

Pogue Construction Response to City of McKinney's Request for Construction Management at Risk Services for Construction of McKinney Fire Department Headquarters RFQ No. 21-50RFQ due by Thursday, September 30, 2021 by 2 pm



# MCKINNEY

# FIRE



# #4 LARGEST GENERAL CONTRACTOR IN DFW



Pogue Construction Response to City of McKinney's Request for Construction Management at Risk Services for Construction of McKinney Fire Department Headquarters RFQ No. 21-50RFQ due by Thursday, September 30, 2021 by 2 pm



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**1 SIGNED AND COMPLETED RESPONSE LETTER TO REQ (REF. SECTION 5)**

**2\* RESPONDENT'S RESPONSE TO QUESTIONNAIRE (REF. SECTION 6) & RESPONDENT'S RESPONSES TO REQUESTED INFORMATION**

\***Confidential** Financial Statements will be provided upon request



**#4 LARGEST GENERAL CONTRACTOR IN DFW**



**SECTION 5 – RESPONSE LETTER  
RFQ NO. 21-50RFQ**

Lisa Littrell, CPPO, CPPB  
Procurement Services Manager  
1550 South College Street – Building D  
McKinney, Texas 75069  
P.O. Box 517  
McKinney, Texas 75070

Ms. Littrell;

This response is being submitted by the undersigned, on behalf of the Respondent:

Pogue Construction Co., LP

The person signing this Response on behalf of the Respondent represents to City that:

- 1) The information provided herein is true, complete and accurate to the best of the knowledge and belief of the undersigned; and
- 2) He/she has full authority to execute this Response on behalf of Respondent.
- 3) Respondent has received the Addenda to this RFQ, specifically, Addenda numbered ONE (1) and dated Sep 24, 2021.

Executed this 30th day of September, 2021.

RESPONDENT:



By: Pogue Construction Co, LP

Name: Benjamin P. Pogue

Title: Sole Member of Ben Pogue, LC and General Partner of Pogue Construction,  
a Texas Limited Liability Company

Phone: (972) 529-9401

Attachment: Responses to Respondent's Questionnaire

September 30, 2021

City of McKinney  
Attn: Purchasing Department  
1550 South College Street - Building D  
McKinney, TX 75069

POINT OF CONTACT  
ROBY BLEDSOE, DIRECTOR OF  
PROJECT MANAGEMENT  
(972) 658-6278 MBL  
PROPOSALS@POGUECONSTRUCTION.COM

Ms. Littrell,

It is with absolute pleasure and an incredible amount of excitement that I submit my company's qualifications for RFQ No. 21-50 for CMAR – McKinney Fire Department Headquarters.

In this proposal you will find Pogue's firm and individual qualifications. Since 2004, Pogue has worked on 5 phases of the McKinney Public Safety Building and thus, we have site-based knowledge such as the 232 piers and 38 are cased at a depth of 30 feet. We are the experts on the site conditions. We have an abundance of relevant experience on projects such as this. This team is handpicked for their experience with Municipal projects, Fire Stations and with the City of McKinney. We will also show you that Pogue Construction has the capability and capacity to perform this work. I would be surprised if any other company has done as much work as we have within and for the City of McKinney, not to mention our proximity. References are also included that will speak to meeting schedules and budgets, communication and cooperation and executing with attention to quality. We included a schedule for your review that will show a plan to complete the project in the appropriate timeline while always ensuring quality work. All of this information will be presented to you in a clear, complete and concise manner, rendering a straightforward and uncomplicated review of the total project.

- **McKinney will have a Construction Manager who will lead the entire process on behalf of the Project Team.**
- **McKinney will receive 100% transparency from Pogue Construction, you will see all pricing breakdowns.**
- **McKinney will receive Cost Savings Options and Value Management Options.**
- **McKinney will have a contractor experienced with preventing design conflicts before construction starts.**
- **McKinney will be presented Solutions when Challenges arise.**
- **McKinney will receive a High Quality Project that will be Built on Time.**

Pogue Construction appreciates the opportunity to continue supporting The City of McKinney and its surrounding communities and participating in The City's activities. I am very hopeful that Pogue Construction gets to be a part of that. It is my sincere hope that after reviewing this information, it will be obvious to you and the review team that Pogue Construction is the best firm for the project. We would love to continue to help the City of McKinney be "Unique by Nature" and one of the best places to live in the country. Thank you for the opportunity.

Sincerely,

**POGUE CONSTRUCTION**



**Ben Pogue**  
President / CEO

Statement of  
Availability and  
Commitment

Pogue Construction and the proposed project team are currently available to undertake this project. We are committed to providing The City of McKinney high quality facilities that are built on-time and in budget.



**#4 LARGEST GENERAL CONTRACTOR IN DFW**



**POGUE IS READY TO BUILD MCKINNEY'S** **FIRE DEPARTMENT HEADQUARTERS**



**16 FIRE STATIONS BUILT IN TEXAS**

**POGUE CONSTRUCTION BUILDS COMMUNITY AND RELATIONSHIPS**

Since 1979, family-owned Pogue Construction has become an established contractor in the commercial and institutional construction business serving more than 75 public organizations. For us, it's about relationships and we believe the best measurement of success is our repeat clients. Currently at a 93% client retention

rate, we believe this is due in large part to our unrivaled owner-oriented service, company-wide commitment to our core values, and the emphasis placed on completing projects on time and under budget. Owners agree that Pogue offers the best value and quality in the industry in North Texas.

Is the premier builder in North Texas with over \$4 billion of CMAR experience.

Has \$2.3 billion of bond package construction experience.

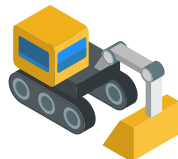
Building in North Texas since 1979 with strong local subcontractor relationships.

Every project is approached with a solutions-oriented mindset and thorough communication.

Pogue Construction has completed every contract on time and in budget.

**93% REPEAT CLIENTS**

**\$4 BILLION+ CONSTRUCTION PROJECTS COMPLETED**



**Benjamin P. Pogue,**  
President & CEO  
(972) 529-9401 x1111



**Dr. Gene Burton,**  
Chief of Staff  
(972) 529-9401 x1123



**Sam Adams,**  
Director of Operations  
(972) 529-9401 x1922



**Mark Wheelis,**  
Chief Financial Officer  
(972) 529-9401 x1132



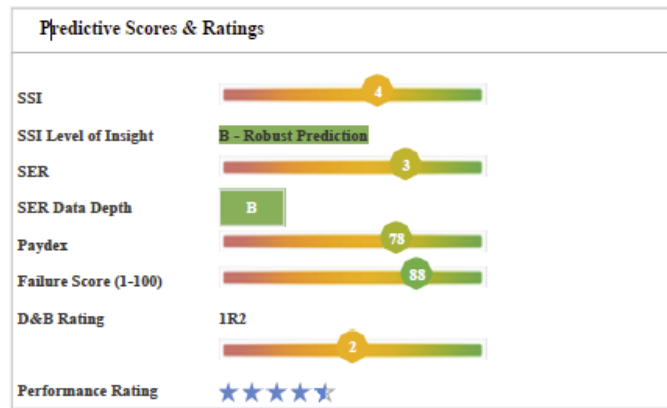
**Roby Bledsoe,**  
Director of Project Management  
(972) 529-9401 x1965

# RESPONDENT'S RESPONSES TO REQUESTED INFORMATION & QUESTIONNAIRE (SEC 6)

**1.** Legal Name: Pogue Construction Company, L.P.  
 Authorized Contact: Roby Bledsoe, Director of Project Management  
 Email: proposals@pogueconstruction.com  
 Cell: (972) 658-6278  
 Address of Office Providing Service: 1512 Bray Central Dr, #300, McKinney, TX 75069  
 Main & Direct Phone: (972) 529-9401 x1965  
 # of Years in Business: 42 Years, since 1979  
 # of Years under Present Name: 11 Years, 2010 – Present: Pogue Construction Co., LP  
 Previous Company Names: 2000 – 2010: Paul Pogue, L.P. 1985 – 2000: Paul Pogue, Inc. 1979 – 1985: Pogue-Permenter, Inc.  
 Type of Operation: Limited Partnership  
 Number of Employees: 180+  
 Annual Sales Volume: \$552,000,000 (2020)

- 2.** Yes. Pogue Construction will provide a copy of our Financial Statements for the past two (2) years, if requested by the City.  
**3.** D & B Rating: 1R2. Full D & B Report will be provided, if requested by the City.

**Primary Name:** Pogue Construction Co., LP  
**Alternate Names:** POGUE CONSTRUCTION  
**CAGE codes:** 37ZV9  
**Address:** 1512 Bray Central Dr Ste 300, McKinney, TX, 75069, USA



- 4.** Pogue Construction is not for sale nor involved in any transaction to expand or be acquired by another business entity.  
**5.** Pogue Construction has **never** sued an Owner or Architect. We do not believe in lawsuits as a solution. We know that proper communication and treating others as we would like to be treated is the basic way to avoid conflicts. Operating with integrity and with proper values will eliminate most conflicts.  
**6.** No. Pogue Construction is not currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity.  
**7.** Pogue Construction has no relationship with any of The City of McKinney's officials or employees.

**8.** EMR: .66 LIR: 0 RIR: 0

At Pogue Construction, our philosophy is that safety is preeminent; preeminent in that it stands out from both administration and production. In order to maintain an effective safety program one must have three things:



**SAFETY AWARDS**

**Liberty Mutual Safety Commendation Award** – Prosper ISD Middle School #3, September 2019, LCW Ref Numbers: 15658219

- No lost time injuries
- One general liability claim (\$0 – closed)
- Over 370,000 man-hours worked for the project duration

**Liberty Mutual Safety Commendation Award** – Northwest ISD Aquatics Center (8/2020) Midlothian Dietrich Middle School #3 (8/2020) Prosper ISD - New Elementary School #8 (6/2018) Prosper ISD - New Elementary School #9 (6/2018)

WORKERS COMPENSATION EXPERIENCE RATING									
NCCI		Risk Name: POGUE LP						Risk ID: 420366337	
Rating Effective Date: 02/26/2021				Production Date: 12/10/2020		State: TEXAS			
State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses	
Tx	.12	68,802	110,092	41,290	0	34,825	0	0	
(A) Wt	(B) (C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses		
.12	68,802	110,092	41,290	0	34,825	0	0		
		Primary Losses	Stabilizing Value	Ratable Excess		Totals			
Actual		(I) 0	C * (1 - A) + G 95,371	(A) * (F) 0		(J) 95,371			
Expected		(E) 41,290	C * (1 - A) + G 95,371	(A) * (C) 8,256		(K) 144,917			
		ARAP	FLARAP	SARAP	MAARAP	Exp Mod			
Factors						(J) / (K) .66			

THIS RISK WAS PREVIOUSLY RATED UNDER RISK ID# 913166310 AND WILL NOW BE RATED UNDER THE RISK ID# SHOWN ABOVE.

Carrier: 29939-000 Policy: 0001221199 Eff-Date: 02-26-2020 Exp-Date: 02-26-2021

**9.** Pogue has a strong working relationship with the City of McKinney, over the years we have learned your processes and procedures and have refined ours to match your expectations and implement a proactive approach that includes strategic inclusion of the entire team at the very beginning of the project. We report to you, the City of McKinney.

**EXTENSIVE CMAR EXPERIENCE.** Pogue Construction is the premier Construction Manager at Risk builder in North Texas. Building in North Texas Since 1979 with over \$4 billion of Construction project experience using the CMAR delivery method, Pogue is the best choice.

**COMPREHENSIVE PRECONSTRUCTION SERVICES.** At every level of design, Pogue updates and delivers an Estimate, Schedule, Phasing Plan, Site Logistics Plan, Safety Plan, Constructability Review, Value Analysis and Building Information Modeling.

**HIGH QUALITY CONSTRUCTION SERVICES.** The responsibility for quality is shared by everyone involved in the project; Pogue will ensure that subcontractors and suppliers correspond with the overall Quality Control plan to control the quality of the work and to verify that the quality was achieved. Quality Control will include:

# RESPONDENT'S RESPONSES TO REQUESTED INFORMATION & QUESTIONNAIRE (SEC 6)

- Supervise the review and coordination of submittals and approvals of materials, drawings and methods
- Interpret and evaluate test data, prepare and maintain required documents and reports, and inform the Owner or its Agent of all significant discrepancies with respect to the contract requirements
- Ensure that all discrepancies are resolved.
- Coordinate and supervise all testing and inspections to ensure that Quality Control efforts of subcontractors and suppliers correspond with the overall Quality Control plan.



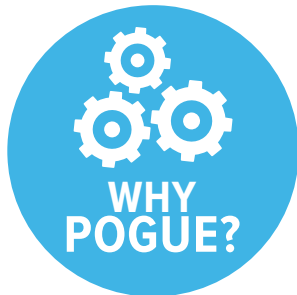
**UNIQUE CHALLENGES:** The site is green field and has an open drainage creek (Jean's Creek) on the West border. Part of this site has been an agricultural field and the soil will have to be stabilized. Taylor Burk Drive is heavily travelled and will have to remain open during construction.

**MANAGEMENT BENEFIT:** Pogue has an established working relationship with City of McKinney and the architect. Our Project management team has a well established line of communication with City personnel.

**EFFECTIVE COMMUNICATION AND COORDINATION.** Pogue will start the project with an Expectations Meeting. This involves key project personnel from each group. The goal of the meeting is to get a full understanding of the project and to discuss expectations and steps of the process. We will attend all meetings, establish procedures for coordination and communication, evaluate the initial cost limitations, produce a conceptual cost estimate of the project and provide overall path management from the beginning of design through final completion and warranty.

