

CAPABILITIES STATEMENT

Projects that can't afford surprises.

On complex capital projects worldwide, we run cost, schedule, and risk on the owner's side of the table so the budget, the timeline, and the closeout file all hold up across borders and standards.



Complex projects rarely fail on one big decision. They drift.

Between design intent and field reality.

Between the reported schedule and the built schedule.

Between what was promised and what finally gets paid for.

WHO WE ARE

Your trusted partner in
construction management and
project controls

01

Increased
efficiency

02

Cost savings

03

Improved quality



OUR APPROACH

How we close the gap

01

Insight

One current picture of cost, schedule and risk. Built from the project's own data, not from status meetings.

02

Action

Decisions the team can make this week, with the evidence to defend them later.

03

Impact

On schedule, on budget, and aligned with your performance goals.

Insight into what is actually happening, action while it still matters, and impact you can measure at closeout.

Three ways we support your project



Construction Management

Best practices applied to every phase of the project lifecycle.



Project Controls

Schedule, cost and risk managed to bring projects in on time and on budget.



Risk & Dispute Resolution

Navigation through the complexities of construction change.



CERTIFICATION

Woman Owned Small Business

A diverse perspective and an inclusive approach to construction project management built on collaboration, transparency, and excellence.

SBA WOSB Certified

GSA MAS · SIN 541330ENG



01

Our services

01 Construction Management

02 Project Controls

03 Graphical Scheduling

04 Planning & Scheduling

05 Risk Management & Dispute Resolution

06 Project Monitoring



CONSTRUCTION MANAGEMENT

Building success, managing every detail

Collaboration and deep industry knowledge, so you can make confident decisions and reach your project objectives.

BENEFITS OF WORKING WITH STELIC

01 **Enhanced project control**

Full visibility from planning to completion.

02 **Risk mitigation**

Challenges addressed early, before they cost time or money.

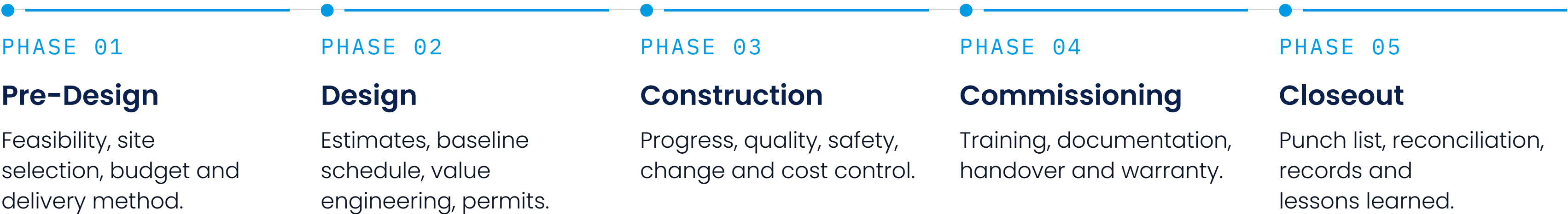
03 **Optimized resources**

Labor, materials and equipment used where they count.

04 **Collaborative decisions**

Expert guidance at every stage of the work.

Every phase of the project lifecycle



One team accountable from feasibility to final sign-off.

PROJECT CONTROLS

Unlock the power of project controls

Four disciplines, one integrated picture so cost, schedule and risk are read together rather than argued separately.



Planning & Scheduling

Baselines, updates and critical path analysis across the program.



Cost & Resources

Cost and resource loading, earned value, forecasting and trending.



Risk Management

Risk registers, time impact review and Monte Carlo analysis.



Dispute Resolution

Change management and lender technical advisor support.

Transparency, mitigated risk and maximum performance so decisions are made on evidence, not instinct.

Visualization, coordination, efficiency

Deep expertise in linear, location-based, scheduling, implemented across projects where work repeats through space as well as time.

BEST SUITED TO

Data Centers

Life Sciences

Research + Manufacturing

Healthcare

Higher Education

Government

Hospitality

K-12 Education

Retail

Infrastructure

Transportation

Energy & Renewables

Water & Wastewater

Oil & Gas

Defence & Nuclear

Mining & Resources

Construction (Commercial, Residential & Industrial)

01

Schedule development

Gantt charts, milestone timelines and process maps.

02

Task & resource scheduling

Workforce, equipment and material planning.

03

Tracking & monitoring

Baseline versus actual, live dashboards, status reporting.

On time, by design

	Development	WBS, sequencing, resource planning and a defensible baseline.	WBS Critical path Baseline
	Management	Progress tracking, variance analysis and change control.	Updates Variance Reporting
	Optimization & risk	Leveling, simulation and recovery planning when it matters.	Monte Carlo What-if Lean

Preventing issues, protecting projects, preserving relationships

EARLIEST INTERVENTION

LAST RESORT

STAGE 01

Prevention

Contract review, risk allocation and early warning systems before work starts.



