



Stephen F. Austin  
State University  
*CMR Building Projects 2018*

SpawGlass

Construction Manager  
at Risk Services





# Meet our Team

SpawGlass



**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



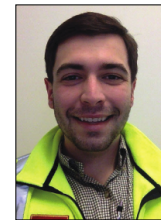
**Mike Bynum**  
Senior Project  
Manager



**Sara Bongard**  
Project Manager



**Matthew  
Fontaine**  
Project Manager



**Baylor Henry**  
Project Manager



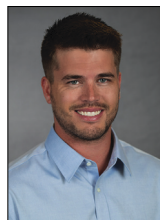
**Dillon Menville**  
Project Manager



**Jamey Abbs**  
Superintendent



**Amado Moses**  
Safety Manager



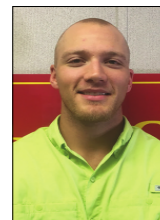
**Cody Wilson**  
Superintendent



**Colton Harley**  
Superintendent



**Tyler Kuzniarek**  
Superintendent



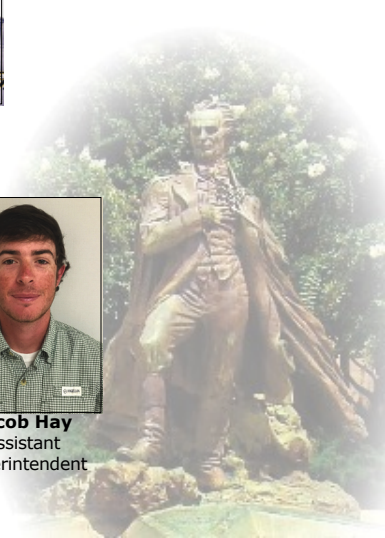
**Colt Horvath**  
Assistant  
Superintendent