**STRONG SUBCONTRACTOR RELATIONSHIPS.** Building in North Texas since 1979, we have built strong relationships with quality local trade contractors and suppliers. Our reputation for job-site efficiency and fair-play ensures that we receive the best pricing from quality subcontractors.

**LOCAL RESOURCES & LOCAL LEADERSHIP.** Pogue is a family owned company with headquarters based in McKinney. Family owned means we do not report to shareholders or a corporate office out of state. We report to you, the City of McKinney. Many of our Pogue Team Members and Pogue family currently live in McKinney and have been here for two decades.



- Pogue Construction is the premier Construction Manager at Risk builder in Texas. Building in Texas Since 1979 with over \$4 billion of Construction project experience using the CMAR delivery method, Pogue is the best choice.
- We have successfully completed Fire Station

Facilities with multiple Municipalities in DFW and projects with BRW.

- **Transparency** – Our open book approach to all estimates, contingencies and buyout ensures there are no secrets from other team members.
- **Comprehensive Preconstruction Services.** – At every design phase, Pogue updates and delivers an Estimate, Schedule, Phasing Plan, Site Logistics Plan, Safety Plan, Constructability Review, Value Analysis and Building Information Modeling.

## HIGH QUALITY CONSTRUCTION

- Scrub List of Project Documents
- Supervise the review and coordination of submittals and approvals of materials, drawings and methods
- Interpret and evaluate test data, Prepare and maintain required documents and reports, and inform the Owner or its Agent of all significant discrepancies with respect to the contract requirements.
- Ensure that all discrepancies are resolved.
- Coordinate and supervise all testing and inspections to ensure that Quality Control efforts of subcontractors and suppliers correspond with the overall Quality Control Plan



ESTIMATES



FAST TRACKED SCHEDULES



PHASING PLAN



SITE LOGISTICS & SAFETY PLAN



CONSTRUCTABILITY REVIEWS



VALUE ANALYSIS



BUILDING INFORMATION MODELING

**Dallas Business Journal #4 LARGEST GENERAL CONTRACTOR IN DFW DBJ BEST PLACES TO WORK FOR 3 YEARS**

**2021 ENR TOP 400** ENR TOP 400 CONTRACTORS  
 #24 for the ENR Regional Texas & Louisiana  
 #72 for the ENR National Top CM-at Risk  
 #150 for the ENR National

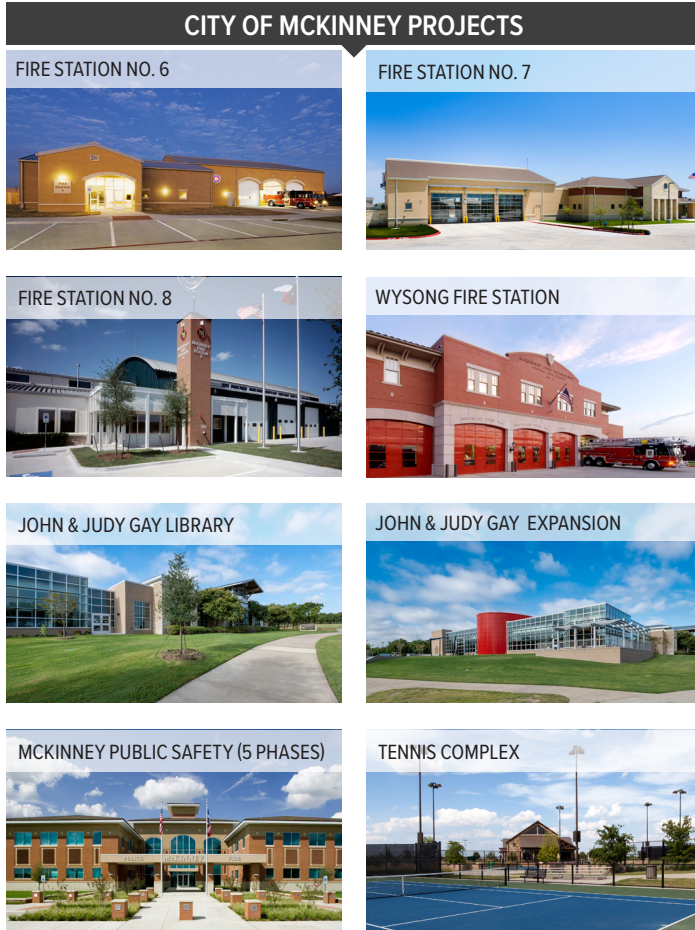
# RESPONDENT'S RESPONSES TO REQUESTED INFORMATION & QUESTIONNAIRE (SEC 6)

**10.** As experts in the CMAR delivery method, having completed over \$4 Billion in CMAR work, we have become excellent partners in both the design and construction phase. Year after year, we further define our processes and implement a proactive approach that includes strategic inclusion of the entire team at the very beginning of the project.

**ALL CITY OF MCKINNEY PROJECTS HAVE BEEN COMPLETED ON-TIME AND IN-BUDGET, WITH ALL SAVINGS RETURNED IN THE FORM OF A DEDUCTIVE CHANGE ORDER .**

The biggest benefits this provides to the owner are:

- in-depth constructibility reviews to minimize delays during construction
- prevention of potential design conflicts before construction starts
- cost savings
- maintenance of the original schedule



## POGUE CONSTRUCTION PROJECTS BUILT IN THE CITY OF MCKINNEY

- |  |  |  |
|--|--|--|
| <ol style="list-style-type: none"> <li>1. Boyd High School, 2. Boyd High School Phase 1, 3. Boyd High School Phase 1B, 4. Boyd High School Phase 2A</li> <li>5. Natatorium &amp; McKinney High School Additions &amp; Renovations</li> <li>6. Lois Lindsey Elementary School</li> <li>7. McKinney North High School</li> <li>8. Faubion Middle School Additions and Renovations</li> <li>9. Elementary #19</li> <li>10. Furr Elementary School PISD</li> <li>11. Elementary #18</li> <li>12. McKinney High School Additions and Renovations</li> <li>13. McKinney High School Additions and Renovations (2008)</li> <li>14. McKinney High School Additions &amp; Renovations (2002)</li> <li>15. Additions / Renovations to Slaughter Elementary School</li> </ol> | <ol style="list-style-type: none"> <li>16. Foundation Repairs &amp; Related Interior Renovation</li> <li>17. McKinney ISD Bus Parking</li> <li>18. Security Vestibules at 20 Sites</li> <li>19. Elementary #17</li> <li>20. Middle School #4</li> <li>21. Ron Poe Stadium Renovations</li> <li>22. Renovations to Finch Elementary School</li> <li>23. Additions / Reno to Burks Elementary School</li> <li>24. Cockrill Middle School</li> <li>25. Vega Elementary School</li> <li>26. McKinney HS Girls Locker Room</li> <li>27. Malvern Elementary</li> <li>28. McNeil Elementary</li> <li>29. MISD Admin Renovation and NOC addition</li> <li>30. Ron Poe Stadium Parking</li> <li>31. McKinney High School Softball Field</li> <li>32. Roy Lee Walker Elementary</li> <li>33. McKinney ISD Central Distribution Center</li> </ol> | <ol style="list-style-type: none"> <li>34. McKinney High School – Multi-Purpose Facility</li> <li>35. McKinney High School Additions (1997)</li> <li>36. Burks Elementary School</li> <li>37. Lawson Early Childhood</li> <li>38. Al Alford Fieldhouse</li> <li>39. Bob Tomes Ford (2002)</li> <li>40. CrossPoint Church</li> <li>41. Canyon Creek National Bank</li> <li>42. Kessinger Medical Clinic</li> <li>43. Tomes Subaru</li> <li>44. Transportation Facility</li> <li>45. Baker Elementary School PISD</li> <li>46. Hughes Elementary School PISD</li> <li>47. Reeves Elementary School PISD</li> <li>48. Collin College McKinney</li> <li>49. TRAXXAS</li> <li>50. Cedar Creek Office Building</li> <li>51. Pogue Construction Corporate Headquarters</li> </ol> |
|--|--|--|

## POGUE CONSTRUCTION BUILDS AND SUPPORTS THE CITY OF MCKINNEY!

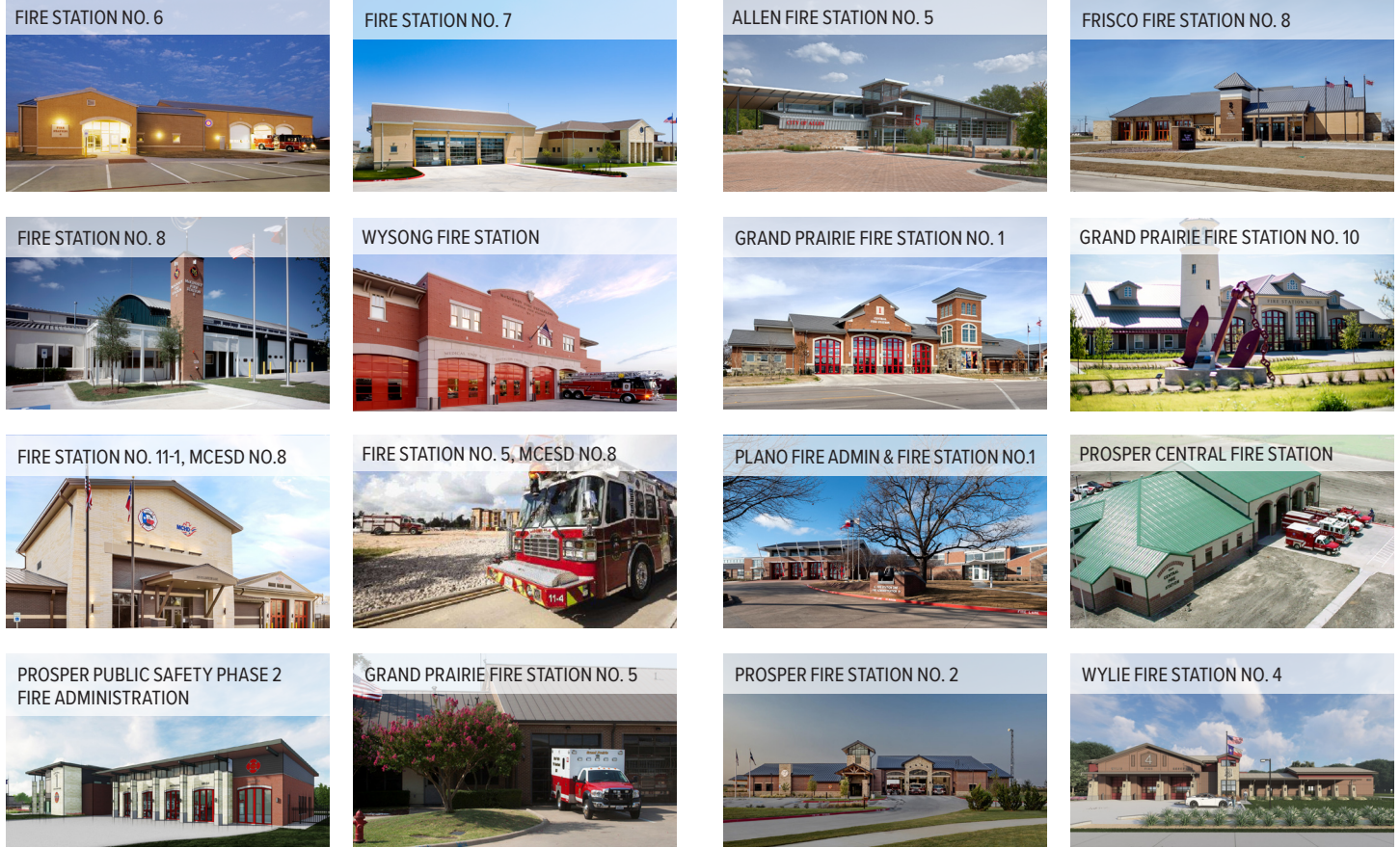




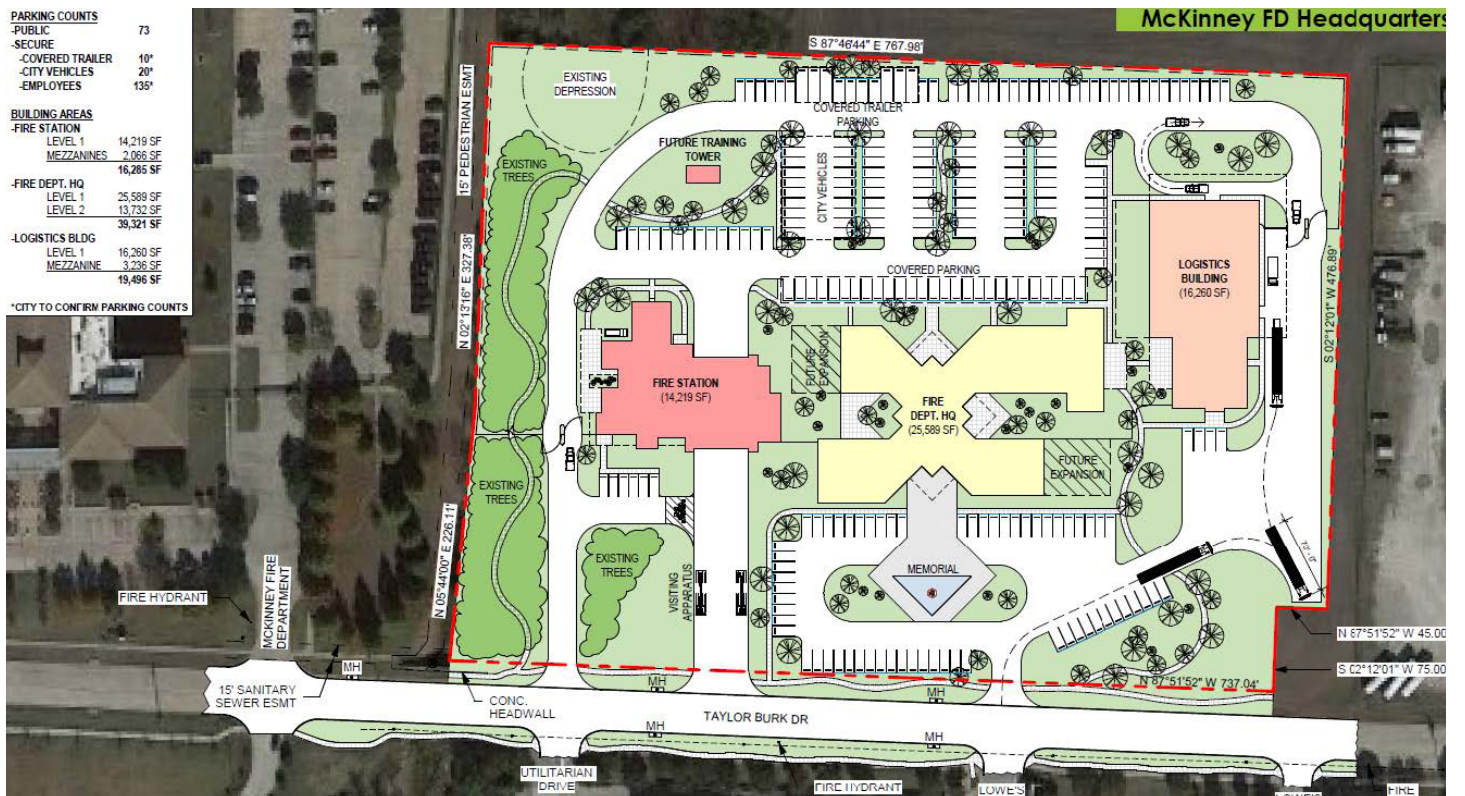
# RESPONDENT'S RESPONSES TO REQUESTED INFORMATION & QUESTIONNAIRE (SEC 6)

