



The future is ours to build

RFP for Construction Manager-at-Risk Services

Webb County Webb County Fairgrounds RFP No. 2020-010



June 10, 2020 by 10:00 am



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Construction Manager-at-Risk Services



Webb County Webb County Fairgrounds

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Question #1

What is your approach to maximizing use of local subcontractors and suppliers?

Bartlett Cocke General Contractors has been very successful in outreach efforts to work in concert with local subcontractors and suppliers. We strive to utilize local subcontractors/suppliers in the community. A project such as this has considerable impact on the local community both financially and culturally. The Fairgrounds will serve the residents of Webb County and whenever possible, should be built by the people who will use it. As such, participation from the local subcontracting community is very important to us. We will conduct two (2) Opportunity Fairs for local subcontractors and suppliers to attend and learn more about the project and the opportunities available. Additionally, we will hold a matchmaking event where we will connect small local subcontractors with larger subcontractors for joint venture and second tier subcontractor opportunities. To further support local participation, we not only make the bidding documents available online, we have hard copies of the documents available at a local plan room.

We are fully committed to developing a strategy to utilize local subcontractors and suppliers for the preconstruction and construction phases of this project.



Question #2

Walk us through your typical subcontractor bidding and selection process.

Subcontractor Pre-Qualification Database:

Via our comprehensive qualification questionnaire (available online at www.bartlettcocke.com), the capabilities, strengths and weakness of potential project subcontractors and suppliers are gathered and then recorded in our electronic "Subcontractor Pre-Qualification" files. This database identifies the following key elements for each firm:

- Safety Program Record (EMRs, Lost time accidents & Recordable injuries)
- Capabilities and scope of work typically performed
- Financial strength and bonding capability
- Work capacity and current work load.
- Initiatives and Certifications in Quality, Lean and ISO registrations
- Union/Labor relations status
- HUB/Minority/Disadvantaged Business status
- Key References and Past Project Performance evaluations

During the bidding period for this project, subcontractors will be encouraged to submit this qualification form. A project specific "Subcontractor Scoring Matrix" will then be used to determine the best value respondent. An example of our "Subcontractor Scoring Matrix" can be found on the next page.



SUBCONTRACTOR'S & MATERIAL SUPPLIER'S PROPOSAL EVALUATION WORKSHEET

PROJECT:
PROJECT NO:
PROPOSAL DATE:
SCOPE OF WORK:

		Sub A	Sub B	Sub C
A. COMPANY QUALIFICATIONS (39 PTS)				
1. BONDING (SURETY)	4			
2. INSURANCE	4			
3. SAFETY	4			
4. SUBMITTALS	3			
5. MATERIALS	3			
6. PROJECT PERSONNEL	3			
7. TRADE REFERENCES	2			
8. WORK LOAD CAPACITY	4			
9. EMPLOYEE RESOURCES	4			
10. PROJECTS COMPLETED WITH THIS OWNER	4			
11. BANK & CREDIT REFERENCES	4			
TOTAL		0	0	0
B. PROPOSAL QUALIFICATIONS (11 PTS)				
1. WITHIN BUDGET	2			
2. PER SPECIFICATION	5			
3. ADDENDA ACKNOWLEDGE	4			
TOTAL		0	0	0
C. PROJECT SPECIAL CONDITIONS (AS APPLICABLE) (10 PTS)				
1. EXPERIENCE ON OCCUPIED HIGH SCHOOL CAMPUSES	5			
2. ABILITY TO ADJUST CREW SIZES FOR DIFFERENT PHASES	5			
TOTAL		0	0	0
D. PROPOSAL PRICE W/ COMPLETE SCOPE EVALUATION (50 PTS)				
1. LOWEST \$ SCOPE PROPOSAL	50			
2. >0% TO 1% ABOVE LOWEST PROPOSAL	49			
3. >1% TO 2% ABOVE LOWEST PROPOSAL	48			
4. >2% TO 4% ABOVE LOWEST PROPOSAL	47			
5. >4% TO 6% ABOVE LOWEST PROPOSAL	46			
6. >6% TO 8% ABOVE LOWEST PROPOSAL	45			
7. >8% TO 10% ABOVE LOWEST PROPOSAL	43			
8. >10% & GREATER ABOVE LOWEST PROPOSAL	40			
TOTAL		0	0	0
GRAND TOTAL:		0	0	0

Exclusions	0	0	0
Subcontractor Bid	0	0	0
TOTAL	0	0	0
% Above Lowest Proposal	0%	0%	0%

Our typical bidding selection and process is as follows:

I. Advertise Project:

Per Texas Education Code, “a CM-at-Risk Contractor shall publicly advertise, in the manner prescribed by the institution, and receive bids or proposals from trade contractors or subcontractors for the performance of all major elements of the work other than the minor work that may be included in the general conditions.” This project will be publicly advertised on a minimum of two occasions, with the first starting the week that the plan and specification documents are available.

II. Subcontractor and Material Supplier Solicitation:

Written solicitation notices that define the work and announce the pre-proposal conference date as well as the proposal due date are faxed to all potential subcontractors and material suppliers. Plans and specifications are placed in plan rooms for subcontractor use. Plan rooms advertise the project in their publications. Along with the written fax notices, estimators in all of our regional offices will make telephone calls to qualified subcontractors to encourage participation, schedule plans and specifications, and answer questions.

III. Distribute Plans, Specifications and Addenda:

Proposal documents will be issued to subcontractors and material suppliers for their use in preparing price proposals. Subcontractors are required to return plans according to the distribution schedule.

IV. Pre-proposal Conference:

A pre-proposal conference will be held approximately one week prior to the date that subcontractor proposals are due to answer questions.

V. Bartlett Cocke In-House Estimating:

As documents are being circulated among subcontractors, Bartlett Cocke General Contractors’ estimators will begin cost estimates, study plans and specifications, request clarifications from the design team, prepare subcontractor analysis sheets and update construction schedules.

VI. Bartlett Cocke Self-Perform Work:

Proposals for work that the construction manager can self-perform will be prepared and submitted to the owner three days prior to the receipt of subcontractor proposals.

VII. Receipt Of Subcontractor Proposals:

Subcontractor and material supplier proposals are normally received by fax up to the proposal deadline, normally 2:00 pm. A representative of the owner is normally present between 9:00 a.m. and 2:30 p.m. to receive and initial/ stamp all proposals that are submitted. After each proposal is received by the owner’s representative, a contractor representative will briefly review the proposal to identify any major discrepancies that need to be addressed. All proposals will be sorted by trade and stored under the owner’s supervision during the time that the proposals are being received. At 2:00 p.m., under the owner representative’s supervision, a document simulating a sub’s proposal form will be faxed to the fax number where sub proposals are being received to officially mark the cut-off for receiving subcontractor proposals. Subsequent proposals will be considered late and non-responsive.

Question #3

How do you ensure Webb County is receiving maximum benefit through the CMAR process both in terms of quality and financial price?



True Project Partners

Our philosophy for the CMAR delivery method is for Bartlett Cocke General Contractors to serve as a true partner, committed to working with Webb County and Hanson Professional Services to provide the best value possible for your community. Our firm is based on the principle that frequent and open communication is the foundation of such a relationship.



Open Book Process

Our firm believes that a transparent, open book approach to project management allows the Owner/Architect/Builder team to make decisions together as to which design and purchasing options best maximizes the value potential of different systems. We encourage our clients to review the pricing and qualifications of proposed subcontractors and suppliers as well as invoices that cover the work and the project general conditions.

