



Construction Plus, Inc.

# RAISING THE ROOF

WITH COMMITMENT, PROFESSIONALISM AND INTEGRITY

Fall 2002

## No 'Equal' in Sweetwater...MasterBuilder Delivers Results



No sugar substitute is needed on this fast paced and exciting project being built for the Sweetwater City School System. You could say it is fat free and tastes great. When Superintendent Dr. Keith Hickey and the School Board made the decision to use Construction Management as the method to build their important project, they made a wise one. When they chose Construction Plus, Inc. and Community Tectonics to work together as a team, as their "MasterBuilder", they put into action the most innovative and cost effective means available today to maximize their construction dollars providing the best new facility possible for the students in Sweetwater.

The MasterBuilder process is in fact time tested; it is the same method used centuries ago to build the greatest structures in the world; such as the Pyramids, the Parthenon and the great Cathedrals of Europe. Unfortunately, over time, liability paranoia and frivolous lawsuits segregated the concept so that most projects today are built in an adversarial environment. MasterBuilder is bringing the successful ideology back to life in the 21<sup>st</sup> century. This traditional method allows the Architect and the Construction Team to work together during the design process to ensure the constructability of the project, producing maximum value.

Just as one example, by knowing the budget challenges and the facility goals up front,

***"The tight relationship between Construction Plus and Community Tectonics delivers an aesthetically pleasing, practical building at a good price."***

***Dr. Keith Hickey  
Director, Sweetwater City Schools***

the team can work to develop building systems that most economically achieve the space and functional needs of a school.

The MasterBuilder process produces value in every phase, from Schematic Design to the opening day of school. Some of the highlights of how this method worked in the Pre-Construction Phase of this project are:

- We worked with the Architect from the earliest phase of the design to streamline the process within the boundaries of cost that met the **Client's** needs. The result...Value.
- We implemented aggressive bidding methods to work within the most efficient

combinations of trades and materials available in the industry today. Through accurate scope coverage and pre-qualifying of bidders we assured that only quality Contractors and Vendors worked on this important project. The result...Value.

- We developed an extensive CPM schedule with the low bidders so that they took ownership in it, producing the responsibility and accountability required to meet deadlines as a team effort. The result...Value.

The Sweetwater MasterBuilder team is led by Project Architect **Jim Coykendall**, Construction Manager **Eddie Hyde** (on right in photo insert) and Project Superintendent **Eddie Elder** (on left in photo insert). This beautiful and functional Primary School, which is on schedule and under budget, is scheduled to be open for the beginning of the 2003 school year.

If you have questions about how the MasterBuilder process or one of the many other innovative methods we are implementing at Construction Plus, Inc. can deliver superior results for your important project, call us today at (865) 693-2200.

***Construction Plus Inc....Building Trust One Project At A Time.***

***Your Vision... Our Commitment***



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## Greene Co. Schools On Schedule & Under Budget

Mosheim Middle School (below) and Chuckey-Doak High School (right) are both scheduled to be completed in the Fall of 2003.



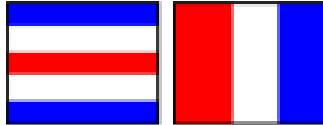
The **MasterBuilder** Team is led by Project Architect **Chris Ogle**, Construction Manager **Mark Ammons** and Project Superintendent **John Kitts**.



*Dr. Parkins, Construction Plus and Community Tectonics have done a great job of finding a way to build the facilities we need at the price we can afford. The MasterBuilder concept delivered for the students of Greene County.*

*Ms. Lena Ensor, Chairman, Greene Co. School Board*

## **SECOND ANNUAL CHARLIE TANGO AWARDS ANNOUNCED**



The Charlie Tango Award is given in recognition of outstanding performance and dedication to the values upon which **Construction Plus, Inc.** is founded. This years recipients (as they are shown left to right) are, **Martin Cooper, Jim Coykendall, Eddie Hyde and Bill Vinson**. A committee selects the recipients based upon nominations from their fellow team members. The award is named in honor of **Claude T. Loy**.

We are honored to acknowledge these team members as outstanding contributors and we salute their commitment to our mission and our clients' visions!