## 10.

### EXTENSIVE FIRE STATION EXPERIENCE



## POGUE CONSTRUCTION WILL BRING THE CITY OF MCKINNEY'S FIRE DEPARTMENT HQ TO LIFE



10.

# JOHN & JUDY GAY EXPANSION



PAST PERFORMANCE EXAMPLE: CITY OF MCKINNEY

Pogue recently completed the John and Judy Gay Library Expansion for the City of McKinney. This project highlighted Pogue's capability in delivering a successful CMAR project. Throughout pre-construction Pogue provided accurate cost estimation as well as value management to hit the desired City budget. We also worked with the city to break out the cost of this project because of the different funding sources utilized by the city. Additionally, once in construction Pogue faced schedule challenges due to a significant amount of weather during construction. Despite these schedule challenges, Pogue was able to deliver a project that was on time and under budget. Effective management and communication lead to this project's success. At the conclusion of this project, a deductive change order was issued returning savings to the City of McKinney.

# PLANO FIRE ADMIN & FIRE STATION 1



SIMILAR SCOPE AND/OR SIZE, SCALE, COMPLEXITY PROJECTS

Similarly, Pogue construction completed the Plano Fire Administration & Fire Station No. 1 Renovation project in 2018. The Architect and Pogue Team developed a great relationship resulting in smooth communication with all parties involved. Pogue implemented all of the same cost control, cost savings, and schedule management practices on this project to deliver the project ahead of schedule and returned savings to the City of Plano despite the project's increased scope.

10.

FIRE STATION NO. 11-1, MONTGOMERY COUNTY ESD NO. 8



FIRE STATION NO. 11-1, MONTGOMERY COUNTY ESD NO. 8



# CORE VALUE: COMMUNICATION



As experts in the CMAR delivery method, having completed over \$4 Billion in CMAR work, we have become excellent partners in both the design and construction phase. Year after year, we further define our processes and implement a proactive approach that includes strategic inclusion of the entire team at the very beginning of the project.

**ALL PROJECTS FOR THE CITY OF MCKINNEY HAVE BEEN COMPLETED ON-TIME AND IN-BUDGET.**

The biggest benefits this provides to the owner are:

- in-depth constructibility reviews to minimize delays during construction
- prevention of potential design conflicts before construction starts
- cost savings and value management
- maintenance of the original schedule

Over 95% of the projects Pogue Construction has in progress are Construction Manager at Risk (CMAR). We understand this delivery method and have provided CMAR services for over \$2.3 Billion of public projects in the past 10 years. We believe in a proactive preconstruction and construction process by providing solutions to the issues and concerns that present themselves throughout the course of the project.

At each stage of design, Preconstruction deliverables include:

- Cost Estimate
- Schedule
- Phasing Plan
- Safety & Site Logistics
- Constructibility Reviews

**At the beginning of any project we schedule a kickoff meeting with the Owner and Design Team. The main purpose of this meeting is to:**

- Gain a thorough understanding of the scope of the product to be delivered.
- Discuss any foreseen challenges and solutions.
- Establish a preconstruction schedule. Our Preconstruction Schedule is a way for the Owner, Architect and Construction Manager to be held accountable in the Preconstruction process. It shows Council Approval Process, Design Time, Estimates, Bidding, and every major milestone needed during Preconstruction.

We take the knowledge from this meeting and begin our process focusing on Cost, Schedule, Phasing, Logistics, Safety, & Constructibility.

**COST ESTIMATE:** At Pogue, all cost estimating is performed by a Sr. Estimator under the oversight of the Sr. Project Manager for the project. Preliminary estimates are established early from Schematics and fine-tuned as design progresses. We look at each building component as individual pieces for cost savings as well as looking at the whole building system to maximize efficiencies. At the DD phase we utilize our on-screen takeoff software and use historical unit costs for all pricing. When we move into the CD Phase, we engage the subcontractor community for pricing assistance. Our 100% CD Estimate includes subcontractor input as well as a thorough breakout of all costs associated with the project. Our ultimate goal is to be within 1% of the final GMP at the 100% CD Estimate.

**COST SAVINGS:** Money saved during construction is shared with the Owner. Pogue Construction believes that these funds should be allowed to be utilized on the project where the Owner desires.

10. continued.

The main source of savings comes from Owner Contingency, Construction Manager Contingency funds and Buyout. We maintain an internal company goal to purchase all scopes of work within 30-60 days after Notice to Proceed and Council Approval. This way the savings recognized through buy-out at the beginning of the project can be realized throughout the construction process.

Pogue Construction controls the contingency account and the buyout process. We generate savings through detailed scope reviews with bid packages and detailed evaluation of any change that arises. We provide rigorous validation of additional cost – unit prices, labor rates and markups. Pogue Construction will return 100% of all project savings including remaining contingency at the end of the project.

**SCHEDULE CONTROL:** We begin the Pre-Construction process with project completion in mind. We create a Pre-Construction Schedule to define objectives and milestones set forth by the City. This schedule begins with the first day of operation and then everything backs up from there.

Our schedule is a way for the entire team - Owner, Architect and Construction Manager – to be held accountable in both the Pre-construction and Construction process:

Pre-Construction Schedule - shows Board Approval Process, Design Time, Estimates, Bidding, and all major milestones that need to be reached.

Construction: Pogue Construction will maintain the Master Critical Path Schedule. We engage our superintendent(s) as early as possible, as they are the one responsible for creating, maintaining and ultimately fulfilling the construction duration.

A four-week look-ahead schedule is created, which is updated weekly in our subcontractor coordination meetings. This allows for engagement with the tradespeople and utilizes their unique problem solving skills to further accelerate the construction schedule as only someone with hands on experience can provide.

**PHASING PLAN:** Pogue develops a phasing plan that works best to maximize the Client's use of their existing space during construction. As the design progresses, Pogue adapts this plan to meet the Client's needs.

**SITE LOGISTICS & SAFETY PLAN:** As the design progresses, our Superintendent and Safety/SWPPP Director updates the site logistics plan to be sure we are planning the most efficient and safest project site possible.

**CONSTRUCTIBILITY REVIEW:** At each stage of the design process, the Sr. Project Manager brings in our assigned Superintendent and General Superintendent to scrub the documents for constructibility and check for any conflicts between details and specs. This allows us to dramatically reduce the number of RFI's we might typically encounter in the field during construction.

**VALUE ENGINEERING:** During Value Engineering Pogue Construction conducts a building component analysis, including the following, to determine where we can add value:

- foundation design
- site coordination
- exterior envelope
- roofing
- floor/ceiling finishes
- major mechanical systems

We know that not every system is viable or acceptable for each project, but we have learned that starting with a cost comparison of different systems provides for a meaningful conversation with the Architect and Engineers prior to them allocating resources in design - eliminating major component reduction and redesign.



# GMP PREPARATION

The final step of our Preconstruction process is to produce the Guaranteed Maximum Price using a process summarized as follows:

- When CD's are received we issue a project notification to the subcontractors using all electronic plan rooms. We run all required legal advertisements for bidding. Follow the notification with telephone calls to all major specialty contractors and suppliers to secure commitments to bid the project. Plans are also uploaded and available to bidders through Pogue's website.
- With completed CDs in-hand, prepare detailed listings of the scope of work for all trades. Publish these instructions to bidders on all electronic plan rooms so consistent scope can be provided by all bidders.
- Alternative materials and methods are also requested so that all Value Engineering possibilities can be explored.
- Telephone-verify all bidders to insure that adequate coverage is provided on bid day.
- Conduct bid day as an open work session lasting as long as required to receive and initial all bids. By end of the bid day work session, provide an unofficial total for comparison to budget.
- Over a period of about ten working days, conduct a thorough scope review of all bids and prepare a summary of each trade.
- Prepare and present a Guaranteed Maximum Price, complete with a verification of schedule and a complete listing of scope clarifications.



The goal of Pogue's preconstruction process is to provide our partners with as much information as possible so that informed decisions can be made and effectively communicated with the community that you serve.



**VALUE ANALYSIS:** If at any point we find that the estimate is over budget, we will begin our Value Analysis process. This process includes bringing options and alternates to the table. They could be as simple as changing materials or as complicated as evaluating phasing options. We utilize our past experiences, as well as subcontractor input to help compile a list of reasonable options that we discuss at length with the rest of the project team. Our process goes on until we are in budget and we move on to the next phase of the project.

HAYS MIDDLE SCHOOL	VALUE ANALYSIS RESULT
Suggested adding locations for fire hose cabinets and indication of stand pipe system	Allowed for this system to be competitively bid on bid day since it is required by City of Frisco (not NFPA)
Storm shelter review	Streamlined coordination once in construction
Provided a budget, schedule, site logistics, and constructibility review at every design deliverable	A set of construction documents that resulted in an approved GMP budget through coordination with the design team

ROCK HILL HIGH SCHOOL	VALUE ANALYSIS RESULT
Suggested CFMF in lieu of ICF at exterior walls	Cost savings and streamlined coordination due to complex building
Worked with City and design team for early civil package release	Allowed construction to start to not cause delays

# RESPONDENT'S RESPONSES TO REQUESTED INFORMATION & QUESTIONNAIRE (SEC 6)

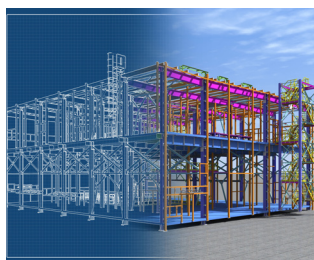
10. continued.

EARL & MARTHALU DIETRICH MIDDLE SCHOOL.	VALUE ANALYSIS RESULT
Grading Elevations and Directions Suggestions	\$225,000 savings
Alternate Roof Design Suggestion	\$400,000 savings
High Canopy Redesign Suggestion	\$120,000 savings

SAM HOUSTON HIGH SCHOOL	VALUE ANALYSIS RESULT
Reduction in Earthwork scope based on Geotechnical Report review.	Cost Savings.
Provided Schedule and Phasing Options	GMP was \$2,114 under the original budget.

CHILDREN'S HEALTH STADIUM IN PROSPER	VALUE ANALYSIS RESULT
Proposed the use of CMU columns in lieu of cast in place concrete	Cost Savings.
Use of Pre-build controls for civil package	GMP was \$2,114 under the original budget.
Proposed alternate metal panel material at front elevations	Coordinated all components of site civil package to reduce RFI's and streamlined construction
Provided a budget, schedule, site logistics, and constructibility review at every design deliverable	Significant cost savings while maintaining the design intent

NORTHWEST ISD AQUATICS CENTER	VALUE ANALYSIS RESULT
BIM Clash Detection	Prevented Delays and RFIs During Construction
Activated Major Subcontractors (MEP and Pool Subcontractor) to be included in meetings with Architect and Engineers	Design of systems was coordinated with installers to identify issues and provide cost savings where applicable
Bi-Weekly preconstruction OAC meetings were spearheaded and scheduled by Pogue to review project status	Promoted 'real time' look at all budgets and design document phases, from cost, constructibility and schedule standpoints.



### BUILDING INFORMATION MODELING:

The design model provides cost effective, continuity from design through construction and will be helpful for visualization, obtaining quantities and clash detection. BIM eliminates many of the uncertainties during the construction phase since they can be discovered and corrected during the design phase before

construction. We have even found added benefit by utilizing the BIM files during design to add attributes for shop drawings that can save major amounts of time in preparing submittals and ultimately the construction schedule.

**BIM COORDINATION:** We will commence BIM coordination with the first deliverable by the Architect during preconstruction. We will not only run clash detection on the MEP components overhead and underground, we will review Architectural components as well to identify as many issues as possible early on so they can be corrected prior to the 100% Construction Documents. We will look for steel that may not be fully in a wall cavity, plumbing lines and kitchen equipment locations, door location and door swing issues, ceiling grid layout versus light and diffuser locations to name a few. Any issue that we can identify early and correct, is a potential RFI, cost or coordination issue we avoid during construction. We will continue this process during construction with the trades to ensure the systems are correct and coordinated.