Our staff will rely on our skill and, most importantly, our values to partner with you to deliver your projects in a way that Webb County will be proud of. We often repeat the phrase “more than estimating” because Bartlett Cocke General Contractors is committed to providing the Webb County community every advantage offered by the CMAR delivery method. We maximize CMAR by involving our entire project team, from Estimators to Assistant Superintendents, to fully leverage our collective skill and experience to benefit the project. Our collective efforts will be led by Sr. Project Manager Carlos Ibarra with support from Preconstruction Manager Mike Cooney, our estimating staff, and the actual construction phase team.



Schedule, budget, and quality standards are three areas that are intrinsically linked and cannot be separated if any project is to be a success. Our method to successfully schedule, budget, and build this project relies on our entire project team to be engaged with Webb County, Hanson Professional Services, and partners in the subcontracting community from preconstruction through project closeout.



Question #4

Describe how you would work through preconstruction services (cost estimating and scheduling) to arrive at a GMP.

Pre-Design Service Activities and Deliverables

Our firm is unique in our market in that we bring a fully integrated project team that includes the Project Manager, Superintendent, Building Information Modeling (BIM) Team, Estimator, and Safety Manager all being led and coordinated by our Senior Project Manager and Preconstruction Manager. By providing an integrated team that includes all construction phase personnel we improve overall project understanding while using our combined experience and talent to enhance the A/E team's design efforts. We have found that our approach provides more comprehensive and accurate budgets, durable schedules, and decreased RFI's and change orders as a direct result of increased construction document clarity and quality.

Throughout the design process our team supports and documents each aspect of the projects evolution and works very hard to maintain overall focus on your stated goals. We will generate reports at milestone dates that you determine most appropriate that track the following activities by phase:

Pre-Design

- Complete constructability review in conjunction with the Architect and Consultants.
- Establish Project Goals and Priorities with Owner and Architect.
- Review overall budgets with Owner and Architect and advise Scope-to-Budget reconciliation where applicable.
- Establish procedures for decision-making, review, etc.
- Develop an Overall Management Plan and CPM Scheduling Plan of critical design and construction dates in order to accomplish the stated objectives.
- Develop, implement, and monitor cost model for continuous budget control to apply throughout the project.
- Prepare Design Change Order control system for elected modifications to apply throughout the project.
- Appropriate phase Opinion of Probable Cost.

Schematic Design

- Prepare Conceptual Estimate from design sketches.
- Hold Technical Review Sessions with Owner and Architect.
- Consult with the Owner and Architect on proposed means and methods of construction.
- Review Schematic Design documents and report on the following items:
 - a) Analyze the potential of different building systems and components.
 - b) Submit to Owner and Architect any special input relative to time and cost control of the plan.
 - c) Prepare Cost/Value Options Log relative to value engineering considerations.
- Prepare a Cash Flow Analysis for both the design and construction phases.
- Generate a Critical Path Methodology schedule.
- Prepare an appropriate phase cost estimate showing variances based on progressive design evolution.

Design Development

- Review the Design Development documents with the Owner and Architect.
- Revise and update the Critical Data Schedule sheet.
- Develop and arrange Pre-bid Packages.
- Prepare a site use study to be used for allocation of space for construction storage, lay-down areas, parking and temporary facilities.
- Complete constructability review.
- Prepare a detailed estimate based on available design drawings in a CSI or Subcontractor bid format.

Construction Document

- Complete phase cost estimate in the CSI format at 50% and 95% with appropriate adjustments to contingencies.
- Update Cost/Value Options Log
- Complete constructability review at 50% and 95%.
- Review the drawings and project manual relative to the bid packages and notify Owner and Architect of inconsistencies.
- Develop Proposal Package requirements, phasing, work restrictions.
- Determine proposal date and time.
- Publish advertisement for proposals.
- Schedule and conduct Pre-proposal conferences where appropriate.
- Update Project Budget and Schedule and show variances consistent with final construction documents.

Proposals & Negotiations

- Distribute documents to plan rooms, subcontractors and suppliers.
- Solicit proposals from subcontractor and suppliers on advertised day.
- Negotiate with subcontractors as necessary to meet the current budget and maximize value.
- Compile list of subcontractors and suppliers to form Guaranteed Maximum Price.
- Present the Guaranteed Maximum Price Proposal to the School Board for approval.
- Review scope and execute contracts with selected subcontractors and suppliers.

We also wish to reiterate our belief in financial and management transparency by involving Webb County and your consultants in the proposal solicitation process as well as encouraging project closeout auditing. All the activities and deliverables described above are maintained both physically and digitally and are available to all project stakeholders as you find appropriate.

Construction Documents: Balancing Quality and Clarity

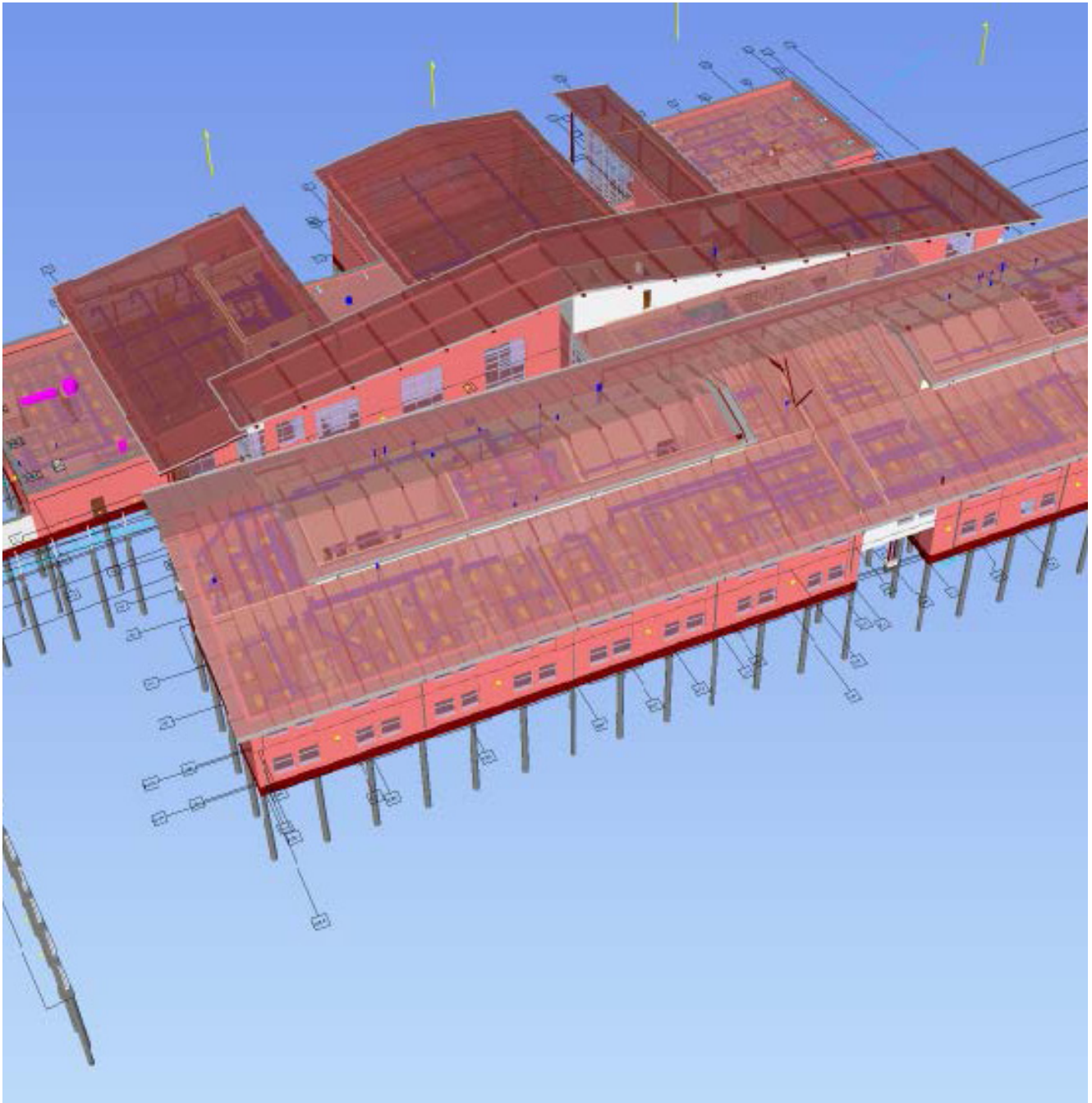
Perhaps the most critical aspect of our preconstruction process is our commitment to assisting the Design Team in producing construction documents that provide clarity and accurately depict the project scope. We have found that clear and complete construction documents not only reduce cost and schedule challenges but also attract the best subcontractors and most competitive price proposals.