**Carson Campbell**  
Assistant  
Superintendent



**Jacob Hay**  
Assistant  
Superintendent





# Capacity to Complete Multiple Projects

SpawGlass



## Organizational Chart

SpawGlass

### Stephen F. Austin State University

Management Support

#### Division President

Roger Berry

*As needed*

#### Project Executive/ Team Leader

Chris Rhoden

50% Preconstruction  
100% Construction

Preconstruction/  
Estimating Support

#### Preconstruction Services

##### Manager

Joe Mendyk

75% Preconstruction  
5% Construction

#### 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 Menville

##### 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

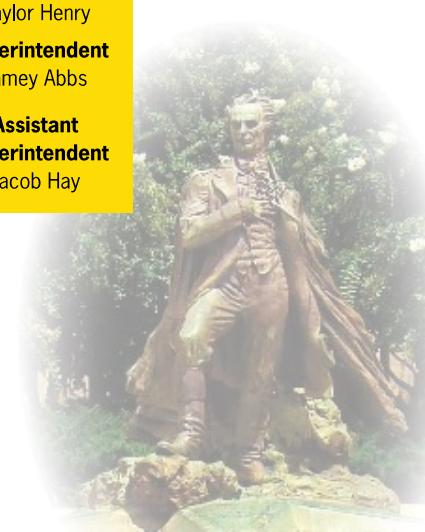
Baylor Henry

##### Superintendent

Jamey Abbs

##### Assistant Superintendent

Jacob Hay





# Explanation of Costs

SpawGlass

## 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

Pricing Proposal Components	Calculate d % as a % of total GMP	Calculate d % as a % of Cost of Work Not Including Fee	Performing Arts Center	Residence Hall	Dining Facility	Welcome Center & Student Services Building	Athletic Facilities	Total of All Projects	Example Only
Estimated General Conditions/General Requirements and Preconstruction Costs based on the Gantt Chart provided by SFA in Exhibit "H"	7.91%	8.19%	\$ 2,343,891	\$ 1,552,036	\$ 950,226	\$ 823,529	\$ 1,330,317	\$ 7,000,000	Example Only
Estimated Cost of Trade Subcontract Work (Note: For this Pricing Proposal, this is a plugged number only. Actual Amounts to Be Determined after Design and Subcontract Buy Out when Individual Project GMP's are Submitted.)	87.331%	90.399%	\$ 25,850,042	\$ 17,116,919	\$ 10,479,747	\$ 9,082,447	\$ 14,671,645	\$ 77,200,800	Example Only
Estimated Maximum Cost of CMR's Performance & Payment Bond	0.700%	0.725%	\$ 207,200	\$ 137,200	\$ 84,800	\$ 72,800	\$ 117,600	\$ 618,800	Example Only
Estimated Cost of Commercial Liability Insurance	0.300%	0.311%	\$ 88,800	\$ 58,800	\$ 36,000	\$ 31,200	\$ 50,400	\$ 265,200	Example Only
Estimated Cost of Special Form Builder's Risk Insurance	0.200%	0.207%	\$ 59,200	\$ 39,200	\$ 24,000	\$ 20,800	\$ 33,600	\$ 176,800	Example Only
Estimated Cost of Umbrella Liability Insurance	0.100%	0.104%	\$ 29,600	\$ 19,600	\$ 12,000	\$ 10,400	\$ 16,800	\$ 88,400	Example Only
Estimated Cost of Project Employee Auto Liability Insurance	0.057%	0.059%	\$ 16,742	\$ 11,086	\$ 6,787	\$ 5,882	\$ 9,507	\$ 50,000	Example Only
Estimated Cost of Asbestos Abatement Liability Insurance	0.000%	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Example Only
<b>Subtotal Estimated Cost of Work</b>	<b>96.606%</b>	<b>90.477%</b>	<b>\$ 26,059,475</b>	<b>\$ 16,934,842</b>	<b>\$ 11,592,740</b>	<b>\$ 10,047,059</b>	<b>\$ 16,229,845</b>	<b>\$ 85,400,000</b>	Example Only
Proposed CM Fee	3.394%	3.512%	\$ 1,094,525	\$ 665,158	\$ 407,240	\$ 352,941	\$ 570,136	\$ 3,000,000	Example Only
<b>Total Estimated GMP (Based on SFA Estimated Construction Cost) at 80% of the Project Budget</b>	<b>100.000%</b>		<b>\$ 29,600,000</b>	<b>\$ 19,600,000</b>	<b>\$ 12,000,000</b>	<b>\$ 10,400,000</b>	<b>\$ 16,800,000</b>	<b>\$ 88,400,000</b>	Example Only
Estimated Soft Cost & Owner Contingency			\$ 7,400,000	\$ 4,900,000	\$ 3,000,000	\$ 2,600,000	\$ 4,200,000	\$ 22,100,000	
<b>Total Published Project Budget</b>			<b>\$ 37,000,000</b>	<b>\$ 24,500,000</b>	<b>\$ 15,000,000</b>	<b>\$ 13,000,000</b>	<b>\$ 21,000,000</b>	<b>\$ 110,500,000</b>	
Pricing Proposal Components	Calculate d % as a % of total GMP	Calculate d % as a % of Cost of Work Not Including Fee	Performing Arts Center	Residence Hall	Dining Facility	Welcome Center & Student Services Building	Athletic Facilities	Total of All Projects	Example Only
Estimated General Conditions/General Requirements and Preconstruction Costs based on the Gantt Chart provided by SFA in Exhibit "H"	7.050%	7.338%	\$ 1,888,820	\$ 1,635,220	\$ 958,842	\$ 724,225	\$ 1,024,732	\$ 6,231,839	CMR to Complete this Line
Estimated Cost of Trade Subcontract Work (Note: For this Pricing Proposal, this is a plugged number only. Actual Amounts to Be Determined after Design and Subcontract Buy Out when Individual Project GMP's are Submitted.)	87.373%	90.947%	\$ 26,064,764	\$ 16,868,964	\$ 10,368,868	\$ 9,092,455	\$ 14,842,828	\$ 77,237,879	This Should be a Plug Calculation after deducting other lines in this cost proposal.
Estimated Maximum Cost of CMR's Performance & Payment Bond as a % of total GMP	0.757%	0.788%	\$ 216,736	\$ 149,136	\$ 94,940	\$ 83,600	\$ 125,200	\$ 669,612	CMR to Complete this Line
Estimated Cost of Commercial Liability Insurance	0.570%	0.593%	\$ 168,720	\$ 111,720	\$ 68,400	\$ 59,280	\$ 95,760	\$ 503,880	CMR to Complete this Line
Estimated Cost of Special Form Builder's Risk Insurance	0.090%	0.093%	\$ 29,600	\$ 19,600	\$ 12,000	\$ 10,400	\$ 16,800	\$ 88,400	CMR to Complete this Line
Estimated Cost of Umbrella Liability Insurance	0.050%	0.052%	\$ 14,800	\$ 9,800	\$ 6,000	\$ 5,200	\$ 8,400	\$ 44,200	CMR to Complete this Line
Estimated Cost of Project Employee Auto Liability Insurance	0.121%	0.126%	\$ 35,816	\$ 23,716	\$ 14,520	\$ 12,584	\$ 20,328	\$ 106,564	CMR to Complete this Line
Estimated Cost of Asbestos Abatement Liability Insurance	0.050%	0.061%	\$ 17,464	\$ 11,564	\$ 7,280	\$ 6,136	\$ 9,812	\$ 52,156	CMR to Complete this Line
<b>Subtotal Estimated Cost of Work</b>	<b>96.070%</b>	<b>90.477%</b>	<b>\$ 28,436,720</b>	<b>\$ 18,829,720</b>	<b>\$ 11,528,480</b>	<b>\$ 9,991,280</b>	<b>\$ 16,139,760</b>	<b>\$ 84,925,880</b>	CMR to Complete this Line
Proposed CM Fee as a Percentage of Reimbursable Cost of Work	3.930%	4.091%	\$ 1,163,280	\$ 770,280	\$ 471,600	\$ 408,720	\$ 660,240	\$ 3,474,120	CMR to Complete this Line
<b>Total Estimated GMP (Based on SFA Estimated Construction Cost less an estimated for Soft Cost and Owner Contingency)</b>	<b>100.000%</b>		<b>\$ 29,600,000</b>	<b>\$ 19,600,000</b>	<b>\$ 12,000,000</b>	<b>\$ 10,400,000</b>	<b>\$ 16,800,000</b>	<b>\$ 88,400,000</b>	

