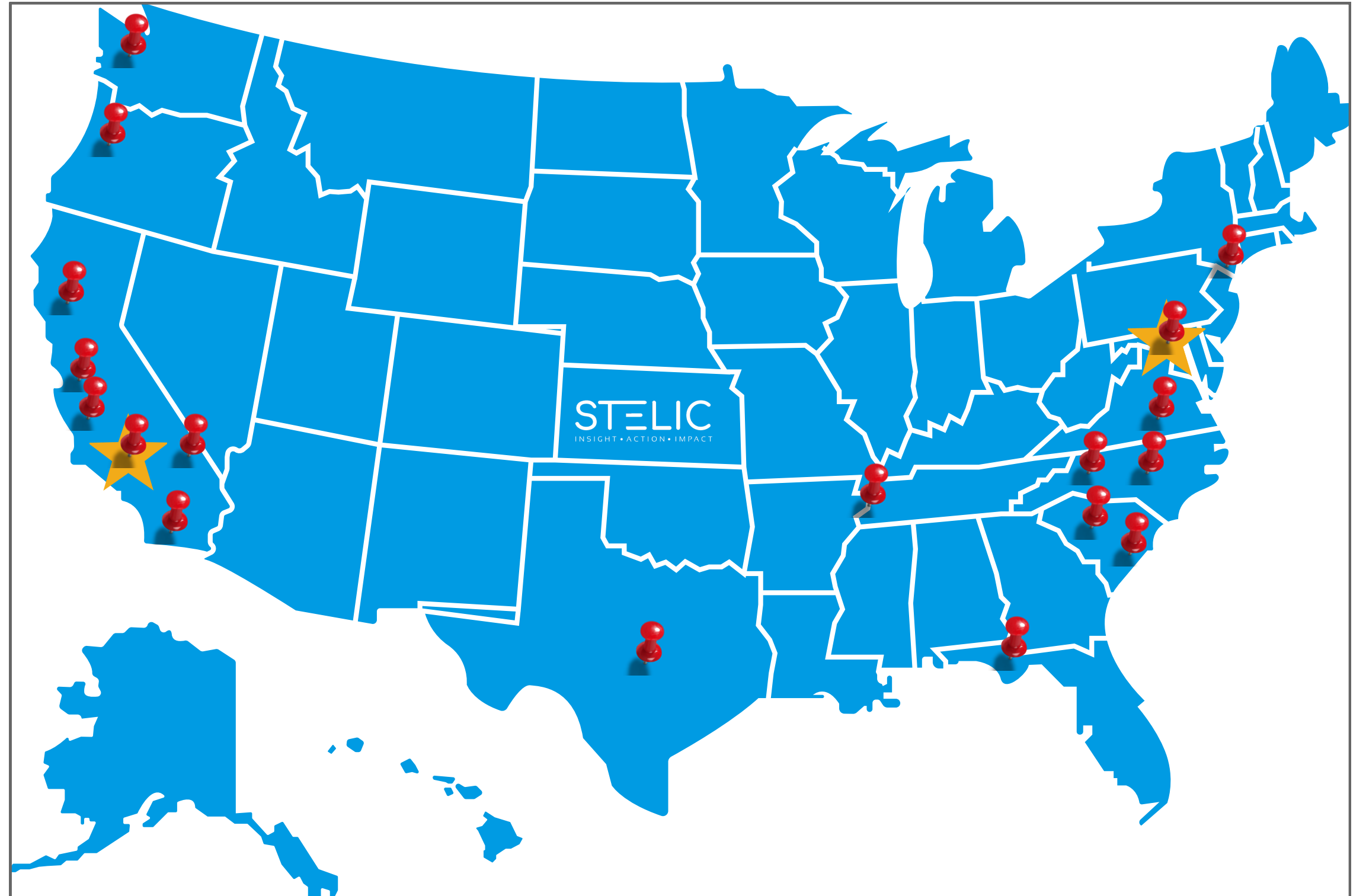
WHERE WE WORK

PROJECT LOCATIONS

- Gaithersburg, MD
- Richmond, VA
- Raleigh, NC
- Aiken, SC
- Portland, OR
- San Francisco, CA
- Los Angeles, CA
- San Luis Obispo, CA
- San Diego, CA
- Charleston, SC
- Houston, TX
- Seattle, WA
- Frederick, MD

