

# OWNER'S REP PROJECT MANAGEMENT, LLC

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## WELCOME TO OUR HOME!

Owner's Rep Project Management provides construction management services which include owner's representation services by gaining an understanding of your needs and expectations. Our commitment to you is to deliver the highest quality project by keeping your project needs first. We understand the larger and more complex a project, the more tenacity and attention to detail is required. Additionally, all projects are important no matter the size or the budget, and we give the same respect and attention to detail to each. If you are planning a future construction project and feel your interest must be protected, ORPM has the resources to provide the solution that will best benefit you.

OPRM is a full service construction management firm with a focus on, providing knowledgeable, professional, and innovative project management services to each of our clients. We then work to create an effective plan and successfully execute it with precision and detail. Our Distinguishing Factor is our ability to listen attentively and our willingness to work tirelessly for our clients. As a result, we are able to provide you with the best quality services for your project. We believe that you should:

[Contact Us For A Free Consultation](#)

## LOVE....SERVE....REMEMBER....

"Love what you...Serve everyone that you can.... & Remember that Jesus Loved and Served First...."- R.Walton

Serving Central Indiana & The Midwest

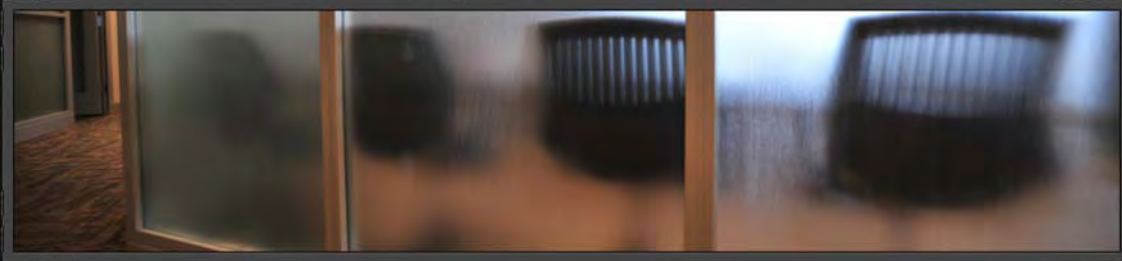
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# OWNER'S REP PROJECT MANAGEMENT, LLC

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## OUR PURPOSE

At Owner's Rep Project Management (ORPM), we possess genuine passion and excitement for every aspect of the project management and construction industry. Our purpose as an owner's representative or construction manager is to provide our clients with the very best quality of representation to ensure their interests are kept at the heart of every part of their project. Too often in the construction industry, the owner of a project is left to fend for himself against general contractors, architects, engineers, suppliers, vendors, and many other entities which are involved in construction every day. We provide the owner of a project with the tools and resources necessary to successfully manage their project so it can be built on their terms.

While construction can be one of the most mentally and ethically challenging industries, it is also by far one of the most rewarding. As an owner's representative, we relish the reward of a successful project. For us, a successful construction project does not just mean the project was completed; but that it was completed on time and on budget.

While dedication and passion are vital components of a successful management team, experience is also a necessity. With ORPM, you are not only hiring a great team, but one of the elite in our field. Our management team possesses over 15 years of construction experience coupled with millions of dollars in projects managed. What truly places ORPM at the elite level of owner's representative, is our ability to custom tailor our services for each individual project. No project is exactly the same, thus, no project can be managed the same. We closely analyze each project to determine the best management style for that particular project. We give every project the attention it deserves.

As the owner's rep for your project, our mission is to save you time and money every step of the way, and never give anything less than our very best effort.

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"Your client may not know how much you know; however, they will know how much you Care!" -R.Walton

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## OUR SERVICES

### WHAT IS AN OWNER'S REPRESENTATIVE?

An owner's representative is exactly what it sounds like, a representative of the owner of a construction project. However, the duties of an owner's representative are not quite so simply stated. The owner of a project is mostly interested in the final product of construction. The owner will occupy the building, and make use of it once it is complete. However, owners are disadvantaged when it comes to dealing with a general contractor and the construction of their project, as construction is typically not part of their daily lives. This creates the need for a skilled construction management professional which will protect the interests of the owner.