We have not included CM fee on estimated Soft Cost or Owner Contingency.







# Preconstruction Approach

SpawGlass

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

Preconstruction Checklist										
Project Name: Type name of project here										
SpawGlass Preconstruction Process										
Due Date	Status	Brief Description of Line Item	Preconstruction Services Manager is Responsible for the Final Deliverables and will coordinate the input of the other team members						Description of Action	
Preconstruction Services Deliverables			PSM	Est	PM	Supt	SG MEP	Open Hgr	Reg Hgr	SG Bldg
		Deliverables	PSM							
		Summary Narrative	PSM							Summary Narrative submitted monthly or at the completion of each document phase.
		Estimate/Cost Model	PSM	Est						Conceptual may be Division level 1-33 from historical or historical components. May be from Asp, D/Haffer or more detailed depending on the information available. SO DD CD to be in H2D format with Excel backup or recap as needed.
		Assumptions and Clarifications to Estimate	PSM	Est	PM					Narrative on basis of estimate. At Conceptual it is important to list assumptions about major components if not Design Narrative is provided. At SO DD CD, enhance by CSI.
		List of Drawings and Specifications	PSM	Est						List sketches, narratives, outline specifications - all information received. Include decisions from meeting or other directions from Owner and Design Team.
		Value Analysis Log	PSM	Est	PM	Supt	SG MEP	Open Hgr	Reg Hgr	SG Bldg
		Plan and Specification Review Form	PSM	Est	PM	Supt	SG MEP	Open Hgr	Reg Hgr	SG Bldg
		Constructability Review Form	PSM							The Constructability Review Form is a summary of comments listed in the Plan and Specification Review that have a direct implication to Constructability - Schedule Cost. It should not include comments on the stage of drawing completion.
		Issues Log	PSM	Est	PM					Owner, Design Team and SpawGlass: Sort by Open and Resolved.
		Project Schedule - Preconstruction and Construction ( Primavera P6 is standard unless owner requires different program)	PSM	Est	PM	Supt	SG MEP	Open Hgr		Schedule to include all Preconstruction Milestones and Dates for Deliverables by the Design Team and SpawGlass. At later stages include all Bid Packages and related information.
		Project Responsibility Matrix	PSM							Owner, Design Team and SpawGlass.
		LEAD	PSM							To be determined.
		MEP	PSM							To be determined.
		Bldg	PSM							To be determined.
		Commissioning Plan	PSM			Supt	SG MEP			Refer to Teambase Library.