## ***CPI Sponsors T.O.S.S. "Summer Hummer" Tournament***

**CPI** was a major sponsor of the annual T.O.S.S. Summer Hummer Golf Tournament held outside of Nashville in September. **CPI** is proud to be a Platinum level affiliate of the T.S.B.A. as well as a supporter of this T.O.S.S. associated event.



On the left, **Mike Anderson**, Superintendent of Maryville City Schools, receives a **CPI** door prize. On the right, **Joe Helms**, Monroe County School Superintendent, prepares to get his team out of a tough spot!



*Your Vision... Our Commitment*



Design-Build is a term that has been flying around the Construction industry for decades. As someone in need of Construction services and considering this method you most likely will ask yourself the obvious questions about the validity of the concept. More important, how do you make the decision about this method, who to select as your “Design-Builder” and feel confident you are getting the best value?

Below are some vital concepts which you will want to keep in mind while evaluating the Design-Build concept and selecting the firm to be your Design-Build team leader. The following are some key thoughts identified as **Red Flags** and **Green Flags**, which will help you make a better decision about how and who will build your important project.

**1 Red flag #1 - Who leads the proposed team, the Contractor or the Architect?**- It is imperative to understand who will lead the proposed team. Typically, Design-Build teams are lead by the Construction entity, which in turn hires an Architect to work for them, not for you! More importantly, the proposed team may appear to be made up of two companies that have worked together in the past, but have new personnel working together on your project, reinventing the wheel... on your project. You should focus your questions on “Who are the people that will work on my project?” and “What is the process your team will follow to design and build my project?.”

**1 Green flag #1 - Select a Design-Build team that is balanced and has people who have actually worked together!** It is important to find out the proposed structure of the team and who will do the work. For example, at Construction Plus Inc., we are committed to the Design-Build process in a balanced format, where the Architect and the Contractor are equals. We have worked to develop the process so that we have a balance between aesthetics and cost. Our Architectural Design partner is equally committed to this concept and we work together continuously to improve the internal efficiencies and communications between the people who actually work on your project day to day.

**2 Red flag #2 – What is the process your Design-Build Team will actually use to perform your project?**– Many Design-Build teams do exactly what the term says, they design your building, they price it, and they build it, in segregated steps. It is no different from the traditional design and bid process, except that it eliminates the adversarial relationships created by the bid process and gives you one point of accountability. While both of these differences are valuable, you naturally want to maximize the value of the process. To accomplish this, the design and construction teams must work together throughout the process in order to provide you with the biggest bang for the buck.

**2 Green flag #2- The most desirable Design-Build process is achieved by an integrated “Design-Build” Team** – From the initial Schematic Design phase through Design Development and Construction, Construction Plus Inc. integrates the Architecture and Construction teams. This ensures the needs of your building program are met while maintaining the constructability of the design, and controlling costs. For example, during design development our process includes several system studies to provide you with choices between construction types as well as the cost impact of those choices. The results give you the aesthetics, function and space you need... at the price you can afford. During construction, field issues are resolved by the same team, the same team commitment to ensure the balance between aesthetics and cost is maintained until the day you occupy your new facility.

We would welcome the opportunity to answer all your questions and to provide you with more information about the exciting new ways **Construction Plus Inc.** is using these innovative Design-Build techniques to deliver superior results for our clients. Call us at 865-693-2200. We are at your service.

Sanford C. Loy,  
President

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Building Your Vision with **Commitment, Professionalism and Integrity**

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## *CPI & Claiborne Co... A Winning Team*



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Cumberland Gap & Claiborne High Schools are scheduled to open in the Fall of 2003. The **MasterBuilder** Teams on these projects are led by Project Architect **Bill Vinson**, Construction Manager **Martin Cooper**, and Project Superintendents **J.J. Zeringue** and **Art Heil**.

*"This alliance serves us well. The Architect and the Construction Manager are on the same page from the beginning. They want to accomplish the same things. The right hand knows what the left hand is doing."*

**Troy Poore, Building Coordinator & School Principal  
Claiborne County Schools**



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