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
# Explanation of Costs

## 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**

### Table: Detailed General Conditions Cost per Building

<table>
<thead>
<tr>
<th>Component</th>
<th>Total Cost</th>
<th>% of Total Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Costs</td>
<td>$7,870</td>
<td>6.10%</td>
<td>Labor, Material, Equipment, and Overhead Costs</td>
</tr>
<tr>
<td>Administration</td>
<td>$825,025</td>
<td>6.4%</td>
<td>Administrative Costs</td>
</tr>
<tr>
<td>Contingency</td>
<td>$530,000</td>
<td>4.2%</td>
<td>Contingency Costs</td>
</tr>
<tr>
<td>Total</td>
<td>$9,425,025</td>
<td>73.9%</td>
<td>Total Costs</td>
</tr>
</tbody>
</table>

### Table: Detailed General Conditions Cost per Building by Phase

<table>
<thead>
<tr>
<th>Phase</th>
<th>Total Cost</th>
<th>% of Total Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design</td>
<td>$1,000,000</td>
<td>7.6%</td>
<td>Design Costs</td>
</tr>
<tr>
<td>Construction</td>
<td>$8,425,025</td>
<td>65.7%</td>
<td>Construction Costs</td>
</tr>
<tr>
<td>Total</td>
<td>$9,425,025</td>
<td>73.3%</td>
<td>Total Costs</td>
</tr>
</tbody>
</table>

### Table: Detailed General Conditions Cost per Building by Project

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Cost</th>
<th>% of Total Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project A</td>
<td>$1,500,000</td>
<td>12.1%</td>
<td>Project A Costs</td>
</tr>
<tr>
<td>Project B</td>
<td>$2,000,000</td>
<td>15.8%</td>
<td>Project B Costs</td>
</tr>
<tr>
<td>Total</td>
<td>$3,500,000</td>
<td>27.9%</td>
<td>Total Costs</td>
</tr>
</tbody>
</table>

### Table: Detailed General Conditions Cost per Building by Subcontractor

<table>
<thead>
<tr>
<th>Subcontractor</th>
<th>Total Cost</th>
<th>% of Total Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subcontractor 1</td>
<td>$500,000</td>
<td>3.8%</td>
<td>Subcontractor 1 Costs</td>
</tr>
<tr>
<td>Subcontractor 2</td>
<td>$1,500,000</td>
<td>11.7%</td>
<td>Subcontractor 2 Costs</td>
</tr>
<tr>
<td>Total</td>
<td>$2,000,000</td>
<td>15.8%</td>
<td>Total Costs</td>
</tr>
</tbody>
</table>

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We have excluded all non-essential $0 costs for clear and concise reporting.
Preconstruction Approach

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

• 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!