

# Services and Capabilities



*Sigma Contracting prides itself on being large enough to offer the range of services needed and small enough to offer the personal attention of ownership to deliver projects to our clients' quality standards, schedules, and budgets. Our skilled team of long-term employees takes pride in guiding a project from conception to successful completion. This includes a small tenant improvement or a larger new-build project. Partnering with clients from the beginning and listening to their needs and intent allows the Sigma team to develop a clear and shared vision for a project. Collaborating with a vetted group of talented architects, engineers, and subcontractors brings that vision to life. This interactive and collaborative approach ensures quality workmanship and attention to detail every step of the way and a finished structure of which we can all be proud.*

## **Preconstruction**

Many of our clients rely on Sigma's insight and consultation very early on to help determine project viability. This is through Sigma's analysis of proposed sites, concept and design, conceptual budgeting information for the potential building, site and offsite construction costs, and determining appropriate construction systems and schedules. With input from senior management, estimators and superintendents, and our more than 30 years of database information, Sigma can assist clients in creating highly accurate and reliable cost models that are invaluable when making decisions about systems, materials, and equipment. The actual scope of work and constructability of a project can be confirmed and a detailed construction schedule outlined that is realistic and reliable to meet the needs of both owner(s) and design team. This process has successfully helped clients save time, control costs, and increase value.



## **Design-Build**

Long before the term 'design-build' was coined, Sigma was offering 'design assistance,' whereby the entire consultant, design, and construction team sits together in the planning stage. Many potential issues are resolved and often creatively solved for the better, minimizing time and costs to do so when under actual construction. Much of Sigma's work is design-build offering a single point of responsibility for the design and construction of your project and significant cost and time savings over the traditional design-bid-build process. As opposed to selection by low-cost, a design-build strategy generally provides the best value for a successful project delivery, increasing the opportunity for better value engineer alternatives, possibly a shorter project schedule and significant cost savings. Sigma offers an alternative variation that brings the best aspects of design-build and cost savings to the client. Our method saves an owner double expenses on insurance, offers better design, faster delivery, and a smoother more efficient process, with better communication among the team and fewer problems during actual construction.



## **General Contracting**

Sigma's general contracting process utilizes a teamwork approach engaging the owner's project team (owners, architects, engineers, and consultants) in understanding the design intent and owner's needs. Our team ensures that design intent, budget, scheduling, and construction quality control will be successfully managed from the very beginning. Comprehensive project controls are used to manage critical issues of time, cost, quality, technology, and communication. Subcontractors are required to participate in our qualification process as well as our safety and quality control practices. Then, utilizing our database of more than 30 years, the right subcontractors are selected by matching them to the project based on both qualifications and costs to ensure a successful outcome.



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## **Tenant Improvement**

A large portion of Sigma's portfolio is diverse tenant improvement projects to meet the needs of new tenants in a space. From single users, multiple tenant users and single story to multi-story buildings, Sigma can provide modifications to floors, walls, and ceilings without compromising the structural integrity, stability, and safety of the property. Collaborating with both tenant and owner, Sigma works with our qualified subcontractors to complete a tenant improvement in a timely manner and within budget to ensure a satisfied occupant. Whether for a new business, expansion of operations, building upgrades or enhanced branding, Sigma can take care of the details and manage the moving parts so owners and new tenants can focus on the opportunities their new space will provide.

## **Renovations**

If your property needs a facelift, Sigma's renovation expertise can help bring life back to your building or space in a professional and timely manner and within budget. Our renovation experience is in a variety of property sizes and types including office, retail, restaurant, education, and industrial. Sigma will work with you to minimize downtime and construction closure. Tell us your renovation goals and we will complete the project to your satisfaction and specifications.

## **Project Management**

Our project management philosophy focuses on developing an interactive and inclusive team relationship between the client and design and construction teams. We start with preconstruction services that are paramount for providing value, savings costs, and informed decision making to the client to achieve design intent, budgeting and scheduling as efficiently as possible. Sigma's process provides planning, estimating, value engineering options, scheduling, and pre-qualification of subcontractors, the development and monitoring of budgets and coordination of long lead-time item orders, as well as the oversight of material purchases, subcontractor services, actual building, and subsequent successful operation of your project.

## **Green / Sustainable Building**

Sigma has developed expertise in the design, construction, and project management of environmentally sound and energy-conserving buildings. Many of our staff have LEED accreditation and advanced Building Design qualifications, and are able to provide our clients with the expertise to meet sustainability and energy-efficient project goals. Recently, Sigma acted as project manager for a 147,000-square-foot community center that achieved LEED Gold certification. LEED (Leadership in Energy and Environmental Design) is an internationally recognized green building certification system developed by the U.S. Green Building Council (USGBC) that provides third-party verification that a building was designed and built using a concise framework of strategies aimed at improving performance across many measurable metrics for green building design, construction, operations, and maintenance solutions. It promotes a whole-building approach to key areas of human and environmental health, including sustainable site development, water efficiency/savings, energy efficiency/savings, materials selection, improved indoor environmental quality and stewardship of resources and the impacts of the whole process. While not every client desires to achieve actual LEED certification on their project, we find that most owners are keenly interested in efficiencies that can be achieved by utilizing this type of design and construction utilizing alternative energies and systems.