An owner has many responsibilities during the course of a construction project. The design must meet the owner's needs for both function and aesthetic appeal. Bids must be solicited, change orders need to be analyzed and approved, and the budget must be managed. Many projects require the general management of the prime contractor and their subcontractors.

Owner's Rep Project Management, acting as your representative will guide you every step of the way. From organizing the bidding and recommending a general contractor all the way through owner move-in. This will keep your budget in check and provide maximum protection from contractor default and litigation. Additionally, there are many facets of construction which are not covered in the contract for construction. The owner must move in, supply furnishings and equipment, as well as maintain all of the complex electrical, HVAC, and plumbing systems. We assist you in this process, providing you with our skilled management until well after the general contractor has gotten his last check and moved on. This is why you need an owner's representative; this is why you need Owner's Rep Project Management, LLC.

### WHAT IS CONSTRUCTION MANAGEMENT?

Serving as your Construction Manager, ORPM will replace the prime or general contractor in overseeing your project from start to finish. You will receive all of the services of the Owner's Rep with the additional task of managing the individual subcontractors who will be completing the work. Our mission is to direct and coordinate your project in a way that maximizes efficiency in the building process and saves you money.

Construction management is more in depth as it involves creating the schedule and coordinating the construction processes including licensing, material supply chains, safety code compliance and both budget and timeline projections. Our construction management services also will locate and contract with the tradespeople for specific tasks such as painting, plumbing, and electrical just to name a few. Below is a listing of our services provided.

#### **PRE-CONSTRUCTION PHASE**

- Responsibility Checklist
- Communication /Partnering Workshop
- Master Scheduling
- Project Estimating
- Government Approvals
- Bid Packaging\*
- Pre-Qualification of Bidders\*
- Design Review
- Long Lead Material Procurement
- Value Engineering and Constructability

Trade Negotiations  
MBE/WBE Participation Programs  
Bidding Process\*  
Award Recommendations\*  
Contract Award\*

**CONSTRUCTION PHASE**

Scope Review  
Preconstruction Conferences  
Project Coordination  
Progress Meetings  
Monitor Schedule  
Cost Control  
Quality Control  
Full-Time Field Supervision  
Safety  
Change Order Control  
Trade Contractor Payment Approval  
Shop Drawing/Submittal Review  
Executive Reporting

**POST CONSTRUCTION PHASE**

Substantial Completion  
Final Inspection  
As-Built Drawings  
Warranties  
Job Performance Review  
Subcontractor Performance Review  
One Year Inspection

\* Represents CM Services Only, Unless Requested By The Project Owner

Contact Us For A Free Consultation

"Project Management is no more than organized and experienced common sense!" -R.Walton

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## REGINALD T. WALTON



Reginald Walton is the Owner of Owner's Rep Project Management LLC, and has over 15+ years of experience in working on construction projects for commercial, residential, educational, healthcare, hospitality, retail, governmental, and technology projects. He has been a vital management component for millions of dollars' worth of construction projects progressively increasing in monetary value and complexity each year.

Reginald was first exposed to the construction industry as a young apprentice of his father at the age of 13 where he acquired years of hands-on building experience. That initial exposure has given him a valuable and fundamental understanding of the construction process. It also was a training ground on hard work and servitude that he still exhibits today.

Once he graduated from high school, he promptly enrolled into college at Purdue University where he received his B.S. of Construction Management and Engineering. As a project manager for a local general contractor, Reginald was directly responsible for the management of several commercial, healthcare, retail, hospitality, and educational projects. While working with the general contractor, Reginald obtained the fundamental concepts of project management and a keen eye for paying attention to detail.

Reginald's diverse hands-on approach in the field and as it relates to construction management gives him a broad range of skills to call upon when managing a project. This allows him to see projects from all points of view resulting in a more comprehensive view of the construction process at every step.

[Click Here For His Resume](#)

[Contact Reginald For A Free Consultation](#)

" Ego is driven by ignorance, arrogance, and fear. Ability is driven by humility, commitment, and truth." -R.Walton

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## CONTACT ME DIRECTLY

REGINALD T. WALTON - OWNER

CELL: (317) 560-2292

EMAIL: [RWALTON@OWNERSREPPM.COM](mailto:RWALTON@OWNERSREPPM.COM)

## CONTACT FORM

Name \*

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"People Focused. Project Driven!" -R.Walton