OFFICE LOCATIONS

- Hagerstown, MD
- Costa Mesa, CA



PORTFOLIO - CAR-T CELL THERAPY MANUFACTURING FACILITY



PROJECT

Cell Therapy Manufacturing Facility

CLIENT

CRB Construction

LOCATION

Rockville, MD

TOTAL CONST. VALUE

\$300 Million Dollars

PERIOD OF PERFORMANCE

3/2024 - 10/2025

TOTAL CONTRACT VALUE

\$805,000

Project Description

The project was an 84,000-square-foot, \$200 million new cell therapy manufacturing facility to focus on cancer treatments. The facility manufactures cell therapies for the company's clinical trials as well as future commercial supply

Our Responsibilities

- Responsible for engaging with the CRB Design leads, the CRB Construction Engineers, Project Managers, and Superintendents
- Coordinate with superintendents across the projects to have oversight of all aspects of schedule and cost control: owner, subcontractor/vendor, AHJ, and other stakeholders that impact the schedule
- Lead a team of cost and schedule professionals
- Ensure project-specific project controls plan is followed as part of the overall project execution plan
- Develop, manage, and analyze project schedules utilizing Primavera P6
- Oversee management of project cost reports, cash flow, commitments, and earned progress measurement systems
- Oversee budget management and funding requirements
- Oversee the implementation and production of accurate progress/performance measurement across full project life cycle

Our Responsibilities (Cont.)

- Provide oversight to the change management process
- Responsible for evaluation of subcontract bid packages including but not limited to schedule of values development, scope of work understanding, invoicing requirements, and system of control for progress measurement
- Oversee and manage the project pre-billing requirements
- Understand and support the analysis and capture of work in place (WIP) and associated risk to cost and schedule baseline plan
- Develop and monitor key performance indicators measuring project health, emerging trends, potential risks, and opportunities
- Conduct risk and opportunity analysis on project profit, costs, schedules, and client relations/expectations
- Provide input to trade partner agreements regarding project control requirements
- Support cost estimating, procurement, and project management on project scope coordination, work package definition, and bid analysis
- Support the Last Planner System by the master schedule, ensuring effective connectivity of the tools.
- Perform PPC (Planned Percent Complete) and Schedule variance analysis
- Analyze and guide resource loading and leveling
- Manage and maintain risk & opportunity long for the benefit of both cost and schedule contingency evaluations
- Perform internal project control audits as needed

PORTFOLIO - PHARMACEUTICAL MANUFACTURING FACILITY



PROJECT

Pharmaceutical Manufacturing Facility

CLIENT

CRB Construction

LOCATION

Holly Springs, NC

TOTAL CONST. VALUE

\$920 Million Dollars

PERIOD OF PERFORMANCE

11/2024 - 3/2026

TOTAL CONTRACT VALUE

\$805,000

Project Description

The owner's strategic vision to double its revenue by 2035 is driven by a significant expansion of its monoclonal antibody (mAbs) pipeline, supported by a major infrastructure investment. The plan includes the construction of a new manufacturing facility featuring 4-10 bioreactors, advanced purification and material handling capabilities, as well as a new warehouse with a 3,000-pallet capacity, an administrative building, and high levels of automation and sustainability. The total projected cost for this expansion is approximately \$920 million, over 605,000 sq. ft.

Our Responsibilities

- Implemented project controls processes to measure project status and predict likely outcomes effectively.
- Leveraged digital technologies to improve reporting accuracy, track trends, and enhance project predictability.
- Utilized eBuilder for project controls, ensuring compliance with security constraints across multiple vendors.
- Aligned project priorities across design, cost, and schedule to optimize overall execution and team collaboration.
- Managed and analyzed project data, commitments, and trends to maintain adherence to cost and schedule targets.
- Oversaw change management processes to support timely decision-making and mitigate overall cost and schedule impacts.

Our Responsibilities (Cont.)

- Defined and tracked KPI metrics to facilitate timely decision-making and project adjustments.
- Ensured schedule adherence through detailed plan analysis and commitment tracking to maintain project timelines.
- Managed and tracked Target Value Design across all disciplines, ensuring alignment with project goals.
- Utilized visualization-based tracking for effective monitoring of project status and progress.
- Established meeting cadence and forward-looking reports to maintain transparency and proactive issue resolution.
- Ensured compliance with contract, financial, and invoice quality requirements throughout the project lifecycle.
- Executed end-to-end (E2E) project controls processes to monitor factors impacting cost and schedule.
- Integrated project controls with PMs and ETA tools for real-time insights and timely decision-making.
- Leveraged data visualization for live updates, enhancing project visibility and status tracking.
- Held teams accountable for deliverable completion, cost, schedule, and reporting targets.
- Managed monthly work-in-progress (WIP) accruals to reflect accurate financial tracking.