**BEST PRACTICES:** – We use Blue Beam, since we can easily draw comments or highlight areas on drawings for constructability comments; Skype and other phone conference tools – make accessibility and availability of our team for more meetings during the design process, the more of these we can attend the better for the project; File Cloud – gives us a way to share documents amongst our client, design team, and subcontractor partners; and On Screen Takeoff – is a powerful estimating tool that allows us to quickly perform quantity takeoffs and share that information with our design team and subcontractor partners for quicker turn arounds on pricing exercises.

We are using several mobile applications like CMiC and Bluebeam that are capable of updating and transferring design and plan changes in real time so all our documents are up to date as soon as the change is made.

We are also flying drones and documenting conditions and status of the project. This gives a different perspective on the project that sometimes helps identify logistic issues for the site, and sometimes quality issues before they arise.

**DOCUMENT CONTROL:** Pogue will maintain a current set and log the most recent design drawings, specifications, sketches and RFI's.

Subcontractors must record their RFI responses as part of their proceed documents and incorporate into as-built drawings and specifications.

Pogue's General Superintendent will verify that documents being used for construction by workers are the latest approved submittal document.

Pogue will provide the Design Team any problem details, related to field conditions and a recommendation for resolution, where available, through an RFI. Owner will receive a copy of RFI's.

Submittals are to be submitted through shop drawing/submittal procedure distributed by Pogue, and should allow adequate time for approvals and fabrication to meet the schedule.

All deviations from the specifications must be identified so they are properly approved by the Design Team prior to their use on the project. Pogue will verify completeness and conformance to the requirements prior to submittal for approval.

Final submittals must be reviewed by subcontractors to assure inclusion of all prior comments and agreements before reaching Pogue Construction. Pogue will maintain logs for quick access to the status of approvals.

Pogue will schedule the process of coordinating the project prior to work proceeding on-site. Pogue will conduct weekly coordination meetings to assure full understanding of the scope of work in all areas. Final executed coordination documents are sent to the Design Team for record and approval, when required by the contract.

Pogue will conduct a kick-off meeting with all trade contractors, City of McKinney representatives and the Design Team immediately following contract award and prior the start of construction. Processes (RFI, submittals, etc.) and expectations are discussed and agreed upon. Pogue ensures that the schedule and scope are fully understood and agreed upon by all parties.

10. continued.

PERIODIC COST ESTIMATING SERVICES THROUGH VARIOUS PHASES OF DESIGN:

Preliminary estimates are established early from Schematics and fine-tuned as design progresses. We look at each building component as individual pieces for cost savings as well as looking at the whole building system to maximize efficiencies. At the DD phase we utilize our on-screen takeoff software and use historical unit costs for all pricing.

When we move into the CD Phase, we engage the subcontractor community for pricing assistance. Our 100% CD Estimate includes subcontractor input as well as a thorough

breakout of all costs associated with the project. Our ultimate goal is to be within 3% of the final GMP at the 100% CD Estimate.

When we prepare our Guaranteed Maximum Price we utilize an extensive network of subcontractors and suppliers across North Texas. We provide with perspective bidders with:

- Detailed scopes of work for each trade. This eliminates scope gaps and omissions.

- A detailed construction schedule. Our bidders know the sequence and time frame for each activity within our schedule.
- Site Logistics and Safety Plan. Our bidders can see that we are providing them with a safe and productive site.
- Access to all Construction Documents. Through the use of ISQFT and other electronic plan rooms all bidders have access to a full set of documents, not just certain sheets.

PROPOSED METHODOLOGIES FOR CONTROLLING COSTS IN TODAY’S VOLATILE MARKET

**COST SAVINGS:** We currently have an internal company goal to purchase all scopes of work within 30-60 days after Notice to Proceed and Board Approval. This way the savings recognized through buy-out at the beginning of the project can be realized throughout the construction process. In order to do so, we return 25% of the construction savings at 25% completion of the project, 50% at 50% completion, and so forth until the end of the project where we give you a substantial change order. The kind everyone likes – a deductive one. See Prosper ISD example.

We have provided pre-construction services for over \$3 billion of public projects in the past 10 years. One of the most important pre-construction services we can provide is a preliminary estimate. Pogue Construction develops estimates at the following milestones of the plans – the Design Documents phase, 50% C.D., 75% C.D., and a final review at 90% C.D. At the Design Documents phase, we meet with the Architect and Owner for Design meetings, perform document reviews, a site review and start looking at Major Systems and a basic schedule. In the next stages that include the 50%, 75% and 90% C.D. estimates, we review the drawings as they progress and continue design meetings. We prepare the necessary estimates and compare them to previous ones. We also begin to make a more detailed schedule and prepare phasing plans, if necessary. Preliminary estimates often highlight the need for the team to work on reducing costs through changing scope or making the details more efficient. We work to provide pricing for options so the entire team will know the costs of the choices to be made. You will also receive excellent constructibility reviews involving not only our estimating team, but the project Superintendent for further analysis. We work diligently to communicate all findings from our constructibility reviews and prevent as many challenges that may arise later in construction. Preliminary estimates are established early from schematics and fine-tuned as design progresses – each estimate is referenced to the previous to show changes. Estimates during the design phase are based on previous experience, current projects and unit prices with subcontractor input when the details allow. We attend design meetings to learn about the project and to offer input on costs, constructibility, and schedule. A collaborative approach that involves our estimators, project managers and superintendents in meetings with the architects and owner is critical. Our entire team works to review the design to offer suggestions on cost, schedule, and constructibility. We also involve major trades early for their input on cost and coordination. Our estimating and management team along with the subcontractors involved will review the project during design to help assure the final details are efficient to build and operate. All amounts saved belong to the Owner.

**CONTINGENCIES:** We utilize two different contingencies throughout the design and construction process. The first type of contingency is an Estimate Contingency. An Estimate Contingency or sometimes called a Design Contingency is utilized to “fill-in” the blanks based upon the

level of completion of the design documents. We understand that the Design Team is still coordinating the program, details and finishes with the Owner and their other consultants so we include additional funds to minimize the disruption that these coordination issues would otherwise cause. This contingency will be gradually reduced to 0% and a Construction Contingency in the amount of 1-2% will be provided for those remaining coordination issues still unknown at GMP. Pogue Construction’s policy is to eliminate the need for reducing contingency by having a Guaranteed Maximum Price (GMP) that encompasses all scope of work required for project completion. This is accomplished by presenting potential bidders with a clear scope of work, schedule requirements and quality standards.

The only change order or contingency reduction items we envision on this project after GMP are those for additional work or changes in scope by the Owner. In this case we will negotiate the best price from our trade partners and provide all backup documentation to clearly show all cost modifications.

Any request for pricing modifications that we receive from our trade contractors will be received by our Project Manager for analysis and reviewed to ensure it is truly out of scope. The Project Manager will perform an estimate of the amount of the changes and compare that to the cost of the requested dollars. Once the Pogue team is satisfied with the proposal it will be presented to the owner and architect for review and processing.

The tracking of any change order or contingency item will be maintained by the Pending Change Log and will be provided to the architect and owner as part of our weekly coordination meetings. Pogue Construction recognizes that Owner’s do not want to be “surprised” by costly changes so we take every effort to eliminate the need for pricing modifications.

PROSPER HIGH SCHOOL NO. 3 HIGH SCHOOL ESTIMATING EXAMPLE

Prosper High School No. 3 presented a unique challenge in that the budget was decreased at the CD design phase. A decreased budget in 2021 after a year of rapid escalation created a very difficult task for Pogue and the design team. Pogue and the design team spent weeks working with trade partners and consultants to come up with Value Management that did not compromise the program of the facility nor the design intent. Our pre-construction efforts resulted in over 15 million dollars in savings. Ultimately we submitted a final GMP that was within the owner’s revised budget.

10. continued.

# CMAR MANAGEMENT PHILOSOPHY = TEAMWORK

**CONCEPTS FOR TEAMWORK:** It has been our experience that the CMAR process encourages a team oriented approach. Pogue Construction has successfully completed over \$4 billion of CMAR projects over the last 42 years. The key to success is early involvement and a commitment to teamwork.

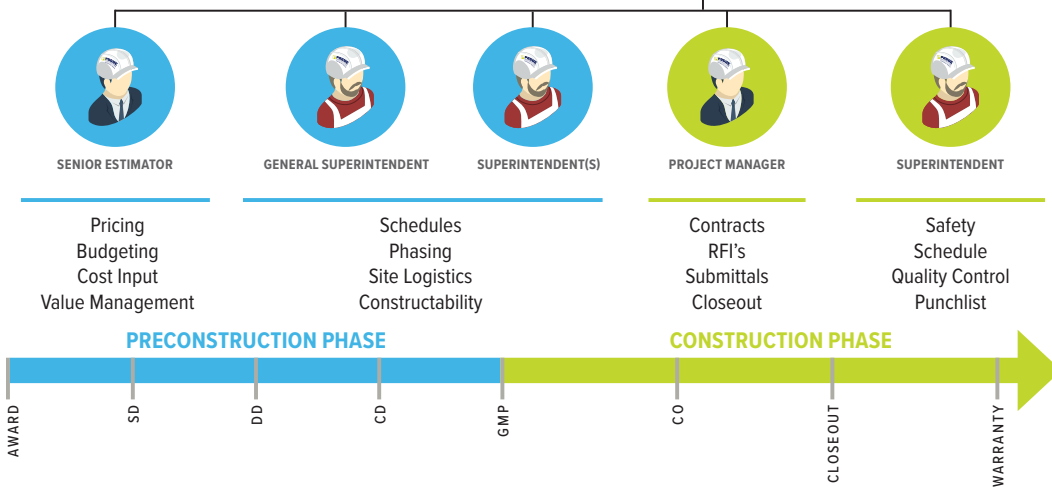
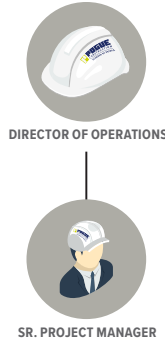
Teamwork for Pogue means sharing ownership of the entire project. We want to share our expertise and provide project leadership during the entire design process as well as construction. The concepts for teamwork we focus on are:

**Communication:** If we all commit to communicating openly, honestly, early and often, we can be successful in anything we do.

**Taking a proactive approach:** By being proactive we will set the project up for success and allow ourselves to stay ahead of any potential issues.

**Providing Solutions:** When challenges do occur, we will never bring them to the team's attention without solutions.

**Transparency –** Our open book approach to all estimates, contingencies and buyout ensures there are no secrets from other team members.



Our approach to construction has been developed with one goal in mind – to safely deliver a high quality, high performance building matching the expectations and program objectives of each client.

POGUE'S APPROACH TO THE CONSTRUCTION MANAGER AT RISK CONSTRUCTION DELIVERY METHOD MAINTAINS CONTINUITY AND LEADERSHIP THROUGHOUT THE ENTIRE PROJECT.



FIRE STATION NO. 5, CITY OF ALLEN

11. 12.

# FIRE ADMINISTRATION



**Public Safety Complex, Phase 2 (Central Fire Station and Fire Admin)  
Town of Prosper**

**PROJECT LOCATIONS**

Safety Way,  
Prosper, TX

**ROLE**  
CMAR

**SIZE**  
28,000 SF

**ORIGINAL BUDGET**  
\$14.5M

**GMP**  
In Progress

**CURRENT PHASE OF DEVELOPMENT**  
Pre-Construction

**CONTRACT COMPLETION**  
In Progress

**ACTUAL COMPLETION**  
In Progress

**OWNER CONTACT**  
Town of Prosper  
Pat Spaeth  
(972) 346-2640  
pat\_spaeth@prospertx.gov

**POGUE TEAM MEMBERS**



Sam Adams  
Director of Operations



Roby Bledsoe  
Director of Project Management



JD McRae  
Gen. Superintendent

**ARCHITECT**  
BRW

Carol Ann T. Kesler, AIA  
(214) 528-8704  
ckesler@brwarch.com

**PROJECT SIMILARITIES**

- New Fire Station & Central Administration
- Municipal Project
- CMAR Delivery
- Proposed Team Members

Publicly Funded Project. An estimated 30,000 SF facility to function as a Central Fire Station and Fire Administration. The facility will include 4 apparatus bays, a September 11th memorial, fitness facility, training areas, sleep quarters, administrative offices, an E.O.C., an ICC 500 tornado shelter, and plan review spaces. The facility will be built in Collin County, on Safety Way, directly adjacent to the newly constructed Prosper Police Station.

**WHAT THEY'RE SAYING:**

"Pogue works closely with the architect and owner's representative to keep the project on schedule and within budget. Pogue was responsible for the construction of Prosper's Fire Station 2, Town Hall and Library, and Police Station and was most recently selected as the contractor for Prosper's new Central Fire Station. I am proud to say that each of these buildings represents Prosper's and Pogue's commitment to excellence. Pogue's attention to detail and craftsmanship have resulted in beautiful facilities the Town can be proud of for years to come."



-Ray Smith, Mayor  
Town of Prosper



11. 12.



