Stephen F. Austin
State University
CMR Building Projects 2018

Construction Manager
at Risk Services
Meet our Team

Roger Berry
Principal-in-Charge

Chris Rhoden
Project Executive

Joe Mendyk
Preconstruction Services

Katie Johnson
Project Manager

Josh Hawkins
Project Manager

Jeff Hulett
Senior Superintendent

Ryan Dees
Senior Superintendent

Mike Bynum
Senior Project Manager

Sara Bongard
Project Manager

Matthew Fontaine
Project Manager

Baylor Henry
Project Manager

Dillon Menville
Project Manager

Jamey Abbs
Superintendent

Amado Moses
Safety Manager

Cody Wilson
Superintendent

Colton Harley
Superintendent

Tyler Kuzniarek
Superintendent

Colt Horvath
Assistant Superintendent

Carson Campbell
Assistant Superintendent

Jacob Hay
Assistant Superintendent
Capacity to Complete Multiple Projects

Organizational Chart

Stephen F. Austin State University

Project Executive/Team Leader
Chris Rhoden
50% Preconstruction
100% Construction

Preconstruction/Estimating Support
Preconstruction Services Manager
Joe Mendyk
75% Preconstruction
5% Construction

Management Support
Division President
Roger Berry
As needed

Dining Hall
Project Manager
Baylor Henry
Superintendent
Jamey Abbs
Assistant Superintendent
Jacob Hay

Residence Hall
Project Manager
Katie Johnson
Assistant Project Manager
Matthew Fontaine
Sr. Superintendent
Jeff Hulett
Superintendent
Tyler Kuzniarek
Assistant Superintendent
Colt Horvath
Intern
TBD

Performing Arts Complex
Sr. Project Manager
Mike Bynum
Project Manager
Josh Hawkins
Project Manager
Dillon Mervine
Sr. Superintendent
Ryan Dees
Superintendent
Cody Wilson
Assistant Superintendent
Carson Campbell
Intern
TBD

Welcome Center
Project Manager
Sara Bongard
Superintendent
Colton Harley

Student Services Center
Project Manager
Matthew Fontaine
Superintendent
Tyler Kuzniarek

Athletic Facilities
Project Manager
Baylor Henry
Superintendent
Jamey Abbs
Assistant Superintendent
Jacob Hay
General Conditions

- Detailed General Conditions Cost per Building
  - Based on our scheduled starts and durations per building
- Potential for Construction of Five Projects in 2020
- No Cost for Office Personnel
Preconstruction Approach

- Collaborative Preconstruction Process
- Preconstruction Checklist
- Consistent Estimate Formats and GMP Packages
- Establish Preconstruction Schedule

**Preconstruction Checklist**

<table>
<thead>
<tr>
<th>Preconstruction Services Deliverables</th>
<th>Description of Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deliverables</td>
<td>To ensure that the site is ready for construction and that all aspects of the project are completed to satisfaction.</td>
</tr>
<tr>
<td>Summary Narrative</td>
<td>To provide a clear and concise summary of the project scope, objectives, and requirements.</td>
</tr>
<tr>
<td>Estimating/Estimate Model</td>
<td>To provide a detailed cost estimate for the project, including all construction phases.</td>
</tr>
<tr>
<td>Assumptions and Clarifications to Estimate</td>
<td>To ensure that all assumptions and clarifications are clearly stated and understood.</td>
</tr>
<tr>
<td>List of Drawings and Specifications</td>
<td>To ensure that all project drawings and specifications are complete and accurate.</td>
</tr>
<tr>
<td>Value Analysis Log</td>
<td>To analyze the project's value and identify areas for potential cost savings.</td>
</tr>
<tr>
<td>Preconstruction Schedule</td>
<td>To establish a timeline for the preconstruction phase, including key milestones.</td>
</tr>
<tr>
<td>Preconstruction Services Process</td>
<td>To ensure that all preconstruction services are completed in a timely and efficient manner.</td>
</tr>
</tbody>
</table>

**CHAPTER 2: Preconstruction Services Process**

It is the intention of this narrative to serve as a comprehensive guide for the preconstruction process and is intended to be used in conjunction with the Preconstruction Checklist. While there are a number of elements to our preconstruction services offered as an integral part of our services, they include services such as information for RFQ responses, budget analysis, schedule examination, etc. Prior to contract, it is the intention of this narrative to provide concise analysis of the process typically required per unique project.