As mentioned previously, our preconstruction efforts include the active participation of our Operations group (project manager and superintendent) who work in concert with our BIM team and estimators. Our Precon Team works largely behind the scenes with the Architect, along with the structural and MEP consultants using a combination of tools. Our primary tools include AutoDesk's Revit and NavisWorks suite as well as supporting tools such as Blue Beam and Plan Grid for collaborative drawing markup and coordination with all parties including the Owner. Bartlett Cocke General Contractors began using BIM related tools during preconstruction in 2008 and have since made it a standard in our CMAR work firm wide. Our use of Revit, NavisWorks, and laser scanning techniques have extended from new construction projects to renovations regardless of the scale or budget.

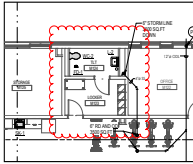
There are many factors that influence the effectiveness of BIM as a comprehensive tool in design and construction. Perhaps the biggest issue stems from the fact that there is a lack of consistency in the content and quality of the model coming from the architects and engineers. In some cases, the architect may be using Revit but some of their consultants may not be. Also, a lack of consistent standards from firm to firm or a consistent model content/quality due to a firm's recent adoption of the platform can create limitations on our ability to fully and accurately utilize a model package in either estimating, coordination and clash detection, or quality assurance. Many A/E's are not yet using the model for schedules, details, walls sections, etc., and choose to generate those elements through conventional CAD drafting. Lastly, incomplete application of BIM limits the Owner's use of the model as a facilities management tool after project closeout.

We have found that we can greatly increase the chances for a productive BIM process at the project kickoff stage by communicating our expectations to the entire project team. Project kickoff allows us to introduce the A/E and Owner to our processes and how we can work together for the project's mutual advantage. Our firm has a very detailed BIM Implementation Program Manual that is used as an internal tool to help us setup and manage our BIM process in all phases. We have recently found, as more A/E's and subcontractors implement BIM tools, that we are sharing that program externally to set a uniform set of expectations.

The following images are BIM reports that we produced for Liberty Hill ISD's new Santa Rita Ranch Elementary School where we were identifying MEP conflicts with different structural and architectural elements.



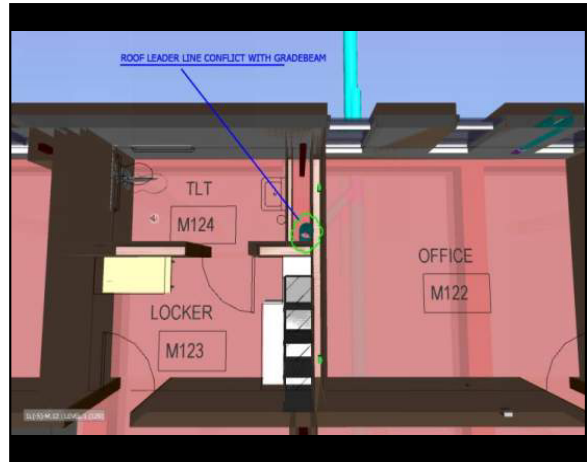
Plumbing BIM Report



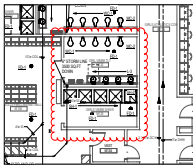
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Date: 1/27/2017 10:32:37 AM
Author: Laura Malek - BCGC
Page: P101.M - PLUMBING LEVE...
Space:
Status: Completed

Comments:

P-010:
 Roof leader line conflict with grade beam.



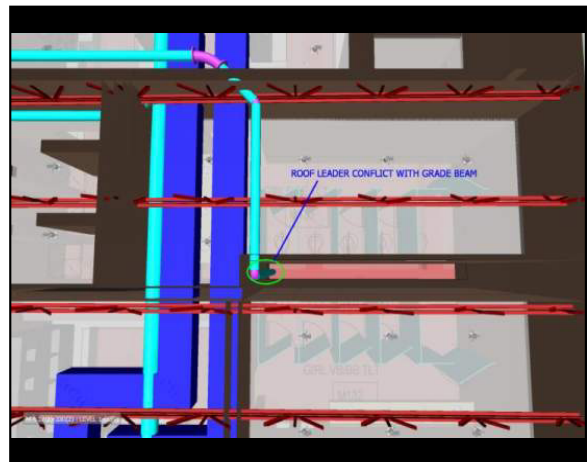
RM M124 - STRUCT-PLUMB to review (1 of 1)



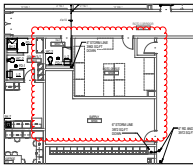
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Status: Completed

Comments:

P-011:
 Roof leader conflict with grade beam.



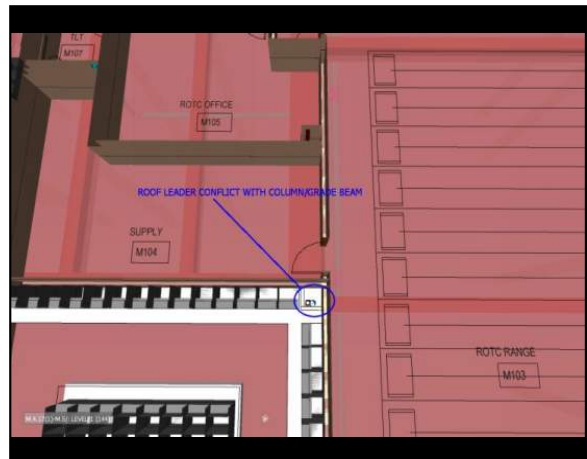
RM M130 - PLUMB-STRUCT to review (1 of 1)



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Space:
Status: Completed

Comments:

P-009:
 Roof leader conflict with column/ grade beam.



RM M115C - PLUMB-STRUCT to review (1 of 1)

Mechanical BIM Report



subject: Cloud
Date: 1/27/2017 10:28:01 AM
Author: Laura Malek - BCGC
Page: M101.K - MECHANICAL LE...
Space:
Status:

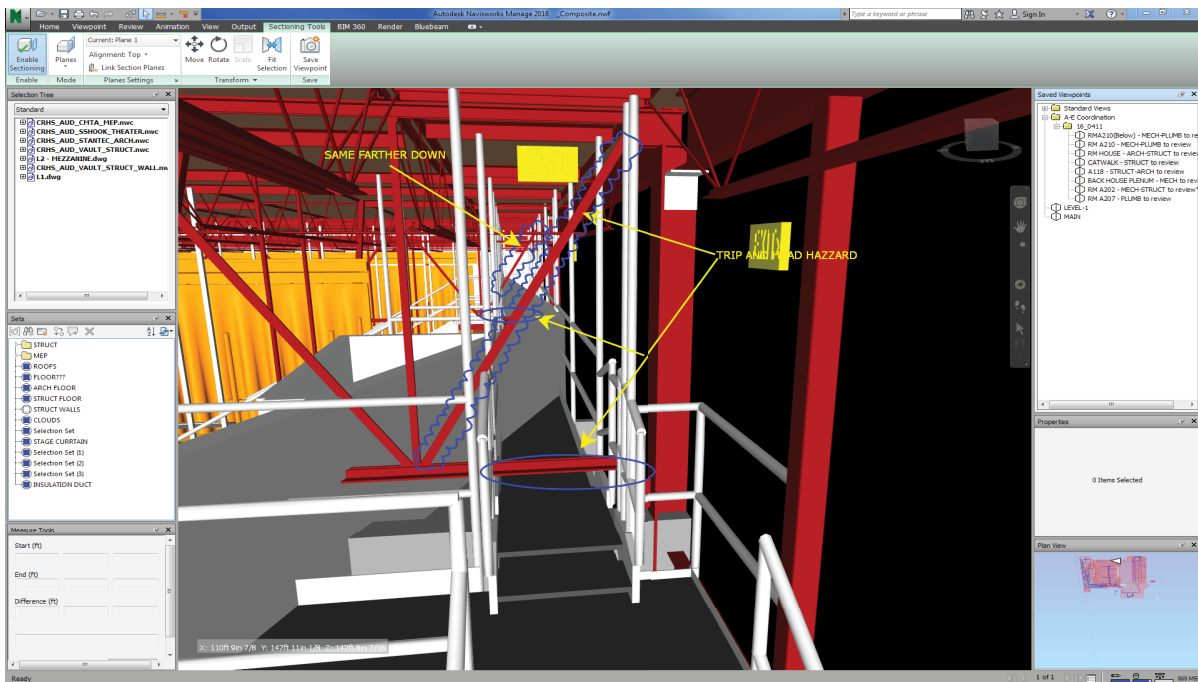


Comments:

M-003:
 Mechanical duct for L102 is connected to the same duct as L104.
 Will we have issues conditioning the aux gym without having to
 condition both if the competition gym is not being used?
 We might want to consider running the duct in between the
 webbing of joists to maintain max clearance heights in both gyms.

Note: If this is acceptable to run in joist webbing, this will need to
 be coordinated with Vulcraft for joist x-bracing.

The image below shows conflicts between structural roofing members and the overhead catwalks above the Performing Arts Center's House area. This screenshot, and others is from AutoDesk's NavisWorks suite of software tools. NavisWorks is used by our BIM team primarily in our clash detection work as well as supporting our estimating efforts.



Estimating Methodology

Bartlett Cocke General Contractors has spent more than 61 years building trust and relationships with subcontractors and suppliers throughout Texas, as well as accumulating historical data and estimating resources.

At Bartlett Cocke General Contractors we believe that a holistic estimating process is fundamental to a successful construction enterprise. Our estimating process begins from the traditional quantity take-off standpoint, but also examines critical project influences from an actual Builder's perspective. Our estimators use information derived from the initial kickoff meeting through each stage of the project design and documentation process to build real-time estimates that are available to the entire project team. Vital elements that we integrate into our estimating methodology include:

- Project Schedule
- Project Budget
- Site Conditions
- Critical Subcontractor Strength
- Building System Complexity
- Materials Availability
- Critical Systems Delivery Timelines

The Estimator's ability to accurately project costs is based on a thorough grasp of not just the content of the documents, but also an understanding of the design intent of the design team. Our preconstruction efforts help the estimators to make informed assumptions based on consistent communication with the architect.

The estimating and preconstruction team break down the design to build a cost model using various tools. The tools that are frequently used are on-screen digital take-off software (On-Center), Timberline Estimating, in-house databases of historical costs and Building Information Modeling (BIM) as the job requires. These tools allow us to obtain fast and accurate quantity take-offs, as well as serve as valuable document coordination tools. During each project phase we will be in regular communication with the project's design team via face-to-face meetings, conference calls, and email to maintain the Owner/Architect/Builder communication loop.

We will prepare and present our estimates in a format that is acceptable to Webb County and structured under the industry standard Construction Specifications Institute (CSI) format. The CSI format is defined by specific construction systems, materials, and trades and which provides a clear schedule of values that is easy to analyze, update, and reconcile.

Over the decades, Bartlett Cocke General Contractors has built a level of trust in our relationships with subcontractors and suppliers throughout South Texas, as well as accumulating historical data and other estimating resources.

As Construction Managers-at-Risk we are committed to an open book estimating and cost control philosophy. We actively encourage the Owner/Design team's participation in all pricing activities in order to achieve consensus and project confidence. There are several tools that we feel are critical to both building accurate estimates and tracking project development:

Estimate Summary

The project Estimate Summary represents both our initial project estimate that begins after working with the team in the project's earliest stages as well as the overall project cost document that we present summarizing our Guaranteed Maximum Price proposal. The initial estimate includes all major trades as well as identifying contingencies and allowances that will be reduced as the project's design moves forward. We work closely with your project and Audit staff to determine the formatting of the summary so that we deliver a clear document that accurately demonstrates project cost. The following pages contain an example of a recent Estimate Summary submitted to the University of Texas - Rio Grande Valley.

BARTLETT COCKE GENERAL CONTRACTORS

Print Date: 12/11/2015 and Time: 1:37 PM

Project Name: UT Rio Grande Valley Academic Building (Brownsville)		Estimate Date: November 13, 2015		
100% DD GMP Estimate		Based on NTP of: January 19, 2016		
Base on Substantial Completion: March 29, 2018		Duration Mo / Days: 26.39 MO 800 DAYS		
Structure SF 111,763				
DESCRIPTION				
		BASE VALUE (analyzed as SUB)	\$/SF	DIVISION TOTAL
DIVISION 00 & 01 - GC's, MJC's and ALLOWANCES				1,333,791
Div 00	Procurement & Contracting Requirements	see below	\$0.00	
Div 01	General Requirements	w/trades	\$0.00	
01 21 00	Allowances	see below	\$0.00	
	Printing Costs / Advertisements	12,000	\$0.11	
	Safety Awareness	3,000	\$0.03	
	TDSHS Non ACBM Certification Letter Allowance	5,100	\$0.05	
	Music Casework (132 LF)	67,271	\$0.60	
01 35 23	Project Safety Requirements	w/trades	\$0.00	
01 91 00	General Commission Requirements	100,000	\$0.89	
01 xx xx	Material Handling & Hoisting	887,351	\$7.94	
01 xx xx	Final / Weekly Cleaning	153,387	\$1.37	
01 xx xx	Jobsite Security	70,682	\$0.63	
01 xx xx	Badging / Background Checks for all Workers	35,000	\$0.31	
		.....	\$0.00	
DIVISION 03 - CONCRETE				2,515,382
03 30 00.00	Cast-In-Place Concrete	2,515,382	\$22.51	
03 30 00	Cast-In-Place Concrete	w/ 03 30 00.00	\$0.00	
31 63 29	Drilled Concrete Piers	w/ 03 30 00.00	\$0.00	
32 13 13	Concrete Pavement	w/ 03 30 00.00	\$0.00	
		.....	\$0.00	
DIVISION 04 - MASONRY				2,251,070
04 00 00.00	Masonry	2,251,070	\$20.14	
04 05 00	Common Work results for Masonry	w/ 04 00 00.00	\$0.00	
04 21 13	Brick Masonry	w/ 04 00 00.00	\$0.00	
04 22 00	Concrete Unit Masonry	w/ 04 00 00.00	\$0.00	
04 22 13	Structural Reinforced Concrete Unit Masonry	w/ 04 00 00.00	\$0.00	
		.....	\$0.00	
DIVISION 05 - METALS				2,841,872
05 00 00.00	Structural Steel Fabrication	2,841,872	\$25.43	
05 01 00.00	Steel Erection	w/ 05 00 00.00	\$0.00	
05 05 13	Shop-Applied Galvanic, Fluoropolmer, and Prime Coatings	w/ 05 00 00.00	\$0.00	
05 12 00	Structural Steel Framing	w/ 05 00 00.00	\$0.00	
05 21 00	Steel Joint Framing	w/ 05 00 00.00	\$0.00	
05 31 13	Steel Floor Decking	w/ 05 00 00.00	\$0.00	
05 31 23	Steel Roof Decking	w/ 05 00 00.00	\$0.00	
05 50 00	Metal Fabrications	w/ 05 00 00.00	\$0.00	
05 51 00	Metal Stairs	w/ 05 00 00.00	\$0.00	
05 52 13	Pipe & Tube Railings	w/ 05 00 00.00	\$0.00	
05 70 00	Decorative Metal Railings	None	\$0.00	
		.....	\$0.00	
DIVISION 06 - WOODS and PLASTICS				39,830
06 20 00.00	Millwork/Finish Carpentry	39,830	\$0.36	
06 20 23	Interior Finish Carpentry	w/ 06 20 00.00	\$0.00	
06 41 13	Wood-Veneer-Faced Architectural Cabinets	n/a	\$0.00	
06 41 16	Plastic-Laminate-Faced Architectural Cabinets	w/ 06 20 00.00	\$0.00	
06 42 16	Flush Wood Paneling	n/a	\$0.00	
06 64 00	Plastic Paneling	n/a	\$0.00	
12 32 16	Manufacturered Plastic-Laminate -Clad Casework	n/a	\$0.00	
12 35 83	Performing Arts Casework	See Allow	\$0.00	
12 36 61	Simulated Stone Countertops	w/ 06 20 00.00	\$0.00	
		.....	\$0.00	
DIVISION 07 - THERMAL and MOISTURE PROTECTION				1,307,824
07 10 00.00	Damproofing/Waterproofing/Joint Sealers	604,658	\$5.41	
07 13 26	Self-Adhered Sheet Waterproofing	w/07 10 00.00	\$0.00	