**Fire Administration & Fire Station No. 1  
City of Plano**

**PROJECT LOCATION**  
1520 K Avenue, Plano

**ROLE**  
CMAR

**SIZE**  
31,200 SF

**ORIGINAL BUDGET**  
\$5M

**GMP**  
\$6,683,991

**FINAL COST**  
\$ 7,252,448 - \$(43,473)  
- Pogue Generated -  
Returned savings to  
Owner


**CURRENT PHASE OF  
DEVELOPMENT**  
Completed

**CONTRACT  
COMPLETION**  
1/20/2019

**ACTUAL COMPLETION**  
12/13/2018

**OWNER CONTACT**  
City of Plano,  
Paul Kunze,  
(972) 941-7190  
paulk@plano.gov

**POGUE TEAM MEMBERS**

 Sam Adams  
Director of Operations

 JD McRae  
Gen. Superintendent

**ARCHITECT**  
BRW Architects  
Anne Hildenbrand, (214) 528-8704  
ahildenbrand@brwarch.com

**PROJECT SIMILARITIES**

- Fire Station & Central Administration
- Municipal Project
- CMAR Delivery
- Proposed Team Members

Publicly Funded Project. The project consists of renovations to an existing fire station and administration building, approximately 28,000 SF, throughout with upgrades of interior finishes, new vestibules, metal & wood doors, metal frames & hardware, new lighting and HVAC systems, updated security and audio visual systems, millwork, and upgraded or new utilities including power, data, fire protection and gas. The building will also receive approximately 3200 SF of additional square footage with one addition housing a dayroom and office suite for the fire station, and the second addition housing a conference room and office suite for administration.

The Original GMP was \$6,683,991 with a final cost of \$7,252,448 because of owner requested extra scope of work. Pogue returned \$43,473 savings to Owner.

**WHAT THEY'RE SAYING:**

"Their construction expertise was obvious from the start through the early finish of the project, all while we added scope of work and more challenges. Their team made for a very enjoyable project. We were very happy working with the Pogue team and would recommend them to anyone having a similar project."



-Paul Kunze III, CCM  
Facilities Division Manager  
City of Plano

 **DEMOLITION &  
ACTIVE FACILITY**

11. 12.

# FIRE STATION



## Fire Station No. 4 City of Wylie

**PROJECT LOCATION**  
3200 McMillen Rd,  
Wylie, TX

**ROLE**  
CMAR

**SIZE**  
12,600 SF

**ORIGINAL BUDGET**  
\$ 6.5M

**GMP**  
\$6,494,285

**FINAL VALUE**  
In Progress

**CURRENT PHASE OF DEVELOPMENT**  
In Progress

**CONTRACT COMPLETION**  
4/2022

**ACTUAL COMPLETION**  
In Progress

**OWNER CONTACT**  
City of Wylie  
Brent Parker, (972) 516-6012/  
(214) 236-7593  
brent.parker@wylietexas.gov

**POGUE TEAM MEMBERS**



Sam Adams  
Director of Operations



Roby Bledsoe  
Director of Project Management



Kyle Reed  
Project Manager



Reese Layton  
Project Engineer

**ARCHITECT**  
BRW Architects  
Renee French (214) 528-8704  
french@brwarch.com

**PROJECT SIMILARITIES**

- New Fire Station
- Municipal Project
- CMAR Delivery
- Proposed Members Team

Publicly Funded Project. A new City of Wylie Fire Station 4 located at 3200 McMillen Road, Wylie, TX, in Collin County ("Project Site"). The new construction is approximately 12,600 sq. ft. and will house both personnel, equipment and apparatus.

**WHAT THEY'RE SAYING:**

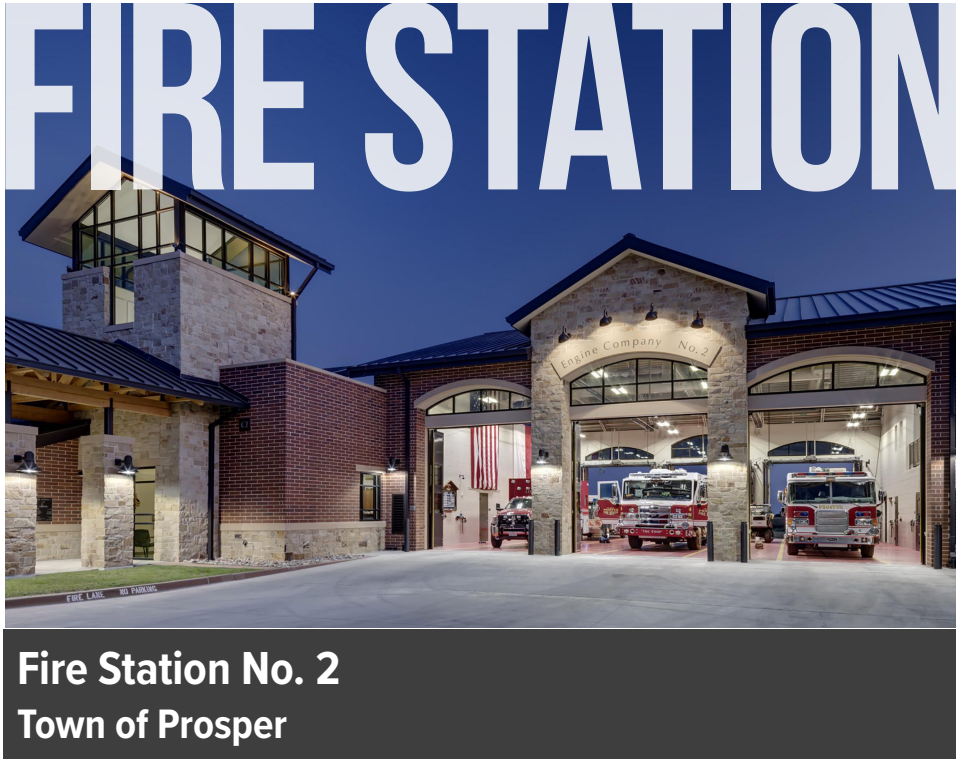
"Pogue is very professional and as we refer to them a "well-oiled machine". City staff was very pleased with the bid process and guaranteed maximum price...Pogue delivered on the project. They are a company that will tell you what you need to hear and not what you want to hear. The best part is they would identify and find ways to save money.

Pogue is a company of honesty, integrity, and understand how municipalities operate."



- J. Brent Parker, Assistant City Manager, City of Wylie

11. 12.



**Fire Station No. 2  
Town of Prosper**

**PROJECT LOCATION**  
1140 South S Teel Pkwy,  
Prosper, TX

**ROLE**  
CMAR

**SIZE**  
16,200 SF

**ORIGINAL BUDGET**  
\$6.5M

**GMP**  
\$6,326,538

**FINAL VALUE**  
\$6,326,538

**CURRENT PHASE OF DEVELOPMENT**  
Completed

**CONTRACT COMPLETION**  
6/2016

**ACTUAL COMPLETION**  
6/2016

**OWNER CONTACT**  
Town of Prosper  
Pat Spaeth  
(972) 346-2640  
pat\_spaeth@prospertx.gov

**POGUE TEAM MEMBERS**



Sam Adams  
Director of Operations



Roby Bledsoe  
Director of Project Management



JD McRae  
Gen. Superintendent

**ARCHITECT**  
Brinkley Sargent Wiginton Architects  
(972) 960-9970

**PROJECT SIMILARITIES**

- New Fire Station
- Municipal Project
- CMAR Delivery
- Proposed Members Team

Publicly Funded Project. The Prosper design combines fire and policing services in 16,200 SF of station. There is a remote police sub-station with report room, shower, break area, and vehicle bay; a 24-person training classroom is accessible from the main lobby. The living space, kitchen to accommodate cooking for 10 firefighters, and dining are arranged in a great room, which includes a functioning fireplace, cast-stone hearth, and a natural log mantle are located in the dayroom. Living accommodations include private dorm rooms, single-user toilet facilities, and two officer quarters suites. Three 70-foot drive-thru bays feature high-speed wood-look four-fold doors. Training is designed into the mezzanine space.

Firehouse Station Design Awards: 2019 Mixed Use Category Silver Award Winner

**WHAT THEY'RE SAYING:**

"I don't know how ya'll do it, but you hire and have some of the very best in the business."



-Bryan Ausenbaugh,  
Fire Marshall  
Town of Prosper

11. 12.



**PROJECT LOCATION**  
Prosper, TX

**ROLE**  
CMAR

**SIZE**  
53,000 SF

**ORIGINAL BUDGET**  
\$ 20M

**GMP**  
\$ 19.8M

**FINAL VALUE**  
\$ 19.8M

**CONTRACT COMPLETION**  
4/2014

**ACTUAL COMPLETION**  
4/2014

**OWNER CONTACT**  
Town of Prosper  
Pat Spaeth  
(972) 346-2640  
pat\_spaeth@prospertx.gov

**POGUE TEAM MEMBERS**



Sam Adams  
Director of Operations



Roby Bledsoe  
Director of Project Management



JD McRae  
Gen. Superintendent



Dave Walker  
Lead Superintendent

**ARCHITECT**  
Randall Scott  
(972) 664-9100

Publicly Funded Project. A new 53,000 SF three-story building covered in red brick with a Georgian Colonial design complete with stone columns at the front and rear entrance. The interior high end finishes consist of natural stone accent walls, marble flooring with town seal, stained-wood millwork, glass handrails, acoustic wall panels, and a level five paint finish.

This landmark CMAR project for the Town of Prosper was also delivered on time and within budget by Pogue. Pogue implemented all of the same cost control, cost savings, and schedule management practices on this project to deliver an end product that the Town could be proud of. This Town Hall also was one of the first projects in Prosper down town district that has kicked off the revitalization of that area.



**RESPONDENT'S RESPONSES TO REQUESTED INFORMATION & QUESTIONNAIRE (SEC 6)**

**13. POGUE'S APPROACH MAINTAINS CONTINUITY AND LEADERSHIP THROUGHOUT THE ENTIRE PROJECT.**



OVERSIGHT, DIRECTION, COMPLETION, FINANCIAL PROJECT OUTCOME



**SAM ADAMS**  
DIRECTOR OF OPERATIONS

DIRECTION, SUPERVISION, ESTABLISH OPERATIONAL PRIORITIES, MAINTAIN OVERALL RELATIONSHIPS



**ROBY BLEDSOE**  
DIRECTOR OF PROJECT MANAGEMENT

DIRECTION, SUPERVISION, ESTABLISH OPERATIONAL PRIORITIES, MAINTAIN OVERALL RELATIONSHIPS



**SHANE WILLIAMS**  
SR. PROJECT MANAGER


COMMITMENT		
Role	Precon	Constr
Director of Operations	5%	5%
Director of Project Management	10%	10%
Senior Project Manager	100%	25%
Project Manager (Executive)	20%	50%
Project Engineer	20%	100%
General Superintendent	5%	5%
Superintendent 1 (on-site)	20%	100%
Superintendent 2 (on-site)	20%	100%
Senior Estimator	100%	0%


**PRECONSTRUCTION**

**CONSTRUCTION**





# RESPONDENT'S RESPONSES TO REQUESTED INFORMATION & QUESTIONNAIRE (SEC 6)

SAM ADAMS		DIRECTOR OF OPERATIONS		
INDUSTRY EXPERIENCE : 27 Years				
EDUCATION: B.S. Building Construction, Northeast Louisiana University				
REFERENCES				
Dr. Greg Bradley Prosper ISD (817) 343-6378 gkbradley@prosperisd.net	Bryan Ausenbaugh Town of Prosper (972) 346-9469	Trish Jackson City of McKinney (972) 672-1945 tjackson@mckinneytexas.org		
INTRODUCTION				
Sam has managed over \$1 billion of construction. He understands the importance of communication, teamwork, and cooperation. As Project Executive, Sam is responsible for the oversight, direction, completion, and financial outcome of the project.				
<b>PROJECT EXPERIENCE IN THE CITY OF MCKINNEY</b>				
Public Safety Building   City of McKinney McKinney, Texas   81,027 SF   \$12.6M   PGAL				
John and Judy Gay Library Expansion   City of McKinney McKinney, TX   20,000 SF   \$9M   Hiddell Associates				
McKinney Public Safety Support Building   City of McKinney   McKinney, TX \$7M   BSW				
McKinney Public Safety Building Phase 5   City of McKinney   McKinney, TX   \$5.7M   PGAL				
The Courts at Gabe Nesbitt Park   City of McKinney   McKinney, TX   11 Courts   \$3.2M   La Terra Studio				
McKinney Public Safety Retrofit   City of McKinney   McKinney, TX   15,810 SF \$2.3M   Gensler				
TRAXXAS   MJC Interests   McKinney, TX   145,000 SF   \$19.4M   Corgan				
Reeves, Groves, Hughes Elementary Schools   Prosper ISD   McKinney, TX				
PROJECT EXPERIENCE				
Rock Hill High School   Prosper ISD   Frisco, TX   600,000 SF   \$200M   Huckabee				
Prosper High School   Prosper ISD   Prosper, TX   581,475 SF   \$100M PBK				
VR Eaton High School   Northwest ISD Fort Worth, TX   555,276 SF   \$95M   Corgan Associates				
Princeton ISD - \$92M total New Middle School, New Elementary School, Additions & Renovations to Three Campuses   Claycomb				
Gunn Fine Arts & Dual Language Academy   Arlington, TX Arlington ISD   \$58M   Stantec				
Wylie High School Renovations   Wylie, TX   Wylie ISD   \$55M   PBK				
Central Administration   Frisco, TX   Frisco ISD   \$24M   Stantec *4 Story				
Town Hall   Town of Prosper   Prosper, TX   \$19.5M   Randall Scott *3 Story   High attention to detail and owner/architect vision				
Public Safety Bldg Reno   City of Wylie   47,300 SF   \$14.5M   ADG, Inc.				
Police Substation   City of Plano   Plano, TX 24,000 SF   \$11M   Brinkley Sargent Wiginton Architects				
Public Safety Complex Phase 1 (Prosper Police Station) Town of Prosper, TX   23,500 SF   \$10.5M   BRW				
Plano Fire Administration & Fire Station No. 1 Renovations   City of Plano, TX   65,179 SF   \$7.2M   BRW				
Fire Station No. 2   Town of Prosper   Prosper, TX \$6.3M   15,023 SF   Wiginton Hooker Jeffrey Architects				
Fire Station No. 4   City of Wylie   Wylie, TX   12,600 SF   \$6.5M   BRW				