HYPERSCALE DATA CENTER - META



PROJECT

AKN 1/2 Meta Hyperscale Data Center

CLIENT

Miller Electric

LOCATION

Aiken, SC

TOTAL CONST. VALUE

\$850 Million

PERIOD OF PERFORMANCE

7/2024 - 11/2026

TOTAL CONTRACT VALUE

\$493,000

OWNER

Meta

Project Description

Aiken, South Carolina will host the newest Meta campus that starts with two hyperscale Meta AI-optimized data center, which increases the company's existing investment in the industry and the southeast. The Aiken Data center, boasts Metas most modern design to date. This facility utilizes the most cutting edge liquid cooled computing technology. The facility is expected to go live in late 2026 and bring hundreds of craft labor and management jobs to the region.

Our Responsibilities

- Responsible for interfacing with the lead Electrical trade partner to build out the electrical construction and installation plan.
- Interface with myriad suppliers ensuring the construction and installation plans comport with availability of equipment
- Coordination of custom, prefabricated elements to improve installation efficiency, enhance worker safety and drive down costs.
- Plan and track manpower ensuring proper staffing, and facilitating efficient negotiation with local labor unions.
- Track material installation and need dates to allow for just in time delivery
- Monitor the overall electrical schedule ensuring risks, and potential impacts are documented and quantified to allow for the greatest opportunity for mitigation.

Our Responsibilities (Cont.)

- Track and report on the Earned Value of installation facilitating early warning signs of problems, and allowing for forward-looking work projections.
- Assess design changes for schedule and cost impact.
- Maintain weekly work plans ensuring field staff are well-coordinated and supplied
- Coordinate with the General Contractor and other trade partners for working areas and efficient construction.
- Monthly executive reporting within Miller Electric, amongst the trades, and to the General contract and Meta.
- Support weekly pull planning to ensure coordination amongst trades

References

Eric Marchiny

Miller Electric

Sr Project Manager

Phone: 757.272.7748

Email: emarchiny@mecojax.com

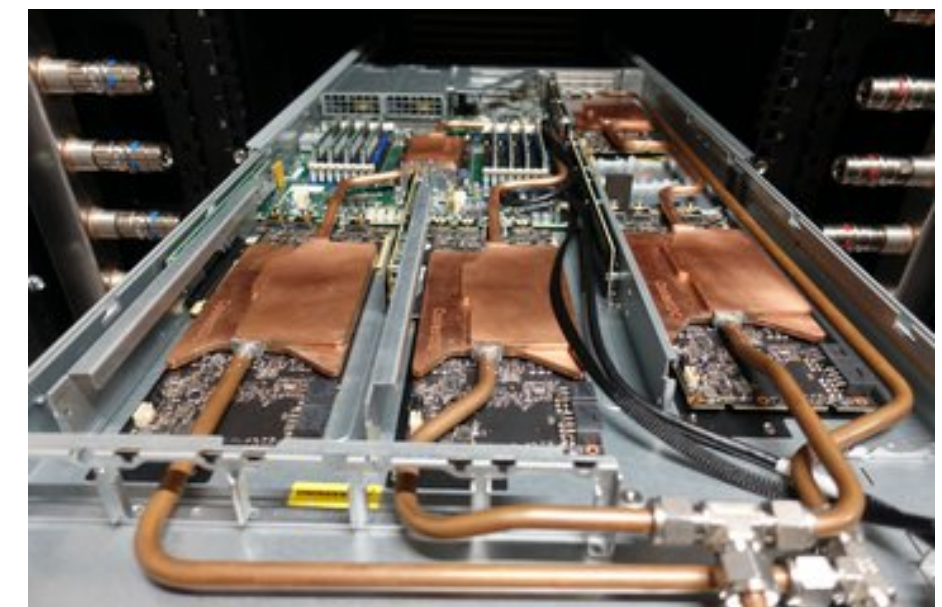
Derek Elmo

Miller Electric

Vice President, Data Center Construction

Phone: 917.952.9009

Email: delmo@mecojax.com



CONTRACT INFORMATION

Unique Entity ID: XBSHCMX8N1G7

CAGE/NCAGE: 9UZU1

NAICS: 541330

SocioEconomic Status: Woman
Owned Small Business