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## CHAPTER 2:

### Preconstruction Services Process

It is the intention of this narrative to serve as a condensed guide for the preconstruction process and is envisioned to be used in conjunction with the Preconstruction Checklist. While there are a number of elements of our preconstruction services offered to our clients to obtain acquisition opportunities, such as information for RFQ/P 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 post notice of award.

#### Objectives

SpawGlass is committed to upholding the highest standards of quality and service while striving for the complete satisfaction of our customers. In our effort to be the most sought after construction services provider we must consider the opportunities that our preconstruction effort gives us:

- To give our clients the absolute best construction experience.
- Our preconstruction process should serve to highlight, market, and sell our company.
- Ensure our owner's receive the best use of their money
- Ensure that our construction endeavors are profitable (generate income without jeopardizing design, cost or service).

#### Preconstruction Team

Selection and implementation of a team (in lieu of just estimators) is imperative to obtain a balanced and multifaceted perspective for project planning and to provide continuity between preconstruction and construction phases. The following team members are in order as they appear on the Preconstruction checklist sheet:

- **Preconstruction Services Manager (PSM)** – Centrally responsible for the development and delivery of preconstruction services
- **Estimator (EST)** – Key individuals to assist with the bid solicitations, subcontractor communication, quantification, and drawing evaluation.

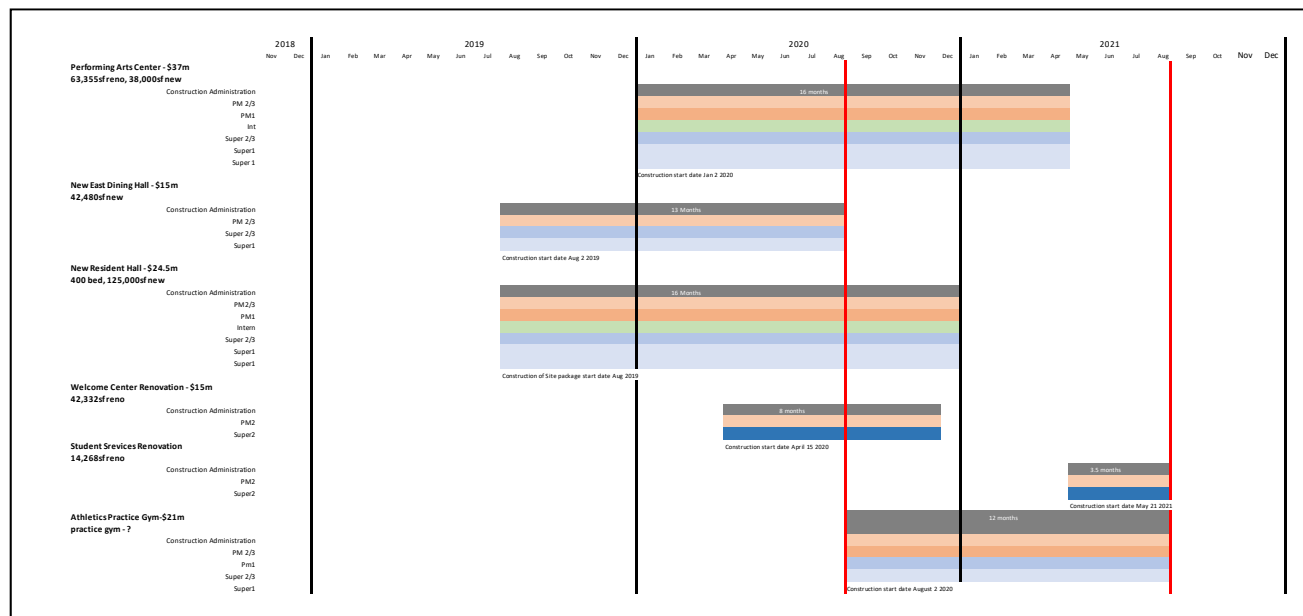
- **Project Manager (PM)** – provide continuity and seamless transition between the preconstruction and construction teams; ideally assigned and available (part-time) once the CMAR or D/B agreement is executed.
- **Project Executive (PX)** – provides oversight responsibility from the submission of the RFP/RFQ through project completion.
- **Project Superintendent (Supt)** – Primarily involved to assist with constructability reviews, schedule consultation and development of desired scope packages prior to GMP.
- **MEP Coordinator (SG MEP)** – assigned to provide schedule and constructability comments, as well as consultation services pertaining to the MEP design to the preconstruction team, Owner and A/E firm.
- **Operations Manager (Ops Mgr)** – the operations manager should be consulted to assist in contract review, self-perform estimates and capacities, and attend key meetings as necessary.
- **Division President (Div Pres)** – provides general oversight and final review/approval of General Conditions and fee amounts.
- **BIM Specialist (SG BIM)** – assigned to the project for assistance in implementation of the VDC process to institute a collaborative approach in utilizing the BIM Model.
- **Building Envelop Consultant (Waterproof)** – assigned to provide review and constructability services, as well as consultation services pertaining to the moisture protection of the building to the preconstruction team. The waterproofing consultant's involvement with the project is mandatory as indicated in the Project Execution Process.