ROBY BLEDSOE		DIRECTOR OF PROJECT MANAGEMENT		
INDUSTRY EXPERIENCE : 12 Years				
EDUCATION				
B.S. Construction Science, Texas, A&M University				
REFERENCES				
Dr. Greg Bradley Prosper ISD (817) 343-6378 gkbradley@prosperisd.net	Bryan Ausenbaugh Town of Prosper (972) 346-9469	Trish Jackson City of McKinney (972) 672-1945 tjackson@mckinneytexas.org		
INTRODUCTION				
As Director of Project Management, Roby directs and supervises the work of the project to establish operational priorities and maintain satisfactory relationships with Owners, Architects, and Subcontractors.				
<b>PROJECT EXPERIENCE IN THE CITY OF MCKINNEY</b>				
John and Judy Gay Library Expansion   City of McKinney McKinney, TX   20,000 SF   \$9M   Hiddell Associates Architects				
McKinney Public Safety Support Building   City of McKinney   McKinney, TX \$7M   BSW				
McKinney Public Safety Building Phase 5   City of McKinney   McKinney, TX   \$5.7M   VAI				
McKinney Public Safety Retrofit   City of McKinney   McKinney, TX   15,810 SF \$2.3M   Gensler				
Faubion Middle School Addition/Reno   McKinney ISD   McKinney, TX 165,000 SF   \$16.9M   SHW Group				
Reeves, Groves, Hughes Elementary Schools   Prosper ISD   McKinney, TX				
PROJECT EXPERIENCE				
Rock Hill High School   Prosper ISD Frisco, TX   600,000 SF   \$200M   Huckabee				
Rushing MS No. 4   Prosper ISD   Prosper, TX   \$60M   Huckabee				
Children's Health Stadium   Prosper ISD   Prosper, TX   \$55M   Huckabee				
Hays Middle School No. 3   Prosper ISD   Prosper, TX   175,000 SF   \$54M   Huckabee				
Boyer ES No. 8, Spradley ES No. 9   Hughes E S, Windsong ES   Light Farms ES, Stuber ES, Furr ES, Bryant ES, Reeves ES, ES No. 15   Sam Johnson ES   Prosper ISD   \$209.2M   Huckabee				
Charlene McKinzey Middle School   Mansfield ISD   Mansfield, TX   \$52M   Huckabee				
Frisco Middle School No. 15   Frisco ISD   Frisco, TX   147,289 SF   \$25M   Corgan				
Vandevanter Middle School   Frisco ISD   Frisco, TX   143,160 SF   \$24M   Corgan				
Town Hall   Town of Prosper   Prosper, TX   \$19.5M   Randall Scott 3 Story   High attention to detail and owner/architect vision				
Public Safety Complex Phase 1 (Prosper Police Station)   Town of Prosper, TX   23,500 SF   \$10.5M   BRW Architects				
Fire Station No. 2   Town of Prosper   Prosper, TX \$6.3M   15,023 SF   Wiginton Hooker Jeffrey Architects				
Conference Center   Collin College   Frisco, TX   \$24M   PBK				
District wide renovations   Melissa ISD   Melissa, TX   \$15M				
Workman Junior High Addition & Renovation   Arlington ISD   Arlington, TX   38,226 SF   \$11.9M   BRW				
Boles Junior High - Addition & Renovation   Arlington ISD Arlington, TX   \$7.5M   Stantec				


# RESPONDENT'S RESPONSES TO REQUESTED INFORMATION & QUESTIONNAIRE (SEC 6)

SHANE WILLIAMS		SR. PROJECT MANAGER		
INDUSTRY EXPERIENCE: 18 Years				
EDUCATION: B.S. in Construction Management; University of Louisiana Monroe				
REFERENCES				
Randy Fite Lewisville ISD (469) 948-7817 fiter@lisd.net	Dr. Erika Crump, Director Garland ISD (972) 487-3170 ECrump@garlandisd.net			
CERTIFICATIONS:	First Aid/CPR	OSHA 30		
INTRODUCTION				
As Sr. Project Manager, Shane is responsible for the oversight, direction, completion, and financial outcome of a singular project or multiple construction projects. He directs and supervises the work of the project to establish operational priorities and maintain satisfactory relationships with Owners, Architects, and Subcontractors.				
PROJECT EXPERIENCE				
Pine Ridge Government Complex   Fort Myers, FL   \$18M				
<b>Estero Fire &amp; Rescue Administration Building</b>   Estero, FL   \$16M				
Washington Metropolitan Area Transit Rail   Shop & Yard Expansion   Washington, DC   \$389M				
Flower Mound High School Addition / New Construction for Sports Complex   Lewisville ISD   Flower Mound, TX   \$52M				
Marcus High School Addition/New Construction   Lewisville ISD   Flower Mound, TX   \$49M				
Garland High School Renovations / Additions   Garland ISD   Garland, TX   \$17M				
Naaman Forest High School Renovations/Additions   Garland ISD   Garland, TX   \$19M				
University of Texas Permian Basin-Engineering Building   Midland, TX   \$41M				
University of Texas Austin Maintenance Facility Fit Out   Austin, TX   \$15M				
Mount Vernon Office Plaza   Washington, DC   \$243M				
Hyatt Regency Stonebriar   Frisco, TX   \$144M				
JW Marriott   Dallas, TX (currently under construction)   \$84M				
Residences at Coconut Point New Construction Estero   FL, \$72M				
Metropark Square; Mixed Use Development   The Woodlands, TX; AMC Theatre \$9.5M   Dave & Buster's \$3.4M   5 level parking garage \$12M   3 mixed use buildings \$6.7M   Hyatt House (co in April 2021) \$28M				
Germain Toyota New Construction   Bonita Springs, FL   \$27M				
Immokalee Preschool & Community Center New Construction   Immokalee, FL   \$27M				
Marco Island Airport Expansion   Marco Island, FL   \$24M				
Hyatt Place Alliance   Fort Worth, TX (currently under construction - co in October 2021)   \$21M				
Mainstreet Waco Senior Living Facility   Waco, TX   \$21M				

KYLE REED		PROJECT MANAGER		
INDUSTRY EXPERIENCE: 5 Years				
EDUCATION: University of North Texas				
REFERENCES				
Brent Parker City of Wylie (972) 516-6040 bparker@wylietetexas.gov	Paul Neighbour Traxxas (214) 385-3258 pneighbour@traxxas.com	Nathan Watson Wylie ISD (972) 429-3000 nathan.watson@wylieisd.net		
CERTIFICATIONS:	First Aid/CPR	OSHA 10		
INTRODUCTION				
As Project Manager, Kyle will initiate and prepare project startup documents, budgets, schedules, submittals, subcontracts, buyouts, material, and labor. Track and maintain budgets, cost projections, schedules, submittals, RFI's, plan changes, change orders, safety reports, job site reports and all other required documentation as needed.				
<b>PROJECT EXPERIENCE IN THE CITY OF MCKINNEY</b>				
TRAXXAS (design-build)   MJC Interests   McKinney, TX 211,368 SF   \$19.4M   Corgan   Design-Build Tilt-wall				
PROJECT EXPERIENCE				
Public Safety Bldg Reno   City of Wylie   47,300 SF   \$14.5M   ADG, Inc.				
<b>Fire Station No. 4</b>   City of Wylie   Wylie, TX   12,600 SF   \$6.5M   BRW				
International Leadership of Texas   Athlos Academies				
Grand Prairie, TX   100,000 SF   \$20M   BRS				
Jubilee Academy   Athlos Academies				
San Antonio, TX   80,000 SF   \$18M   BRS				
Harrison Intermediate School   Wylie ISD   Wylie, TX   26,525 SF Addition, 13,249 Renovation   \$12.5M   PBK				
26,525 SF Addition, 13,249 Renovation   \$12.5M				
One Community Church   One Community Church				
Prosper, TX   40,000 SF   \$11M   Welch Hall Architects				
Prestonwood Baptist Church - North Campus   Prosper, TX   \$10M				
George Bush Elementary School Additions & Renovations   Wylie ISD   20,549 SF Addition   \$6.5M				


# RESPONDENT'S RESPONSES TO REQUESTED INFORMATION & QUESTIONNAIRE (SEC 6)


REESE LAYTON		PROJECT ENGINEER	
INDUSTRY EXPERIENCE: 2 Years 			
EDUCATION: Oklahoma State University, Stillwater OK - Construction Management			
REFERENCES			
Nathan Watson Wylie ISD (972) 429-3000 nathan.watson@wylieisd.net	Nathan Watson Wylie ISD (972) 429-3000 nathan.watson@wylieisd.net	Todd Spore PBK (972) 233-1323 todd.spore@pbk.com	
CERTIFICATIONS:		ACI Level 1 Concrete Technician	
First Aid/CPR	OSHA 30	FAA Remote Pilot	
INTRODUCTION			
Reese will assist with the following project responsibilities: Initiating and preparing project start up documents, schedules, submittals, subcontracts, buyouts, materials and labor. Tracks and maintain RFI's and change orders. Reese will also assist with monitoring all reports for timeliness and accuracy.			
PROJECT EXPERIENCE			
<b>Fire Station No. 4</b>   City of Wylie   Wylie, TX   12,600 SF   \$6.5M   BRW			
Border West Expressway   TXDOT   El Paso, TX   7.4 Miles   \$640M   Stantec			
Elm Fork Residuals Handling Facility   Dallas Water Utilities   Carrollton, TX   Square Footage   \$25M   Stantec			
Harrison Intermediate Additions & Renovations   Wylie ISD   26,525 SF Addition, 13,249 Renovation   \$12.5M			
Rylie Field Stadium Renovation   A+ Academy Schools   65,000 SF   \$10M			
Prestonwood Baptist Church - North Campus   Prosper, TX   \$10M			
George Bush Elementary School Additions & Renovations   Wylie ISD   20,549 SF Addition   \$6.5M			
Broken Arrow HS Additions and Renovations   BAPS   Tulsa, OK   Renovation of the schools' cafeteria, classrooms, and the addition of an indoor practice facility			

CHRIS BROERMAN		SR. ESTIMATOR	
INDUSTRY EXPERIENCE: 23 Years 			
EDUCATION: BS, Mechanical Engineering, Texas Tech University MBA, University of Texas Arlington			
REFERENCES			
Don Pool, Executive Director of Construction Services Mesquite ISD (972) 882-7419 dpool@mesquiteisd.org	Jim Staley, Auxiliary Services Director Princeton ISD (469) 952-5400 jstaley@princetonisd.net	Nathan Watson Wylie ISD (972) 429-3000 nathan.watson@wylieisd.net	
INTRODUCTION			
Chris's duties will include: participating in the preconstruction process, provide cost estimating, value engineering, constructability evaluation, schedule input and material/methods analysis, evaluation of various construction alternatives, solicitation and preparation of bids, and quantity takeoffs and pricing.			
PROJECT EXPERIENCE			
Hebron High School MAC & IAC   Lewisville ISD   Carrollton, TX   \$31M			
Rushing Middle School No. 4   Prosper ISD   Prosper, TX   177,000 SF   \$60M   Huckabee			
Community High School   Community ISD   Nevada, TX   195,000 SF   \$56M   Huckabee			
Mattei Middle School   Princeton ISD   Princeton, TX   150,000 SF   \$51M   Claycomb			
Lovely High School   Princeton ISD   Princeton, TX   170,000M   \$48M			
Southard Middle School   Princeton ISD   Princeton, TX   148,000 SF   \$36M			
Multipurpose Athletic Complexes   Mansfield ISD   Mansfield, TX   \$35M			
Furr Elementary School   Prosper ISD   Prosper, TX   95,000 SF   \$20M   Huckabee			
Administration Building Additions   Mesquite ISD   Mesquite, TX   54,000 SF   \$14M			
Agnew Middle School Addition   Mesquite ISD   Mesquite, TX   47,000 SF   \$10M			
Mayfield Elementary School   Princeton ISD   Princeton, TX   79,116 SF   \$24,200,000   Claycomb			
Harrison Intermediate School   Wylie ISD   Wylie, TX   30,000 SF   PBK			
Bush Elementary School Renovations   Wylie ISD   Wylie, TX   5,250 SF   \$6M   PBK			
Cox Elementary School Renovations   Wylie ISD   Wylie, TX   9,000 SF   \$6M   PBK			
Groves Elementary School Renovations   Wylie ISD   Wylie, TX   11,223 SF   \$5M   PBK			
Whitt Elementary School Renovations   Wylie ISD   Wylie, TX   9,872 SF   \$5M   PBK			