CONFIDENTIAL INFORMATION

BARTLETT COCKE GENERAL CONTRACTORS

Print Date: 12/11/2015 and Time: 1:37 PM

	<u>DESCRIPTION</u>	<u>BASE VALUE</u> <u>(analyzed as SUB)</u>	<u>\$/SF</u>	<u>DIVISION TOTAL</u>
07 21 00	Building Insulation	w/07 10 00.00	\$0.00	
07 27 26	Fluid-applied Membrane Air Barriers	w/07 10 00.00	\$0.00	
07 84 00	Firestopping	w/07 10 00.00	\$0.00	
07 92 00	Joint Sealants	w/07 10 00.00	\$0.00	
07 95 13	Expansion Joint Cover Assemblies	w/07 10 00.00	\$0.00	
07 50 00.00	Roofing and Wall Panels	703,166	\$6.29	
06 10 00	Rough Carpentry	w/07 50 00.00	\$0.00	
07 41 13	Standing Seam Metal Roof Panels	w/07 50 00.00	\$0.00	
07 52 16	SBS Modified Bituminous Membrane Roofing	w/07 50 00.00	\$0.00	
07 62 00	Sheet Metal Flashing & Trim	w/07 50 00.00	\$0.00	
07 70 00	Roof & Wall Specialties & Accessories	w/07 50 00.00	\$0.00	
07 72 33	Roof Hatches	w/07 50 00.00	\$0.00	
		.....	\$0.00	
DIVISION 08 - OPENINGS				1,796,146
08 10 00.00	Doors, Frames, & Hardware	626,835	\$5.61	
08 11 13	Hollow Metal Doors & Frames	w/08 10 00.00	\$0.00	
08 14 16	Flush Wood Doors	w/08 10 00.00	\$0.00	
08 71 xx	Finish Hardware	w/08 10 00.00	\$0.00	
08 31 13	Access Doors & Panels	15,000	\$0.13	
08 33 23	Overhead Coiling Doors	4,896	\$0.04	
08 80 00.00	Glazing Systems	1,029,530	\$9.21	
08 42 13	Aluminum Framed Entrance & Storefront	w/08 80 00.00	\$0.00	
08 43 13	Aluminum-Framed Storefronts	w/08 80 00.00	\$0.00	
08 80 00	Glazing Systems	w/08 80 00.00	\$0.00	
08 80 00	Glass Schedule	w/08 80 00.00	\$0.00	
08 83 00	Mirrors	w/08 80 00.00	\$0.00	
08 91 19	Fixed Louvers	119,885	\$1.07	
		.....	\$0.00	
DIVISION 09 - FINISHES				4,896,430
09 24 00	Portland Cement Plastering	143,064	\$1.28	
09 26 13	Gypsum Veneer Plastering	w/09 24 00	\$0.00	
09 29 00.00	Gypsum & Acoustical Assemblies	3,619,552	\$32.39	
05 40 00	Cold-Formed Metal Framing	w/09 29 00.00	\$0.00	
06 10 53	Misc. Rough Carpentry	w/09 29 00.00	\$0.00	
06 16 00	Sheathing	w/09 29 00.00	\$0.00	
07 21 00	Thermal Insulation	w/09 29 00.00	\$0.00	
09 22 16	Non-Structural Metal Framing	w/09 29 00.00	\$0.00	
09 28 13	Cementitious Backing Boards	w/09 29 00.00	\$0.00	
09 29 00	Gypsum Board	w/09 29 00.00	\$0.00	
09 51 13	Acoustical Panel Ceilings	w/09 29 00.00	\$0.00	
09 81 00	Acoustic Insulation	w/09 29 00.00	\$0.00	
09 84 33	Sound-Absorbing Wall Units	w/09 29 00.00	\$0.00	
09 30 00.00	Tile	93,302	\$0.83	
09 30 00	Tiling	w/09 30 00.00	\$0.00	
09 xx xx	Wood Floating Floor System	131,130	\$1.17	
09 65 00.00	Resilient & Carpet	427,713	\$3.83	
09 65 13	Resilient Base & Accessories	w/09 65 00.00	\$0.00	
09 65 13	Resilient Stair Accessories	w/09 65 00.00	\$0.00	
09 65 19	Resilient Tile Flooring	w/09 65 00.00	\$0.00	
09 68 00	Carpeting	w/09 65 00.00	\$0.00	
09 90 00.00	Painting	481,669	\$4.31	
09 91 00	Painting	w/ 09 90 00.00	\$0.00	
		.....	\$0.00	
DIVISION 10 - SPECIALTIES				182,793
10 11 00	Visual Display Surfaces	53,341	\$0.48	
10 14 16	Plaques	13,703	\$0.12	
10 14 73	Fire -Rated Construction Signage	by owner	\$0.00	
10 21 13	Toilet Compartments	80,285	\$0.72	
10 28 00	Toilet Accessories	w/ 10 21 13	\$0.00	
10 22 26	Operable Partitions	19,250	\$0.17	
10 26 00	Wall & Door Protection	9,056	\$0.08	

Estimate Detail

The Estimate Detail is the expanded version of our working estimate that considers all known project items and cost elements, not just those items indicated in the A/E teams' drawings and specifications. One could consider the Estimate Detail analysis sheets as an expansion of the Estimate Summary from the previous section.

Our estimating team will break the building down into its component parts, all organized via the Master Spec format developed by the Construction Specifications Institute, with quantities and their installed price. Also included are costs associated with all activities associated with the building's construction. Those prices include such things as permits, building layout, trash haul off, construction phase energy consumption, all the way to final building clean and contractor demobilization.

The report also includes notations describing our assumptions regarding that particular building system or activity. Our notations are important as they demonstrate our internal thought processes and provide both Owner and Architect an opportunity to respond or clarify their requirements as they impact either cost or schedule.