# Schedule

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- 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

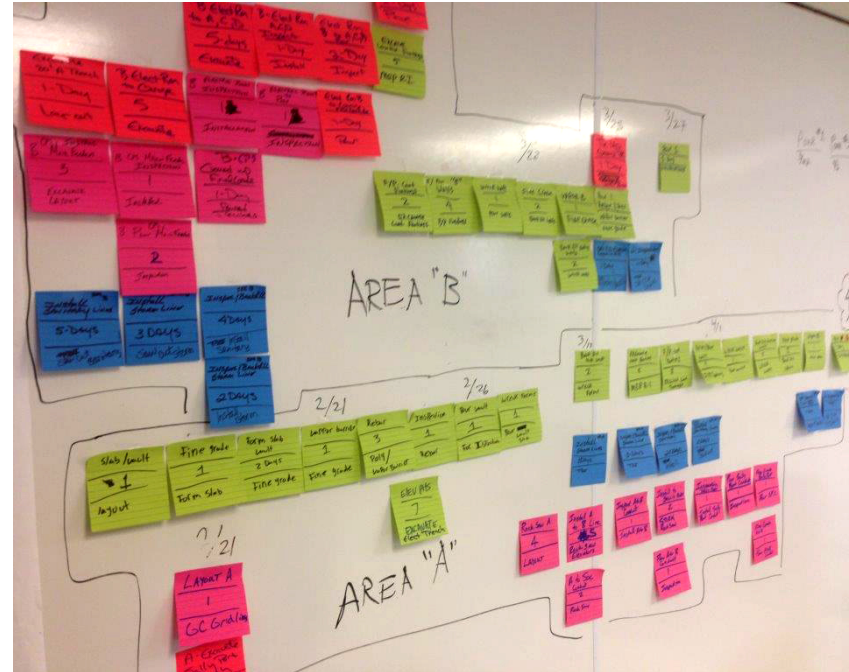
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## Lean Process