# RESPONDENT'S RESPONSES TO REQUESTED INFORMATION & QUESTIONNAIRE (SEC 6)


JD MCRAE			GENERAL SUPERINTENDENT		
INDUSTRY EXPERIENCE: 35 Years 					
REFERENCES					
Bryan Ausenbaugh Town of Prosper (972) 346-9469		Dr. Greg Bradley Prosper ISD (817) 343-6378 gkbradley@prosperisd.net		Trish Jackson City of McKinney (972) 672-1945 tjackson@mckinneytexas.org	
CERTIFICATIONS					
AGC - Supervisory Training Programs 2, 5, 9		AGC - Construction Safety Specialist		AGC - Scheduling and Leadership	
INTRODUCTION					
<p>J. D. McRae became a Pogue Team Member in June of 2004. J. D. has been in the construction business since 1981 and has worked for some of the top name companies in the construction industry. He is a constantly challenging himself to find efficiencies, not only on the individual project he is on, but best practices in the industry. J.D. has overseen over 50 of successfully completed projects.</p>					
<b>PROJECT EXPERIENCE IN THE CITY OF MCKINNEY</b>					
McKinney Boyd High School   PH 1, PH 1A, PH 2A, PH 2B   McKinney ISD   \$75.8M   PBK					
McKinney North High School Renovations   McKinney ISD   372,786 SF   \$17.5M   Stantec					
Faubion Middle School Addition/Reno   McKinney ISD   165,000 SF   \$16.9M   SHW Group					
Scott Johnson Middle School #3   McKinney ISD   165,000 SF					
PROJECT EXPERIENCE					
Rock Hill High School   Prosper ISD   Frisco, TX   600,000 SF   \$200M   Huckabee					
Prosper High School   Prosper ISD   Prosper, TX   581,475 SF   \$100M PBK					
Boyer ES No. 8, Spradley ES No. 9   Hughes E S, Windsong ES   Light Farms ES, Stuber ES, Furr ES, Bryant ES, Reeves ES, ES No. 15   Sam Johnson ES   Prosper ISD   \$209.2M   Huckabee					
Rushing MS No. 4   Prosper ISD   Prosper, TX   \$60M   Huckabee					
Children's Health Stadium   Prosper ISD   Prosper, TX   \$55M   Huckabee					
Hays Middle School No. 3   Prosper ISD   Prosper, TX   175,000 SF   \$54M   Huckabee					
Town Hall   Town of Prosper   Prosper, TX   \$19.5M   Randall Scott					
Public Safety Complex Phase 1 (Prosper Police Station)   Town of Prosper, TX   23,500 SF   \$10.5M   BRW					
Charlene McKinzey Middle School   Mansfield ISD   Mansfield, TX   \$52M   Huckabee					
Dieterich Middle School   Midlothian ISD   Midlothian, TX   173,000 SF   \$50M   Huckabee					
High School - 9th & 10th Grade Center   Lewisville ISD   Lewisville, TX   216,468 SF   \$39M   SHW Group					
VR Eaton High School   Northwest ISD   Fort Worth, TX   555,276 SF   \$95M   Corgan Associates					
Wylie High School Renovations   Wylie ISD   Wylie, TX   \$55M   PBK					
BRN Conc/steel/brick 4 story + 3 story parking below   Richardson, TX					
Greenway PH1   5 story concrete   Richardson, TX					
Farmers Branch City Hall 2 story brick   Farmers Branch, TX					
Luna Road Twin Tower   Twin 7 story office buildings   Farmers Branch, TX					


DAVE WALKER		LEAD SUPERINTENDENT	
INDUSTRY EXPERIENCE: 34 Years 			
REFERENCES			
Bryan Ausenbaugh Town of Prosper (972) 346-9469 Bryan.Ausenbaugh@prosperfire.com		Clete Welsh Eagle Mountain-Saginaw ISD (817) 306-0864 cwelch@ems-isd.net	
CERTIFICATIONS		OSHA-30	
INTRODUCTION			
<p>David began his career in construction over 30 years ago. He has extensive experience as a Superintendent, Project Manager and Leader of Field operations. His leadership skills are prominent, and he recognizes and understands the delicate components, protocol, processes and authority requirements for any architect and owner. David's versatile experience at many levels of construction has afforded him the growth and adaptability it takes to maintain a service mentality in this industry.</p>			
PROJECT EXPERIENCE			
Town Hall   Town of Prosper   Prosper, TX   \$19.5M   Randall Scott			
Public Safety Complex Phase 1 (Prosper Police Station)   Town of Prosper, TX   23,500 SF   \$10.5M   BRW			
New Central Administration Building   Eagle Mountain-Saginaw ISD   Fort Worth, TX   \$32.9M   VLK			
Dozier Elementary   Eagle Mountain-Saginaw ISD   Fort Worth, TX   92,156 SF   \$17.2M   Huckabee			
Anna High School Renovation   Anna ISD   Anna, TX   5,893 SF   \$500,000   Claycomb			
Patt Lobb   Frisco CJD Land LLC   Frisco, TX   50,306 SF   \$8M   CDI Douglass Pye			

Experienced in heavy poured-in place architectural concrete work; concrete tilt-wall construction; structural steel metal stud construction; masonry wall construction; wood framed construction

- Maintain and improve all construction schedules, consistently bringing projects in below budget
- Coordinate up to 100 subcontractors and suppliers on projects
- Develop safety plans, conduct meaningful weekly safety meetings, ensure compliance of safety requirements, correcting safety deficiencies in a timely manner, eliminate potential safety hazards

# RESPONDENT'S RESPONSES TO REQUESTED INFORMATION & QUESTIONNAIRE (SEC 6)

BLAKE ADAMS		SUPERINTENDENT	
INDUSTRY EXPERIENCE: 21 Years 			
EDUCATION: ,Univeristy of Louisiana Monroe, B.B.A Business			
REFERENCES			
Brent Parker City of Wylie (972) 516-6040 bparker@wylitexas.gov		Trish Jackson City of McKinney (972) 672-1945 tjackson@mckinneytexas.org	
CERTIFICATIONS:	OSHA 30		
INTRODUCTION			
Blake will assist in supervising and managing construction site activities, coordinating daily subcontractor progress. He will monitor performance to ensure the work is performed correctly and on time. Blake will also monitor quality and safety.			
<b>PROJECT EXPERIENCE IN THE CITY OF MCKINNEY</b>			
McKinney Public Safety Building Phase 5   City of McKinney   McKinney, TX   \$5.7M   PGAL			
PROJECT EXPERIENCE			
Public Safety Bldg Reno   City of Wylie   47,300 SF   \$14.5M   ADG, Inc.			
Pleasant Run Elementary  Lancaster ISD   Lancaster, TX   92,000 SF   \$19M Huckabee			
Van Alstyne High School   Van Alstyne, TX			
Heath High School   Rockwall ISD   Rockwall, TX			

DAX RUTHERFORD		EHS DIRECTOR	
INDUSTRY EXPERIENCE: 22 Years 			
CERTIFICATIONS			
OSHA Outreach Instructor First Aid/CPR/AED Instructor FAA Licensed UAS Pilot Fall Protection Systems, Application, Inspection, Care and Use Instructor Certified Environmental Professional Accident Documentation and Preservation Technician		Root Cause Analyst Level 1 Facilitator IVES Certified Instructor FEMA Emergency Manager National Weather Service Storm Spotter HAZCO Fire Science EMT Paramedic	
INTRODUCTION			
Dax is a hard-working, hands on, solution-oriented and proactive safety professional with 22 years of Environmental, Health, & Safety experience. Has extensive experience, commercial awareness and operational understanding of the risks and processes relating to maintaining a safe working environment. Dax is committed to the highest standard of health and safety, and is an expert at ensuring that risks are eliminated or minimized in the workplace.			
<b>PROJECT EXPERIENCE IN THE CITY OF MCKINNEY</b>			
Public Safety Building   City of McKinney McKinney, Texas   81,027 SF   \$12.6M   PGAL			
John and Judy Gay Library Expansion   City of McKinney McKinney, TX   20,000 SF   \$9M   Hiddell Associates			
McKinney Public Safety Building Phase 5   City of McKinney   McKinney, TX   \$5.7M   PGAL			
TRAXXAS   MJC Interests   McKinney, TX   145,000 SF   \$19.4M   Corgan			
PROJECT EXPERIENCE - DAX HAS BEEN A PART OF ALL POGUE PROJECTS SINCE 2017			
<b>Plano Fire Administration &amp; Fire Station No. 1 Renovations</b>   City of Plano, TX   65,179 SF   \$7.2M   BRW			
<b>Fire Station No. 4</b>   City of Wylie   Wylie, TX   12,600 SF   \$6.5M   BRW			
<b>Fire Station No. 11-1</b>   Montgomery County ESD No. 8   Spring, TX   \$6.4M   PGAL			
<b>Fire Station No. 5</b>   Montgomery County ESD No. 8   Spring, TX   \$3.1M   PGAL			
2019 Wylie ISD Bond Package (Renovations/Additions to Wylie HS & Wylie East, 5 Elementary Schools and 5 Junior/Intermediate Schools - \$86.9M   Wylie, TX   PBK			
Rock Hill High School   Prosper ISD   Frisco, TX   600,000 SF   \$200M   Huckabee			
Leo Adams Middle School   Northwest ISD   \$46.5M   PBK			
Frasier Middle School   Mesquite ISD   \$46M   WRA			
Marine Creek Middle School   EMS ISD   \$38M   VLK			
Shepton High School Renovation Plano ISD   \$36.4M   VLK			
Southard Middle School   Princeton   \$36.2M   Claycomb			
Northwest Aquatics Center   Northwest ISD   Justin, TX   \$33.5M   Huckabee			
Sam Houston High School Addition   Arlington ISD   \$30M   Huckabee			
Princeton ISD - \$92M total New Middle School, New Elementary School, Additions & Renovations to Three Campuses   Claycomb			
Gunn Fine Arts & Dual Language Academy   Arlington, TX Arlington ISD   \$58M   Stantec			
Town Hall   Town of Prosper   Prosper, TX   \$19.5M   Randall Scott			
Public Safety Bldg Reno   City of Wylie   47,300 SF   \$14.5M   ADG, Inc.			
Police Substation   City of Plano   Plano, TX 24,000 SF   \$11M   Brinkley Sargent Wiginton Architects			





**15.** The responsibility for quality is shared by everyone involved in the project; however, specific individuals and companies have certain obligations to control the quality of the work and to verify that the quality was achieved.

Pogue Construction has the responsibility for assuring that the project is constructed in conformance with the contract documents. The individual responsibilities of Pogue personnel are as follows:

**PROJECT MANAGER:**

- Assist in the coordination and execution of the Quality Control Plan.
- Administer subcontractor pre-construction meetings.
- Administer project closeout and owner in-service training.

**SUPERINTENDENT:**

- Monitor all work in progress.
- Be responsible for all areas of the building.
- Enforce requirements of the contract documents.
- Administer first work inspections.
- Responsible for day to day implementation of the QC Plan.
- Facilitate subcontractor pre-construction meetings.
- Procure samples and mockup associated with the project.
- Administer subcontractor weekly QC meetings
- Coordinate/conduct third party and A/E inspections

**ASSISTANT PROJECT MANAGER:**

- Review and process submittals/shop drawings.
- Procure samples
- Assist the Superintendent and PM with the initiation of the QC Plan.
- Prepare weekly QC status reports to be reviewed at OAC meetings.

**ASSISTANT SUPERINTENDENT:**

- Assist the Superintendent with administering the QC Plan.
- Develop first work inspection check lists.
- Facilitate overhead coordination process.
- Assist with coordination of third party and A/E inspections.
- Assist with subcontractor weekly QC meetings.

The Subcontractor is responsible for the quality of materials and workmanship of their work.

**SUBCONTRACTOR:**

- Review, understand and build in accordance with contract documents.
- Furnish and install approved specified materials.
- Control the quality of the work installed..
- Provide a competent person to inspect the quality of work installed.
- Correct deficiencies; if necessary, in an approved and timely manner.

**SUBMITTAL REVIEW PROCEDURE:**

All submittals will be made in accordance with the requirements of the project specifications. All shop drawings, samples, certificates or other submittals will be checked, approved and signed by the designated personnel.

All submittal, shop drawings, catalog cuts, samples, etc., Unless otherwise noted, shall be approved and certified by the subcontractor/supplier and Pogue Construction as conforming to the drawings and specifications. Copies of all shop drawings or other submittals, with Pogue Construction comments indicated thereon, shall be sent to the architect/engineer.

Each item proposed to be incorporated into the project shall be clearly marked and identified in the submittals, and should be cross referenced

to the contract drawings and specifications so as to clearly identify the use for which it is intended.

Pogue Construction will maintain an up to date submittal register showing the status of all submittals required by the contract on the job site. Pogue will also provide an updated submittal register to the A/E at every owner's meeting or more often if required.

The best way to assure quality is communication, proactive management and thoroughness throughout the project.

**QUALITY CONTROL DURING CONSTRUCTION WILL INCLUDE:**

- coordinate and supervise all testing;
- consult with the Quality Control requirements of the contract;
- oordinate and supervise all inspections, ensure that Quality Control efforts of subcontractors and suppliers correspond with the overall Quality Control plan;
- supervise the review and coordination of submittals and approvals of materials, drawings and methods;
- interpret and evaluate test data, prepare and maintain required documents and reports, and inform the Owner or its Agent of all significant discrepancies with respect to the requirements of the contract;
- ensure that all discrepancies are resolved.

Non-conforming work is noted on the weekly agenda and corrective action is taken immediately. The Project Manager and Superintendent will handle the quality control and coordination with the Owner's commissioning team. Their work will be assisted by independent testing agencies, subcontractors, local officials, Pogue's General Superintendent and Safety and Storm Water Director.

Pogue Construction ensures that the City of McKinney is provided with quality construction and a problem free facility. This goal requires Pogue to prevent potential errors as early in the construction process as possible and follow practices that make sure work completed by subcontractors is in conformance with the specifications and project requirements through meetings and agreement before work is done, then strict reviews and inspections of the work at the earliest opportunity.

Pogue Construction will have the following responsibilities:

- Include major Benchmarks and other Quality Control Program activities in the schedule.
- Verify conformance of Subcontractor's work to the project requirements.
- Include quality issues as part of each progress meeting.
- Implement an active quality control program and its documentation in the daily superintendents' report.
- Implement, enforce and document quality control procedures.