We have included a sample Estimate Detail from our recent UT Rio Grande project on the following pages.





Estimate Report
UTRGV Acad Bldg 100DD COW

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
Building				
Div 01 MISC. JOB COST				
<i>01 Allowances</i>				
01-21-13	ALLOWANCES			
100	Printing Costs / Advertisements	1.00 Is	6,184.00 /Is	6,184
100	Printing Costs / Advertisements	1.00 Is	3,000.00 /Is	3,000
120	Safety Awareness Allowance	1.00 Is	1,500.00 /Is	1,500
130	TSHS Non ACBM Certification Letter Allowance	1.00 Is	5,100.00 /Is	5,100
130	Structural & Misc Steel Allowance 2 tons @ \$5500/ton material & Installation	1.00 Is	11,000.00 /Is	11,000
130	Reinforcing Allowance 2 tons @ 3500/ton material & installation	1.00 Is	5,100.00 /Is	5,100
	ALLOWANCES			<u>31,884</u>
01-45-16	QUALITY CONTROL			
100	Badging / Background Check Requirements for All Workers	1.00 Is	35,000.00 /Is	35,000
	QUALITY CONTROL			<u>35,000</u>
10-56-26	MOBILE STORAGE SHELVING			
10	Mobile Storage Shelving Allowance	0.00 Is		
12-35-05	SPECIALTY CASEWORK			
05	Music Casework Allowance	1.00 Is	67,271.00 /Is	<u>67,271</u>
	SPECIALTY CASEWORK			<u>67,271</u>
	<i>01 Allowances</i>			<u>134,155</u>
<i>01 Cleaning</i>				
01-74-05	CLEANING & WASTE MANAGEMENT			
110	Weekly Clean-Up Labor	99.00 wk	486.00 /wk	48,114
140	Dumping Fees	99.00 pull	606.38 /pull	60,031
180	Final Cleaning	111,763.00 sf	0.18 /sf	<u>20,117</u>
	CLEANING & WASTE MANAGEMENT 3,960.00 Labor hours			<u>128,262</u>
	<i>01 Cleaning</i> 3,960.00 Labor hours			<u>128,262</u>
<i>01 Job Security</i>				
01-57-05	TEMPORARY CONTROLS			
100	Jobsite Security	17.00 mo	3,073.13 /mo	<u>52,243</u>
	TEMPORARY CONTROLS 0.85 Labor hours			<u>52,243</u>
	<i>01 Job Security</i> 0.85 Labor hours			<u>52,243</u>
<i>01 Material Handling</i>				



Estimate Report
UTRGV Acad Bldg 100DD COW

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
01-54-05	<i>CONSTRUCTION AIDS</i>			
530	Material Handling & Misc Backfill	6.00 mo	11,343.70 /mo	68,062
	<i>CONSTRUCTION AIDS</i>			68,062
	01 Material Handling			68,062
	Div 01 MISC. JOB COST			382,723
	3,960.85 Labor hours			
Div 03	CONCRETE			
<i>03 Concrete</i>				
03-30-53	<i>MISC. CAST-IN-PLACE CONCRETE (Site)</i>			
35	Bollard Footing	4.00 ea	350.00 /ea	1,400
40	Bollard Fill	4.00 ea	150.00 /ea	600
	<i>MISC. CAST-IN-PLACE CONCRETE (Site)</i>			2,000
	4.19 Labor hours			
03-31-05	<i>STRUCTURAL CONCRETE</i>			
10	Slab-On Grade System	38,870.00 sf	8.35 /sf	324,508
85	Drilled Piers	141.00 ea	8,542.00 /ea	1,204,422
130	Pier Caps	55.00 ea	1,208.00 /ea	66,440
140	Elevator Pit Walls	740.00 sf	14.50 /sf	10,730
170	Grade Beams	2,663.00 lf	95.50 /lf	254,317
635	Slab On Metal Deck	61,715.00 sf	4.80 /sf	296,232
685	Pan Stair Fill, Standard Concrete	410.00 sf	8.00 /sf	3,280
685	Pan Stair Fill, Integral Colored Concrete (Integral Color Allowance of +\$60/cy)	2,614.00 sf	8.65 /sf	22,611
695	Housekeeping Pad Allowance	2,000.00 sf	7.25 /sf	14,500
695	Topping Slabs, Integral Colored Concrete (Integral Color Allowance of +\$60/cy)	7,265.00 sf	7.65 /sf	55,577
695	Interior Curbs	72.00 lf	16.47 /lf	1,186
695	Transformer Pad Allowance	1.00 ls	8,500.00 /ls	8,500
695	Generator Pad Allowance	1.00 ls	5,000.00 /ls	5,000
695	Misc Concrete	1.00 ls	43,067.00 /ls	43,067
	<i>STRUCTURAL CONCRETE</i>			2,310,370
	1,648.99 Labor hours			
32-13-13	<i>CONCRETE PAVING</i>			
20	Concrete Paving	24,925.00 sf	4.70 /sf	117,148
20	Concrete Paving, 6" Under Pavers	0.00 sf		
	<i>CONCRETE PAVING</i>			117,148
32-13-20	<i>CONCRETE WALKS</i>			
03	Concrete Walk	12,320.00 sf	5.75 /sf	70,840
03	Concrete Base Under Pavers - Sidewalk	0.00 sf		
	<i>CONCRETE WALKS</i>			70,840
32-16-13	<i>CONCRETE CURBS & GUTTERS</i>			
07	Curb @ Grass Pavers	80.00 sf	36.90 /sf	2,952
07	Curb @ Mechanical Yard	240.00 sf	21.80 /sf	5,232
	<i>CONCRETE CURBS & GUTTERS</i>			8,184
33-70-05	<i>ELECTRICAL UTILITIES</i>			
10	Light Pole Bases	8.00 ea	855.00 /ea	6,840
	<i>ELECTRICAL UTILITIES</i>			6,840

Cost Value Options Log

Whether a project is on, under, or over budget Bartlett Cocke General Contractors feels that it is our obligation to bring potential savings options forward to the project team. Elements that are typically brought forward represent potential savings from a number of cost considerations:

- A given system may provide scheduling advantages thus reducing the time of construction
- Better subcontractor base. A given system may be more attractive to bidders thus providing competition and pricing advantages to the Owner
- Equal performance for a lesser cost
- Lower cost through better availability due to either local production or local distribution
- Better life cycle considerations

Often, a log entry may actually increase price due to higher product or system quality in an effort to meet the Owner's project performance goals. All of these items are meant to work in balance in an effort to maximize the Owner's buying power. The log tracks whether the suggestion has been accepted, rejected, or designated for further research.

The following page contains a sample of a Cost/Value Options Log from a recent project for the University of Mary Hardin-Baylor - Lord Hall.





