



Mortenson Scales Accuracy, Quality of Submittal Log Review with Pype

By comparing versions, clarifying deliverables, and fostering project understanding across teams, Mortenson easily maintains contract compliance from day one.

Background

Mortenson was founded in Minneapolis, Minnesota, in 1954. Over the 65 years since, the company has grown to over 7,000 team members, \$4 billion dollars in annual revenue, and is ranked in the top 10% of ENR's Top 400 Contractors. They have offices domestically in Chicago, Fargo, Denver, Iowa City, Milwaukee, Phoenix, Portland, San Antonio, Seattle, and Washington, DC.

Challenge

Building a submittal register can be a time-consuming and repetitive process, fraught with errors and omissions that need to be weeded out in review, and is especially painful when dealing with tight project deadlines and multiple spec versions. Like most Project Engineers, Mortenson's Thomas Winchell used to copy and paste his way through the spec book to complete his log. He was spending hours searching for titles, due dates, etc, and manually entering his data into Procore. This process was tedious and often led to an even lengthier submittal log review. "Sometimes the first draft of a register is incomplete," said Winchell. "It's oftentimes missing tests and inspections, or closeout submittals like special warranties, O&M training requirements, and attic stock entirely." As a result, Thomas would have to repeat the process again and again to build out relevant logs later in the project lifecycle.

Solution

"I was involved from start to finish, gathering information and presenting it to decision makers," Winchell said, speaking about bringing the idea of automation to managers at Mortenson and the project owner of the Milwaukee School of Engineering. Alison Hart, Manager of Project Solutions at Mortenson, and other leaders were intrigued about its potential to improve accuracy throughout the project lifecycle, and the project owner was interested in the data from using this new tool and how it could benefit other projects moving forward. They agreed to Winchell's request for a test run, and he moved forward with an AutoSpecs pilot on his project. "They took a chance on Pype, they tested it out on a few projects for us, and found great benefits," Hart told us. "When we introduced AutoSpecs as one of our standard tool-sets to our project teams, we got high ratings from all of our staff. People wanted this on their projects."

**99% REDUCTION
IN TIME SPENT**

Mortenson's manual process consumed about 34 hours per project. AutoSpecs generated draft logs in less than 5 minutes



RESULTS

Time Saved

"It was very easy to get started with AutoSpecs," Winchell said. "Pype offered tutorials and readily-available customer service, but it was so intuitive that I was instantly able to use AutoSpecs to its full potential." With Pype AutoSpecs up and running, the platform quickly provided Winchell with a comprehensive, accurate submittal log. Excluding a final audit, Mortenson's manual process consumed about 34 hours per project. AutoSpecs generated complete logs in less than 5 minutes—a 99% reduction in time spent—leaving ample time for in-depth reviews that still came in at just a fraction of the time it took previously. "Now I have more time to devote to understanding the project and reviewing submittals."



"Filtering by spec section and division allows me to easily create personalized, one-to-two page logs to send out to trade partners. They can use these to better understand their scope of work, and to give me feedback on those submittals—improving accuracy and ensuring there won't be any open submittals at the end of the project."

Thomas Winchell
Project Engineer, Mortenson

Hightened Accuracy

AutoSpecs provides exceptionally accurate submittal logs and helps teams track changes to specs over the course of a project. The Mortenson team uploaded new spec documents as they arrived, and could immediately see every addition, deletion, and modification with each new version. With AutoSpecs' Versioning feature, Winchell found that "having a single running project in AutoSpecs is working really well for me, instead of opening a new spreadsheet every time I get a new set of ten specs." On Mortenson's \$35MM pilot project, they were able to build a detailed log by paring down a complete submittal register versus building up from scratch with a higher likelihood of omitted items. "I have never had to capture anything AutoSpecs missed," Winchell affirmed. "It really frees up our project managers to get ahead of quality issues," Hart said. "Pype AutoSpecs takes the human error out of a very time-consuming process."

Fostered Collaboration

With some of the time AutoSpecs saved him, Winchell was able to sit down with project partners for a more thorough project scope review, ensuring all project deliverables were clear. "Filtering by spec section and division allows me to easily create personalized, one-to-two page logs to send out to trade partners. They can use these to better understand their scope of work, and to give me feedback on those submittals—improving accuracy and ensuring there won't be any open submittals at the end of the project." He was also able to use AutoSpecs on package deals he received from different subcontractors. "The merging function in the Smart Register let me combine product data, shop drawings, and calculations I received from trades all into one line item, helping me stay organized and making it easier to demonstrate contract compliance to the architect." Winchell concluded "with AutoSpecs, I'm getting much better value out of my reviews with subcontractors."