**SAM HOUSTON HIGH SCHOOL QUALITY METHOD EXAMPLE**

**Utilization of phased construction reviews. At completion of each major phase of either the additions or renovation portions of the contract we would request that the architect and/or engineers walk the project and provide feedback.**

1. Upon completion of the slab, masonry structural walls and the installation of the roof structure the Engineer On Record was requested to make a site visit to ensure that all work met design and specifications.
2. Prior to installation of all finishes a very specific preinstall meeting was conducted. In addition to reviewing the specifications and drawings, the installer was present and was asked to describe the methods to be used and the time frame planned for execution.

As finishes were installed, Pogue personnel (Superintendent, Assistant Super and/or PM) would periodically provide feedback and direction. Frequency was based on the duration and type of finish. When each finish was nearing completion a pre-punch report was produced and submitted to the subcontractor.



PO Box 307 • 250 W. First Street • Prosper, Texas 75078 • 972.346.2640 • Fax: 972.346.9335 • www.prospertx.gov

July 27, 2021

To Whom It May Concern:

As the Mayor of Prosper, Texas, I am happy to provide this recommendation on behalf of Pogue Construction. Pogue has constructed and delivered several facilities in Prosper and I can attest to the quality of the company and its people.

The team at Pogue consistently demonstrates professionalism and dedication to quality throughout the entire construction process, from design to ultimate finish-out. Their professional staff are integral to ensuring the vision created by the Town's design team becomes a reality. Pogue works closely with the architect and owner's representative to keep the project on schedule and within budget.

Pogue was responsible for the construction of Prosper's Fire Station 2, Town Hall and Library, and Police Station, and was most recently selected as the contractor for Prosper's new Central Fire Station. I am proud to say that each of these buildings represents Prosper's and Pogue's commitment to excellence. Pogue's attention to detail and craftsmanship have resulted in beautiful facilities the Town can be proud of for years to come.

It has been a pleasure to work with Pogue and I highly recommend them to any public entity looking for a trusted partner in the construction of a public building. If I can provide any additional details or information, please feel free to contact me at [ray\\_smith@prospertx.gov](mailto:ray_smith@prospertx.gov)

Respectfully,

Ray Smith  
Mayor

- Mayor**  
Ray Smith
- Mayor Pro-Tem**  
Meigs Miller
- Deputy Mayor Pro-Tem**  
Craig Andres
- Council Members**  
Marcus E. Roy  
Amy Barbley  
Jeff Hodges  
Charles Cotten
- Town Manager**  
Harlan Jefferson

“

We have been very happy working with the Pogue team and would recommend them to anyone having a similar project. Pogue was instrumental from start to finish on this project. Their expertise allowed us to create a project that came to life with great results.

Brian Ausenbaugh, *Fire Marshal, TOWN OF PROSPER*



**PROSPER FIRE RESCUE**  
**FIRE MARSHAL'S OFFICE**

PO Box 307  
1500 E. First Street  
Prosper, Texas 75078  
Phone (972) 346-9469 Fax (972) 347-3010 [www.prosperfire.com](http://www.prosperfire.com)

February 18, 2020

To: Whom it may concern

RE: Pogue Construction performance on  
Town of Prosper Town Hall

On behalf of the Town of Prosper, Texas, I am pleased to provide this letter of recommendation for Pogue Construction. I was designated as the Project Manager by town administration and worked closely with Pogue on our town hall / library from December of 2016 – July of 2018.

This was a 20-million-dollar project with several complicated facets. Everything from hand cut stone façade, controlled access, an emergency operating center, ballistic glass, to intricate millwork throughout the building.

Pogue was instrumental from start to finish on this project. Their expertise allowed us to create a project that came to life with great results. One referred to as the "town gem" by many. They provided a top-notch team from upper management to field personnel. That same team established a good working relationship with our architectural firm making the job run smooth.

We have been very happy working with the Pogue team and would recommend them to anyone having a similar project. If you would like to tour our town hall and see the finished product firsthand, and or discuss their performance. Please feel free to contact me.

Sincerely,

Bryan Ausenbaugh  
Fire Marshal



**Our Mission...**  
 ...to be responsible stewards of the public trust,  
 to strive for excellence in public service  
 and to Enhance the quality of life for all.

RE: Recommendation Letter

To Whom It May Concern,

The city of Wylie was on a tight budget to remodel and expand our Public Safety Building after the hailstorm of 2016. As we went through the CMAR process, staff heard all positive reviews of Pogue Construction. In the end, Pogue was selected to complete the project. I do not write reference letters but in this case a city would be better off using Pogue than any other company.

Pogue is very professional and as we refer to them "well-oiled machine." City staff was very pleased with the bid process and the guaranteed maximum price. We had to work with Pogue closer than most due to some architect issues. However, Pogue stepped up and delivered on the project. They are a company that will tell you what you need to hear and not what you want to hear. As the project manager, I was never surprised or caught off guard. The staff at Pogue communicated with me on a regular basis. The best part is they would identify and find ways to save money.

The city of Wylie has also selected Pogue Construction to build Fire Station 4. In the end, all of the positive comments we heard were true. Pogue is a company of honesty, integrity, and understand how municipalities operate. I am happy to be contacted if you have any further questions. My email is [brent.parker@wylitetexas.gov](mailto:brent.parker@wylitetexas.gov) and my direct line is 972-516-6012.

Regards,

J. Brent Parker  
 Assistant City Manager  
 City of Wylie



I wanted to reach out to you to commend Pogue on the Wylie Public Safety facility. I toured the Denton Police PSAP group on Wednesday to look at the Wylie Communications Center. I spent a fair amount of time one-on-one with Chief Blythe.

He could not say enough great things about Pogue, and how you helped navigate them through a very difficult project. He was incredibly appreciative for a great partner in the process.

But I digress, and just wanted to really congratulate Pogue – and special kudos to Pablo – for a job well done, and an incredible reference going forward! This project along with Prosper starts positioning Pogue as a great resource in the Public Safety sector.

Don Wertzberger AIA, *Director of Public Safety Architecture, 720 DESIGN*

City Manager's Office • 300 Country Club Road • Wylie, Texas 75098 • 972.516.6000 • WylieTexas.gov



We have been working with Pogue Construction on various projects for the past several years. In that time, they have proven their ability to complete projects on time while maintaining focus on safety, quality, and budget.

Paul Kunze III, CCM, *Senior Facilities Construction Coordinator*  
 CITY OF PLANO



City of Plano  
 1520 K Avenue  
 Plano, TX 75074

P.O. Box 860358  
 Plano, TX 75086-0358  
 Tel: 972.941.7000  
[plano.gov](http://plano.gov)

July 26, 2021

To: Whom it may concern

RE: Pogue Construction performance on  
 City of Plano projects

We have been working with Pogue Construction on various projects since 2014 totaling in excess of \$62 Million. We have used mostly the Construction Manager at Risk Delivery method with Pogue, with a few Competitive Sealed Proposals mixed in with them as well.

Pogue's team shines in the many of phases of construction. Time after time they have shown their strengths in preconstruction, construction and project close out. Their warranty responses are second to none, often they have responded to calls for help after the warranty period is over. They truly own the project.

They work diligently to meet our schedule often bringing in the project early. They are stewards of the budget, showing they are masters of value management and often returning savings at the end of the project.

We like to say they treat us as a customer, not a contract. This is done through timely communication and fostering a cooperative attitude from all their employees at all levels including subcontractors. They have genuine concern to keep all of our standards of quality and operational needs at the forefront of their daily operations. We have witnessed them on more than one occasion suggest product corrections to a designer in preconstruction process because they know what we want.

We were very happy working with the Pogue Team as they are a true business partner and we would recommend them to anyone having a similar project.

Thanks for your efforts!

Paul V. Kunze III, CCM  
 Facilities Division Manager  
 City of Plano Engineering Department  
 Facilities Division

John B. Muns Mayor | Kayci Prince Mayor Pro Tem | Maria Tu Deputy Mayor Pro Tem | Anthony Ricciardelli Place 2 | Rick Grady Place 3 | Shelby Williams Place 5 | Julie Holmer Place 7 | Rick Smith Place 8 | Mark D. Israelson City Manager





February 18, 2020

RE: Professional Recommendation for  
Pogue Construction Company, LP

To Whom It May Concern:

This letter is written to provide a professional recommendation for Pogue Construction Company, LP ("Pogue"). I have had the pleasure of working with Pogue Construction on a multitude of different projects in the City of McKinney and have always found them to provide excellent construction services.

One of the first projects I worked with them on is the handsome 80,000 square foot (SF) McKinney Public Safety Building (PSB) which houses the full Police Department and the administrative areas of the Fire Department. Over the last several years, on that same 16 acre campus, Pogue has constructed the separate 27,000 SF Public Safety Support Building and has performed renovation services on 6 different phases of the many spaces within the original PSB.

Pogue was the original construction manager at risk (CMAR) of the award winning 20,000 SF John & Judy Gay Library and is also currently constructing the 15,000 SF library addition while renovating the fully functioning existing facility which will be completed this year.

Over the last 15 years, Pogue has also been the construction manager for several new fire station projects including Wysong Central Fire Station and Museum, Fire Station 6 and Fire Station 7. They were additionally responsible for the renovation of an existing utility maintenance facility that became Fire Station 8.

All of these City projects were delivered on time and within their respective budgets. As CMAR, from preconstruction services through the completion of construction, the Pogue team has been instrumental in meeting the project needs of the City while adhering to project budgets and providing valuable construction cost and budget alignment alternatives when required. The Pogue team communicates well and have always been very cooperative during the design and the construction phases as well as during the warranty period of projects.

I would highly recommend Pogue Construction Company, LP for future City of McKinney projects or for other municipalities seeking a very experienced and well-seasoned construction manager.

Sincerely,

Patricia L. Jackson, PE, RAS  
Facilities Construction Manager

Facilities Construction Division



**POLICE DEPARTMENT**

City of Wylie

June 6, 2020

To: Whom it may concern

Re: Pogue Construction on the Wylie Public Safety Building

On April 11, 2016 Wylie was hit with a major storm that produced softball sized hail, causing extensive damage to residences and businesses throughout eighty percent of the City. The Wylie Public Safety Building was one of those that was heavily damaged. Wylie Fire, Police, and Communications were all forced to find temporary placement to conduct day to day operations. The City of Wylie began examining different options for a new Public Safety Building. Once a determination was made to rebuild and add on to the original Public Safety Building, Pogue Construction was chosen for the project. Prior to construction beginning in October 2019, Pogue's pre-construction expertise assisted the City of Wylie with putting together a project that will accommodate current and future needs. Their professionalism and expertise was obvious from the first meeting and has continued throughout the project. Pogue has communicated effectively with city staff and provided regular updates on construction progress. Their focus has always been to provide a Public Safety Building that would meet and exceed the needs of the City. It has been a pleasure to work with and get to know the members of the Pogue Construction team.

The project completion date is scheduled for October 2020.

Sincerely,

Anthony B. Henderson  
Chief of Police  
Wylie Police Department

2000 North Highway 78 • Wylie, Texas 75098 • (972) 442-8170 • Fax (972) 442-8173



MONTGOMERY COUNTY  
EMERGENCY SERVICES DISTRICT NO. 8

27900 Robinson Rd.  
Conroe, TX 77385  
(281) 363-3473  
www.mcesd8.org

5/11/2020

The City of Granbury  
116 W. Bridge St.  
Granbury, TX 76048

Re: Pogue Construction Reference

To whom it may concern,

The District engaged Pogue Construction as Construction Manager at Risk to build our Fire Station #11-1. Throughout the GMP and bidding process Pogue was very responsive to our architect and the District. They communicated well and worked hard to bring the GMP as close to the proposed budget as possible. Construction started in October 2019 and will complete in late summer of 2020. So far, during the construction process, the Pogue team has worked diligently to stay in budget and on schedule. They excel when it comes to communication and updates on the project progress. We have subsequently engaged them and the Construction Manager at Risk to build our next station, Station #11-5. Finally, I would like to emphasize that Pogue Construction has demonstrated to the District a remarkably high level of professionalism with which they conduct their business.

If you need any further information, please don't hesitate to contact me.

Sincerely,

James Kelly  
Board President  
Montgomery County  
Emergency Service District No. 8  
james.kelly@mcesd8.org  
(832) 515-7145



Prosper Independent School District  
605 East 7th Street  
Prosper, Texas 75078  
(469) 219-2000

Dr. Holly Ferguson  
Superintendent  
  
Dr. Greg Bradley  
Deputy Superintendent  
  
Mr. Todd Shirley  
Chief Academic Officer  
  
Mr. Jeff Crownover  
Chief Human Resources  
Officer/General Counsel

July 28, 2021

City of McKinney  
Re: Pogue Construction

To Whom It May Concern:

I am pleased to recommend Pogue Construction as a General Contractor for any potential future projects. Over the last 4 years PISD has contracted with Pogue to construct 14 individual projects totaling over \$570,000,000. Pogue has delivered every project on time and within budget.

Throughout each of these projects they have proven to be a team player who cares not only about completion, but also providing a quality product. Time and time again they have committed to working through any potential issues with both the architect and owner to ensure that our students, staff, and community receive a building that they can be proud of and serves the design intent.

Pogue is timely in their communication and consistently produce accurate documents to inform meetings and pay applications. This timeliness removes wasted effort and frustration creating effective meetings that are on schedule.

In short, Pogue is the most professional construction company that I have ever dealt with and I recommend them without hesitation.

Sincerely,

  
Greg Bradley EdD

For the past decade, Pogue construction has put into place several hundred million dollars of work for the Prosper Independent School District. They have gone above and beyond on the services they provide for as long as anyone here can remember. I highly recommend anyone giving them the opportunity to establish a working relationship and let them show what they are capable of.

Lance Elledge, *Construction Department*  
**PROSPER INDEPENDENT SCHOOL DISTRICT**