**Objectives**

- **Scheduling and Scheduling:** Preconstruction scheduling is a critical component of the overall project timeline. To ensure that all activities are completed in a timely and efficient manner.
- **Procurement:** To ensure that all materials and services are procured in a timely and efficient manner.
- **Quality Control:** To ensure that all work is performed to the highest standards and that quality is maintained throughout the project.
- **Risk Management:** To identify and mitigate potential risks and issues that may impact the project.

**Preconstruction Team**

- **Project Manager:** Responsible for managing the overall project, coordinating with all stakeholders, and ensuring that the project is completed on schedule and within budget.
- **Design Team:** Responsible for the design and engineering aspects of the project.
- **Construction Team:** Responsible for the construction aspects of the project.
- **Materials Supplier:** Responsible for providing the necessary materials and services for the project.
- **Subcontractors:** Responsible for the execution of specific tasks as required by the project.

**Supporting Tools**

- **Project Management Software:** Used to manage the overall project and track progress.
- **Schedule Management System:** Used to create and manage the project schedule.
- **Cost Estimating Software:** Used to create cost estimates and track project costs.
- **Document Control System:** Used to manage and control all project documents.

**Preconstruction Services Process**

1. **Preconstruction Services Preparation:** This stage involves preparing for the preconstruction process, including establishing project goals and objectives, developing a project schedule, and defining project scope.
2. **Preconstruction Services Execution:** This stage involves executing the preconstruction services, including design and engineering, procurement, and scheduling.
3. **Preconstruction Services Review:** This stage involves reviewing the preconstruction services, including design and engineering, procurement, and scheduling, to ensure that they meet the project requirements.

**Preconstruction Services Closeout:** This stage involves ensuring that all preconstruction services are completed and that the project is ready for construction.
• Coordination with Design Team, Consultants, and Subcontractors

• Master Schedule and Individual Project Schedules

• Milestones Based on Turn-over Dates per Facility
  – Student Housing anticipated completion in December 2020 for January 2021 occupancy
  – Performing Arts Complex has longest duration at 16 months
Quality Control and Lean

**Lean Process**
- Pull Planning
- Weekly work plan
- Constraints
- Daily huddles
- Just in time deliveries

**Quality Control**
- Site-specific quality control plans
- Real time inspection and sign-off
- Mock-ups
- Commissioning
Approach to Construction

• Collaborative Project Management
  – CMIC, E-Builder, NewForma

• Electronic Submittals and Mark-ups
  – Bluebeam Revu/Studio

• Touch Screen Monitors for Interactive Drawing Access

• Real Time Drawings in the Field
Virtual Design and Construction

- BIM Coordination
- Virtual Inspections
- Laser Scanning
- Virtual Reality
- Augmented and Mixed Reality
- Quantity Takeoff
- Virtual Constructability Review
- 4D Scheduling
- Virtual to Field Layout
- Drone Technologies
- 3D Site Logistics
- Field BIM Applications
- As-Built Realty Capture
• Goal – **ZERO** Incidents
• Sub-Zero Program
• Site-Specific Safety Plan for Each Project
• Daily Jobsite Safety Analysis (JSA)
• Safety on Active Campus

**STOP WORK AUTHORITY**

You have the **AUTHORITY** and **OBLIGATION** to stop any task or operation for concerns or questions regarding the safety of personnel or potential damage to property or the environment.

There will be no repercussions to you.

That is our commitment to you.

I hereby commit to support your **Stop Work Authority** and will ensure that there are no repercussions to you for any action you initiate in good faith. **Please contact me anytime that you need my assistance in this regard.**

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SpawGlass.com
Why Select SpawGlass

- Ability to Complete Multiple Projects
- Collaborative Team Approach
- 100% Employee Owned
- Our Guarantee: “To provide you with the Absolute Best Construction Experience”
Questions?

Thank You!