Improved Understanding

Using AutoSpecs, Winchell gained greater understanding of the scope of work. With the old, manual process of creating the submittal log, "before, I was just trying to expedite the process. Now, I'm able to take additional time and read submittals as I export sections for sub contractors, and then I read them again alongside the trades during our review." He also comes away with the understanding necessary to remove irrelevant or redundant requirements from recycled specs, or locate hidden requirements. "Sometimes, things like manufacturer instructions are hidden in product data or shop drawings, or architects will forget to remove meetings or conferences from a different project. Weeding those out takes experience and in-depth knowledge of the scope of work." According to Hart, "Our goal is to deliver a higher quality product to our customers that allows us to have more repeatable business."

By The Numbers

Winchell and his project team concluded that for above-average projects, there was a significant cost savings of thousands of dollars for building a submittal log inside of Pype. They also found that through AutoSpecs, they could pull submittals from the specs, and they were instantly organized. "Pype does a good job of separating action/informational submittals, closeout requirements, and tests and inspections. That helped me as a PE in precon, and helped the rest of the team throughout the life of the project," said Winchell. AutoSpecs automated the submittal log generation process and provided a deeper understanding into the true scope of the project by allowing the team to spend their time visualizing a more detailed submittal management roadmap. As enterprise clients, Mortenson has found that their manual process of submittal log creation yielded 612 submittals on average, while AutoSpecs finds an average 1,409 submittals. Winchell finished with "The accuracy of the log I'm creating with Pype is the highest it has ever been."

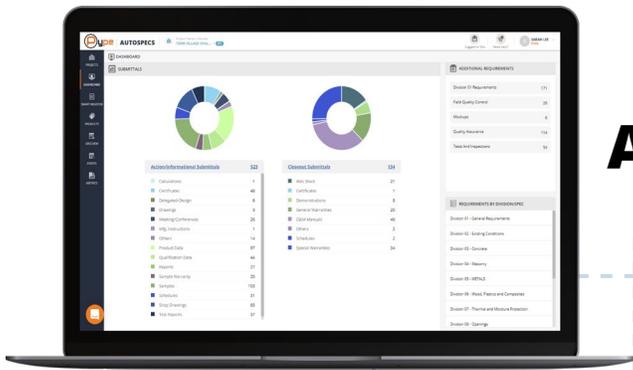
"The benefits outweighed everything, and we felt this should be an enterprise solution that we offered to our whole company."

Alison Hart, Manager of Project Solutions, Mortenson

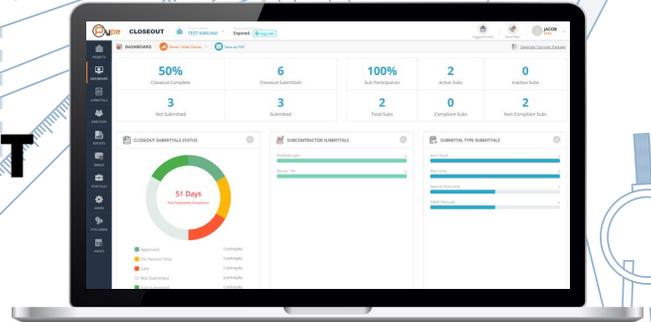




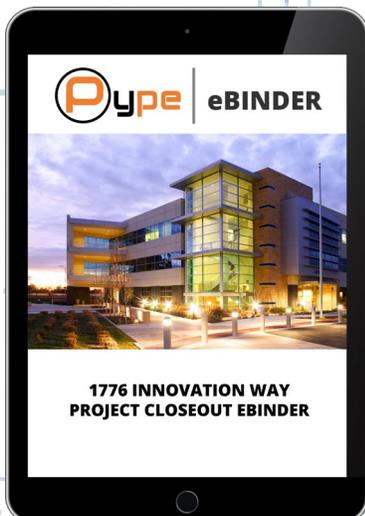
Start projects faster
and finish stronger.



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