Cost / Value Options Log

UMHB Freshman Residence Hall

Date Prepared: Wednesday, January 18, 2017

Revision Date: Thursday, December 12, 2019

NOTE: Items indicate the magnitude of potential cost savings. Final pricing will be adjusted upon final design modifications and incorporation.								
SUM TOTAL OF COST / VALUE OPTION COLUMN								
No.	Item	Calculated Value	Accepted at GMP	Accepted post GMP	Pending	Rejected	Associated RCO	Comments
ALTERNATES - ALT								
ALT-001A	Air Cooled Chiller and Boiler Serving FRH, Burt Hall, Hardy Hall, and Future Hardy Hall Addition. Deliver Existing Hardy Hall Chiller and Existing Burt Hall Chiller to UMHB Service Center.	\$952,126				\$952,126		
ALT-001B	Variable Speed Chiller, Cooling Tower and Boiler Serving FRH, Burt Hall, Hardy Hall, and Future Hardy Hall Addition. Deliver Existing Hardy Hall Chiller and Existing Burt Hall Chiller to UMHB Service Center.	\$1,292,556	\$1,292,556					
ALT-002A	Install Taps for future Extension of Hydronic Piping to Service Sanderford and Walton Chapel	\$79,881	\$79,881					
ALT-002B	Extend Hydronic Piping and Connect to Sanderford and Walton Chapel HVAC Systems	\$258,490				\$258,490		
ALT-003	Not Used	\$0			Not Used			
ALT-004	Cast Stone Windows Sills in lieu of Shaped Burnished CMU	\$8,746	\$8,746					
ALT-005	Structural Steel Framed Stairs in lieu of Cold-Formed Metal Framed Stairs	\$248,512			\$248,512			
ALT-006	Solid Surface Countertops in lieu of Plastic Laminate Countertops at Unit Vanity	\$56,480	\$56,480					
ALT-007	Add Card Access, Door Hardware, and Power Supply at Units as Shown on Technology Drawings	\$742,782				\$742,782		Priced separately.
ALT-008	Voluntary - Include All Work Associated With Spec Section 27-41-16 in Project	\$190,164				\$190,164		
ALTERNATE TOTALS			\$1,437,663	\$0	\$248,512			
GENERAL - G								
G-001	Delete Cupola Roof Structure from Project	(\$6,500)				(\$6,500)		
GENERAL TOTALS			\$0	\$0	\$0			
CIVIL - C								
C-001	Provide Laydown Curb Along Grasscrete Fire Lane - Delete Fire Lane Signage	\$0						
CIVIL TOTALS			\$0	\$0	\$0			
LANDSCAPE & IRRIGATION - LI								
LI-001	Reduce Trees and Shrubs by 50%	(\$25,230)	Incl'd 100CD					
LI-002	Delete Supplying Bike Racks (Provided by UMHB) - BCGC to Install	(\$2,921)	(\$2,921)					
LANDSCAPE, IRRIGATION TOTALS			(\$2,921)	\$0	\$0			
INTERIOR ARCHITECTURAL - A								
A-001	Eliminate Corner Guard Wall Protection from Project	(\$8,636)				(\$8,636)		
A-002	Use Galvanized Steel Pipe Ballustrade Guardrail ILO Glass Infill Rails at Second Floor Study Overlook Area	(\$4,725)	Incl'd 25CD					
A-003	Use Shaped CMU ILO Cast Stone at Window Sills	(\$6,000)	Incl'd 25CD					
A-004	Use Double Wall Partitions ILO Single Wall at Demising Walls	\$16,000				\$16,000		
A-005	Reduce Restrooms so that (2) Units Share (1) Restroom	\$0				see P-002		
A-006	Use Central Shower and Gang Restrooms per Floor ILO Individual Restrooms	\$0				see P-002		
A-007	Delete (1) Elevator from Project	(\$75,000)	Incl'd 25CD					
A-008	Use VCT at Dorm Rooms ILO Vinyl Plank; Use Vinyl Plank at Commons and Corridors ILO VCT	(\$11,670)				(\$11,670)		
A-009	Delete Gypsum at 3rd Floor Ceiling Separator from Attic	\$0				\$0		
A-010	Delete Batt Insulation from Underside of Roof Deck	(\$24,500)	(\$24,500)					
A-011	Delete Resilient Channels from (1) Side of P33 Partitions	(\$8,000)	(\$8,000)					

Budget Variance Report

This tool allows the entire team to track the changes in individual project line items as the design documents continue to take shape. This document is invaluable to keeping our budgets on track as it is updated in real time and shall be reviewed by the entire project team so that decisions can be made in a timely manner.

Our team will use the estimate as a tool to communicate with potential subcontractors and suppliers, to provide additional pricing validation, and to generate bidder interest. When the project is finally released for bid we will use the estimate as a template to analyze each proposal for completeness and to gauge the accuracy of our estimates. Final allowances and contingencies will be adjusted prior to presenting a Guaranteed Maximum Price with the mutual agreement of the entire Owner/AE/Construction team.

Guaranteed Maximum Price Phase

Bartlett Cocke General Contractors is committed to adhering to the following competitive sealed proposal procedures on all CMAR projects:

- Proposals for self-performed work will be prepared and submitted to the County a minimum of 48 hours prior to the receipt of subcontractor proposals.
- Subcontractor and material supplier proposals are received by fax at the Bartlett Cocke General Contractors office up to the proposal deadline (normally 2:00 p.m.). Representatives of Webb County and your architect are invited and encouraged to be present at our offices to receive and record all proposals that are submitted. Immediately after receipt of proposals, Bartlett Cocke General Contractors and the County's representative, if so desired, will review each subcontractor's scope of work and company qualifications, to identify best value proposals.
- All cost items, including general conditions, direct labor and material, best value subcontractor and supplier bids and overhead and profit are entered into a detailed job cost breakdown and submitted to Webb County for review and comment. The GMP proposal will be based upon this breakdown, as adjusted.
- In most cases, after the GMP proposal has been drafted, Bartlett Cocke General Contractors will hold a GMP review meeting with Webb County and the Architect prior to submitting the final GMP proposal to Webb County for approval.
- A schedule of values for all cost items on the project will be established prior to the first application for payment in such form and detail as is acceptable to the County. Monthly billings will be supported by proper documentation of all cost items.
- Records will be maintained in duplicate with one copy at the job site office and one at the main office as well as online using our web-based project management software. These records are always available for inspection and review by Webb County or your designated representative. We approach our cost accounting on all projects under the assumption they will be audited at any time during or after the project. Our policy is total disclosure for all accounting records because we are aware that it is your money we are ultimately spending.

Our firm stands by the principles of responsible and transparent management of project funds. Prior to bidding activities our personnel will meet with Webb County team representatives to determine our final GMP structure, billing, and reporting formats and procedures so that a smooth construction phase will lead into an efficient, problem free closeout process.

Project Scheduling and Control

Schedule control is critical to ensure that a sound schedule is not only developed, but properly maintained to accurately reflect progress and forecast work to be completed. To this end, Bartlett Cocke proposes holding a collaborative planning session including Hanson Professional Services and their consultants, and Webb County Stakeholders. This collaborative planning session will help provide a mutual understanding of concerns and interdependencies among various team members, and facilitate development of a sound Preconstruction schedule, clearly identifying:

- Timing of design milestones and GMP budget updates
- Permitting requirements and their dependence on design development
- Optimized bid and procurement package strategy based on the design schedule

The critical path of any given project goes through the Preconstruction process, so it is imperative that a well-developed schedule with buy-in from the entire project team is in place early on. The construction portion of the schedule will be developed starting at Schematic Design and will continually be refined as the design progresses.

The detailed design and construction schedule will be developed and managed using ASTA Powerproject. Bartlett Cocke utilizes Powerproject as its in-house scheduling software, and believes it is the best scheduling tool suited to handle a project of this size and complexity. Powerproject is also compatible with other scheduling software programs such as Primavera and Microsoft Project.

Additionally, Bartlett Cocke implements many Lean Construction elements into its schedule management program, including Pull Planning and Weekly Production Meeting. Ahead of establishing a full CPM project schedule, Bartlett Cocke holds a Pull Planning session with the Project Team, in-house subject matter experts, and applicable subcontractors to establish a phasing/sequencing plan for the work, establish general timelines, identify long-lead procurements, and any unknowns or constraints that would impede progress. Discussions and outputs from the Pull Planning session will facilitate development of the overall Master Schedule.

During construction, the Project Manager and Superintendent will utilize weekly work planning to ensure maximum productivity. We include all trade subcontractors in our weekly work planning to discuss the project progress, secure working commitments from subcontractors, identify upcoming inspections and major material deliveries. This coordination meeting facilitates updating the overall Master Schedule.