- 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

SpawGlass



- 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

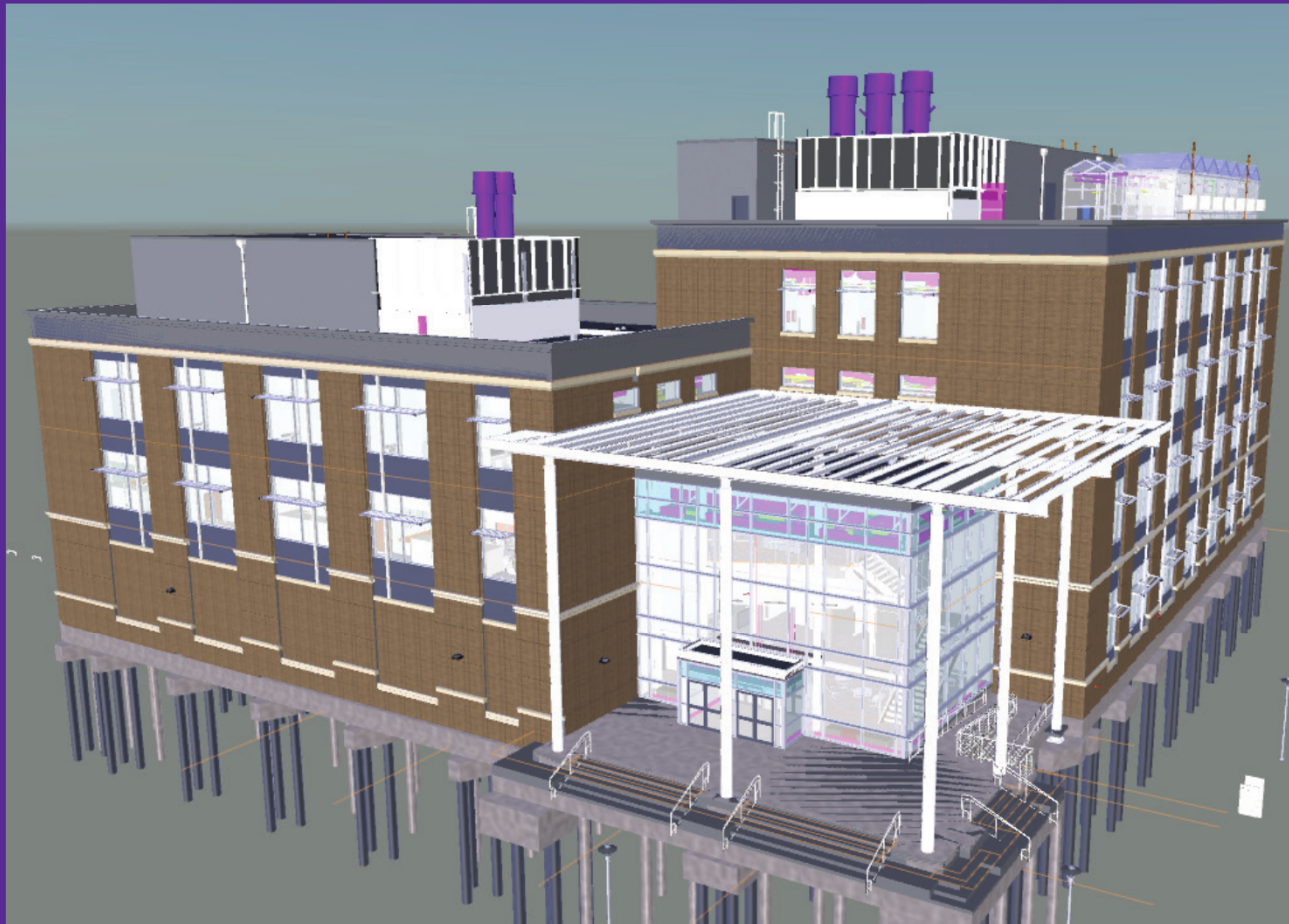






# Virtual Design and Construction

SpawGlass



- ❖ 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





# Project Safety

SpawGlass

- Goal – **ZERO** Incidents
- Sub-Zero Program
- Site-Specific Safety Plan for Each Project
- Daily Jobsite Safety Analysis (JSA)
- Safety on Active Campus

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## STOP WORK AUTHORITY

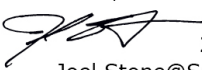
You have the **AUTHORITY** and **OBLIGATION** to stop any task or operation for concerns or questions regarding the safety of personnel or potential damage to property or the environment.

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.*

Joel Stone, CEO

 210-651-9000  
Joel.Stone@SpawGlass.com

SpawGlass

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University  
Residence Hall



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SpawGlass Site-Specific Safety Plan



# Why Select SpawGlass

SpawGlass

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





# Questions?

SpawGlass

# Thank You!

