



## Wood Partners

Midtown 8 | Miami | Florida

“Mike Pink and the SmartPM™ Team have provided Wood Partners with the missing link we have needed to effectively control our budgets and timelines for our commercial development projects. By importing project schedules into SmartPM,™ we can now manage our projects’ timelines offensively instead of defensively from the top down; instead of continuing to rely on progress and performance reports provided by the Construction Teams, which are often inclusive of misinterpreted and sometimes manipulated information, and used as a basis for time-extension claims. By using the SmartPM™ system, we are now driving the successful outcome of our projects effectively instead of waiting with our fingers crossed until the ball inevitably drops.”



Wood Partners is one of the nation's largest multi-family real estate developers, based in Atlanta, GA, with offices located across the United States. Headquartered in Atlanta, GA, Wood Partners specializes in Multifamily, High Density and Mixed-use Development, Multi-family Acquisitions, and Asset & Property Management.

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### Challenge

Wood Partners needed help effectively managing two large multi-family residential development projects taking place in southern Florida. They had hired the same Third-Party General Contractor to manage the Construction of both projects, and they had very little visibility into the project status at any given time.

### Solution

After researching several project management and schedule analytics tools, Wood Partners selected SmartPM's™ software to assist them in oversight and governance of these complex projects. Almost immediately, the SmartPM™ software detected several schedule deficiencies that needed to be corrected using SmartPM's™ Schedule Quality Module. The process of correcting these issues enabled Wood Partners to identify the true critical path and feasible end date. The process also served as a forcing function driving the GC's third-party schedule consultant to start following best practices.

### Result

- The SmartPM™ software identified multiple requests by the GC for additional time and money, which had been grossly overstated by more than \$1M - the result of poor scheduling practices.
- As a result of the SmartPM™ analysis, the GC canceled its contract with its third-party Schedule Consultant and hired Master Schedulers to manage project schedules going forward.
- Both projects were successfully completed, and Wood Partners has not paid any additional money to the GC for either project.

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### Bottom Line

SmartPM™ saved Wood Partners over \$1M on bogus claims for time and money.