In the instance that schedule recovery becomes necessary, the following methods will be used to develop and implement a recovery schedule to achieve completion of the project objectives per the contract:

- Working selective overtime/additional shifts and/or crews
- Adding additional personnel and/or equipment
- Schedule logic resequencing
- Consulting with in-house and industry experts related to the trade(s) of concern
- A re-baselined schedule to adequately monitor and control the recover schedule.

Throughout the project Bartlett Cocke will provide the County with a monthly schedule report identifying completed, ongoing, and upcoming progress, along with demarcation of the current critical path.



Question #5

How do you ensure financial transparency during the project? What records and/or information will you make available for Webb County's review? How often will the records and/or information be available for review?

Bartlett Cocke General Contractors is absolutely committed to transparency and compliance with the underlying concepts associated with the Construction Manager-at-Risk delivery method. The following list represents the minimum baseline for our project reporting and record keeping regime:

- Monthly job cost detail
- Detailed job cost history to date
- Monthly labor distribution detail (if not already separately detailed in the job cost detail)
- Employee timesheets documenting time worked by all individuals who charge reimbursable time to the project
- Daily foreman reports listing names and hours and tasks of personnel who worked on the project
- Daily superintendent reports
- Detailed subcontract status reports showing original subcontract value, approved subcontract change orders subcontractor invoices, payment to subcontractors, etc.
- Copies of all executed change orders issued to Subcontractors
- Copies of executed subcontracts with all subcontractors
- Copies of all documentation supporting all reimbursable job costs (subcontractor payment applications, vendor invoices, internal cost charges, etc.)

We are prepared and fully expect to provide whatever additional information that can reasonably be expected to support and expedite your audit activities. Bartlett Cocke General Contractors utilizes CMiC Project Management and Accounting software which has proven to be more than capable of meeting all the required detail that is requested by public entities and their audit departments. Our project team will meet with the Webb County audit team to review the reporting requirements prior to project bidding and mobilization for construction to establish the reporting protocols for the project. The goal of the meeting will be to establish expectations so that we can have a smooth monthly payment application process as well as a rapid and effective close-out process at project completion. The County will be afforded access to project records as they relate to contracts and project documents between Bartlett Cocke General Contractors and our subcontractors and suppliers. We approach our cost accounting on all projects under the assumption we will be audited at any time during or after the project. Our policy is total disclosure for all accounting records to the owner and architect.



Question #6

The fairgrounds site is currently in use by a variety of organizations such as the annual Laredo International Fair & Expo and other fundraising organizations. What is your team's experience with working on an actively operating site and how do you ensure the public's safety, security and the ability to continue to use portions of the site for public access?

Our team possesses a wealth of experience working in occupied facilities that were operating at full capacity. We've renovated a 12-story hospital that did not encounter a reduction in services that it was providing to the community. We phased construction around the hospital's census and made sure construction areas had proper infection control and risk assessment policies in place for the safety of both the patients as well as hospital staff and visitors. We performed analysis and implementation of interim life safety measures to ensure the safety of everyone on-site and coordinated with the local authority having jurisdiction to confirm code compliance when egress paths were altered. When working on a Bexar County project located downtown, similar to the Laredo Fair, we had to plan for the annual Fiesta event. We coordinate work around the duration of the festivities so that construction activities minimized overall impact to the event and vice versa. Deliveries were scheduled for early in the morning prior to any events starting and deliveries were coordinated to be on-site early on in the project so that materials were available during the course of the event. We've also worked on occupied school campuses. It's imperative we separate construction personnel from students. We utilize wayfinding signage for temporary detours and use semester breaks to minimize disruption to ongoing campus activities.

When properly coordinated, there is no downtime, only a re-sequencing of construction activities to maintain construction progress. One thing that is critical in all examples listed above and how we manage construction projects in general, is separating construction activities from the general public. We have developed and will implement the following "Contractor/Owner Coordination Program" to achieve just that for the Webb County Fairgrounds project.

Contractor/Owner Coordination Program

Through our experience working on occupied and active sites, we have developed a "Contractor/Owner Coordination Program" that will provide us with a solid understanding of Webb County's constraints, phasing and logistics, dust control, timing considerations, noise control, space considerations, security, access/egress control, and interim life safety requirements. This in-depth understanding will allow us to establish construction schedules that minimally impact ongoing operations. The bottom line goal of the "Contractor/Owner Coordination Program" is to maintain normal operations throughout the construction process.

COMMITMENT TO SAFETY. The first concept of the "Campus – Contractor Coordination Program" is a commitment to safety and convenience. Bartlett Cocke General Contractors conducts some of the strongest internal safety initiatives and planning programs in the state. We believe that the same employee decision making ability that keeps our clients projects on time and within budget, will also keep Webb County employees/visitors – as well as our employees and subcontractors – safe when on the construction site. Because of our extensive experience working on occupied facilities projects, we know what it is like to work in this environment. Bartlett Cocke General Contractors will be extremely sensitive to safety and convenience.

TEAMWORK. The second concept of the "Contractor/Owner Coordination Program" is TEAMWORK. Teamwork is the cornerstone of our ability to deliver on occupied campuses quickly. We employ a collaborative process, the goal of which is to develop an aligned project team, including Webb County, end users, designers, key subcontractors, and other stakeholders, united by a common goal and defined objectives. This process builds trust and alignment, which results in better communication, coordination and faster decision making.

ISOLATION OF CONSTRUCTION ACTIVITIES. The third concept of the "Contractor/Owner Coordination Program" is to sufficiently isolate construction activities from the operations areas of the hospital. The security and safety of employees and patrons is of paramount concern. We understand that the fairgrounds will be active and operational

at times during construction. In order to minimize the impact of construction and maintain normal operations, we will isolate construction to the areas we are working through the use of perimeter fencing, temporary barricades, dust partitions, and performing selective demolition and utility shutdowns during off hours and on holidays.

EARLY INVOLVEMENT OF STAKEHOLDERS. The fourth concept of the “Contractor/Owner Coordination Program” is early involvement of all potential stakeholders. By working with Webb County, end users, designers, subcontractors and material suppliers up-front during preconstruction, Bartlett Cocke General Contractors is able to gain an understanding of Webb County and end user goals and concerns so that we may appropriately plan the construction phasing and project schedule.

PROJECT SCOPE DEFINITION. The fifth concept of the “Contractor/Owner Coordination Program” is properly defining the project scope. Bartlett Cocke General Contractors will investigate existing site conditions and identify locations of existing utilities and MEP systems. We will perform extensive preconstruction discovery to determine how to isolate MEP systems in the areas we will be working in. Our team is adept at utilizing BIM to visualize the project early on in the design process to support and accelerate decision making. Our BIM professionals integrate a BIM process that optimizes jobsite logistics prior to construction and integrates 3D models for all major trades to identify conflicts and constructability issues before they materialize in the field. We will collaborate with Webb County, the Design Team, and design assist subcontractors to establish a complete understanding of the project scope and the work that will occur in each area before we mobilize and commence demolition.

COMMUNICATION AND COORDINATION. The sixth and fundamental concept of the “Contractor/Owner Coordination Program” is open and continuous communication and coordination. For a complicated project that includes construction phasing, section-by-section demolition and renovation, and working in multiple critical path areas simultaneously, daily communication with Webb County is necessary to ensure that construction does not affect ongoing operations.

Through our “Contractor/Owner Coordination Program” the Webb County Fairgrounds will be completed without compromising normal operations. Webb County will benefit from our experience and lessons learned working on occupied and active sites similar to those proposed. We will have many challenges to overcome during the course of construction and we have the tools and the plan in place to meet these challenges and make this project a true success.