STAGE 02

Avoidance

Real-time issue resolution, documentation discipline and clear protocols.



STAGE 03

Resolution

Impact quantification, negotiation support and claim preparation cost-effective alternatives to litigation.

PROJECT MONITORING

Dashboards, metrics and insight

Independent oversight that gives every stakeholder the same, current view of the project.



Schedule monitoring

Milestones, dependencies and critical path with delays flagged early enough to act.



Risk monitoring

Continuous assessment that identifies, quantifies and prioritizes project threats.



Cost control

Budget tracking, variance analysis and forecasting that prevents overruns.

What we work in, and how we work

PLATFORMS

- Primavera P6
- e-Builder
- Client-directed systems

METHODS

- Earned value management
- Last Planner System
- Target Value Design
- Lean and pull planning
- Monte Carlo simulation
- Time impact analysis
- Fragnet analysis
- Resource leveling
- Fast-tracking and crashing
- Recovery planning
- Constructability review
- Value engineering

REPORTING & ANALYSIS

- Custom KPI development
- Work-in-place analysis
- PPC and variance analysis
- Cash flow forecasting
- Work-in-progress accruals
- Takeoff and estimating
- Executive reporting

Our controls process is platform-agnostic we work in the system your project already runs on.

02

Sectors and reach

Where we work, and the markets our teams know from the inside.



Markets we serve



Research + Manufacturing

Healthcare

Higher Education

Hospitality

Transportation

K-12 Education

Energy & Renewables

Water & Wastewater

Oil & Gas

Infrastructure

Retail

Defence & Nuclear

Mining & Resources

Construction (Commercial, Residential & Industrial)

WHERE WE WORK

Coast to coast, from a Mid-Atlantic base

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PROJECT LOCATIONS

Gaithersburg, MD

Frederick, MD

Richmond, VA

Raleigh, NC

Charleston, SC

Aiken, SC

Houston, TX

Seattle, WA

Portland, OR

San Francisco, CA

San Luis Obispo, CA

Los Angeles, CA

San Diego, CA

02

OFFICES

Hagerstown, MD — Headquarters

Costa Mesa, CA



03

Past performance

Representative engagements across life sciences and hyperscale data centers.



Cell Therapy Manufacturing Facility

An 84,000 sq. ft. cell therapy manufacturing facility for cancer treatments clinical trial supply today, commercial supply next.

\$300M

CONSTRUCTION
VALUE

\$805K

CONTRACT VALUE

84K

SQUARE FEET

WHAT STELIC DID

Led the cost and schedule team across owner, subcontractor and AHJ stakeholders

Built the KPI set measuring project health, trends and emerging risk

Developed and managed the master schedule in Primavera P6

Oversaw change management, cost reporting and Last Planner System support

CLIENT

General Contractor

PERIOD OF PERFORMANCE

3/2024 – 10/2025

LIFE SCIENCE

Pharmaceutical Manufacturing Facility

A monoclonal antibody expansion: 4 to 10 bioreactors, advanced purification, a 3,000-pallet warehouse and heavy automation.

\$920M

CONSTRUCTION
VALUE

\$1.6M

CONTRACT VALUE

605K

SQUARE FEET

WHAT STELIC DID

Ran end-to-end project controls in e-Builder across a multi-vendor environment

Defined KPIs and forward-looking reporting for proactive issue resolution

Managed and tracked Target Value Design across all disciplines

Oversaw change management and monthly work-in-progress accruals

CLIENT

General Contractor

PERIOD OF PERFORMANCE

11/2024 – 3/2026

LIFE SCIENCE

Hyperscale AI Data Center Campus

Two AI-optimized, liquid-cooled hyperscale data centers opening a new South Carolina campus, live in late 2026.

\$850M

CONSTRUCTION
VALUE

\$493K

CONTRACT VALUE

02

DATA HALLS

WHAT STELIC DID

Built the electrical construction and installation plan with the lead trade partner

Coordinated prefabrication, suppliers and just-in-time material delivery

Tracked earned value, giving early warning and forward work projections

Reported monthly to the trades, the general contractor and the owner

CLIENT

General Contractor

PERIOD OF PERFORMANCE

7/2024 – 11/2026

Credentials and qualifications

LEGAL NAME	Stelic LLC
UNIQUE ENTITY ID	XBSHCMX8N1G7
CAGE / NCAGE	9UZU1
NAICS	541330
GSA MAS SCHEDULE	SIN 541330ENG
SOCIOECONOMIC STATUS	Woman Owned Small Business

CERTIFICATIONS



HEADQUARTERS

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800-550-4966 · sales@stellic.com

CONTACT US

Let's build the future together

Talk to us about your next project, and how disciplined controls can keep it on schedule, on budget, and aligned with your performance goals.

WEBSITE

www.stelic.com

EMAIL

sales@stelic.com

PHONE

800-550-4966

LOCATION

Hagerstown, MD