



August 19, 2011

Mr. Steven J. Zannoni, AIA, ARA  
Director  
Project Management Consultants  
127 Public Square, 39<sup>th</sup> Floor  
Cleveland, Ohio 44114

**RE: Cleveland Heights/University Heights City School District  
Request for Qualifications  
Professional Cost and Constructability Consultant**

Dear Mr. Zannoni,

It is with a great deal of pleasure that I offer our credentials regarding the referenced consultant position. I believe and hope you concur, that Regency Construction Services, Inc. is uniquely qualified to provide this support based on the following;

- In addition to performing Constructability Reviews on all Regency projects we have, for the past ten years, served as a qualified Constructability Review Consultant to the State Architect's Office (SAO) on state funded projects. Over that span of time we have conducted twenty-five (25) comprehensive reviews alone for that agency and countless reviews on our own projects.
- In 2001 Regency was chosen by the Ohio School Facilities Commission (OSFC) to serve as a Regional Program Consultant. In this capacity Regency has led more than 270 PK-12 School Districts and Career Tech Centers through the Building Assessment and Master Plan development process. To date we have facilitated the establishment of more than 1500 school Master Plan options.
- Regency is one of Northeast Ohio's premier Builders and Construction Managers of PK-12 School construction. From our Headquarters in Lakewood, Ohio we have served forty-five (45) School Districts State wide over the past decade. Recent N.E. Ohio school programs include facilities for; Lakewood City Schools, Hudson City Schools, Shaker Heights City Schools, Fairview Park City Schools, Olmsted Falls City Schools, Elyria City Schools, and Aurora City Schools to name a few. All

14600 Detroit Avenue – Suite 1495 • Lakewood, Ohio 44107  
216-529-1188 • Fax: 216-529-0777 • [regency@regencycsi.com](mailto:regency@regencycsi.com)  
[www.regencycsi.com](http://www.regencycsi.com)



totalled Regency has managed the construction of over 125 new and renovated school facilities.

- Regency offers a staff of 5 full time estimators, dedicated specifically to providing estimating support, to the assignment. This team has performed more than 500 PK-12 project estimates over the past ten years and they often support our Constructability Review efforts.

In portions of this document we will introduce you to the team that will successfully provide the Cost and Constructability support as well as those folks who will support the Master Planning process. In addition we have highlighted a few of our PK-12 projects and a sampling of our Higher Education projects as well. With the lines between High School and College becoming somewhat blurred we felt it important to highlight that we too get involved in the master planning at that level. Lastly you find a preliminary timeline of activities we believe necessary to successfully accomplish this task by April, 2012.

It is customary for an Owner of Regency to lead major assignments and I am pleased to say that I will be that top management connection for you on this assignment. We have performed the requested services countless times and I believe strongly in our ability to make a difference by our presence. Please contact me directly should you have any questions regarding this submittal and we look forward to hearing from you in the near future.

Sincerely,

A handwritten signature in blue ink that reads "Tari S. Rivera". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Tari S. Rivera  
President  
Regency Construction Services, Inc.



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## COMPANY OVERVIEW





## REGENCY CONSTRUCTION SERVICES, INC. FIRM PROFILE

### REGENCY FIRM PROFILE

Founded by Tari Rivera nearly two decades ago, Regency Construction Services, inc. has become one of Northeastern Ohio's leading Construction Management, General Contracting, and Design/Build organizations. Our staff of fifty (50) professionals has served a diverse and growing client base that crisscrosses the State of Ohio, western Pennsylvania and western West Virginia. In the last decade along Regency has participated in and completed nearly \$2 billion of construction programs. A significant portion of those accomplishments were completed in the Greater Cleveland area. Regency is headquartered in Lakewood, Ohio and is recognized as one of the State's largest and most successful Female Owned Business Enterprises.

### DIVERSE EXPERIENCE

Regency offers a broad range of project delivery approaches from Construction Management, As Agent, Construction Management, At-Risk, Design-Build, General Contracting, Owner's Representation and Integrated Project Delivery (IPD). In addition to those services Regency provides Assessment and Master Planning services to one-third of Ohio's PK-12 school districts under the OSFC's Regional Program Consultant program. Equally important is our adjunct Scheduling, Estimating, and Constructability Review services we provide to Owners, Architects, and Engineering firms.

The firm's portfolio includes a broad range of project types and complexities that includes the completion of one hundred and twenty five (125) new and renovated PK-12 school facilities for Forty-Five (45) School Districts statewide. A significant number of those facilities were constructed for Districts in Northeastern Ohio. These Districts include Lakewood, Fairview Park, Olmsted Falls, Shaker Heights, North Royalton, Hudson, and Aurora to name a few. Paralleling our PK-12 work is our work for Colleges and Universities around the State. A few of the institutions we have provided supported to include Case Western, Cleveland State, Ohio State, Ohio University, Tri C and Lorain County Community College, Bowling Green, Kent State and Toledo. This higher education experience has been invaluable and has aided us in the participating in the development of the 21st Century Vision for PK-12 level programs.

In addition to our extensive PK-12 and College/University work our project portfolio includes numerous Health Care, Corporate and Commercial/Industrial projects. Examples of our health care project experience includes program for University Hospital, The Cleveland Clinic, MetroHealth Medical Center, Lakewood Hospital and Saint Vincent Medical Center.





## REGENCY CONSTRUCTION SERVICES, INC. FIRM PROFILE

### **LEED & SUSTAINABILITY**

Regency clients are increasingly embarking on their facility projects with a commitment to sustainable/green design and construction. The project team works closely with them and their architect from the earliest stages of a project to assist in this endeavor; attending eco-charrettes, calculating the costs of building green and helping to maximize points for LEED certification. During construction, Regency field professionals make every effort in our regular on site practices to comply with standard operating procedures for conservation and sustainability. The firm is currently managing a number of projects working toward LEED certification and was the Construction Manager for the first LEED Gold school in Ohio.

### **DIVERSITY AND OPPORTUNITY AS A FOUNDING PRINCIPLE AND BEST PRACTICE**

Diversity and opportunity in the workplace has been a core value for Regency since the company's inception. The firm's commitment extends well beyond its own walls. History with and endorsements from the contracting community and long-standing clients demonstrate that Regency champions other diverse local contractors and consultants as well. Based on the company's effective practice, Regency owners, Tari Rivera and John Sanner, have been invited to present the company's best practices at local, state and national events focused on diversity in the workplace. Regency is proud of its induction into the Veterans Business Symposium Hall of Fame in honor of the firm's ongoing support of veterans.

### **COMMUNITY INVOLVEMENT**

Tari Rivera and John Sanner and their staff have a long tradition of active involvement in the communities in which they live and work. Long term participants in the National Association of Women in Construction, National ACE Organization, and area Chambers of Commerce, Regency staff members have served in nearly every board position of these organizations and regularly give their time to the groups' student and community service programs.

In addition, Regency works closely with School Districts during Bond and Levy Campaigns to help promote the initiatives through participation at Community meetings and the development of marketing materials.

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**INSURANCE CERTIFICATE**



# CERTIFICATE OF LIABILITY INSURANCE

SAME

DATE (MM/DD/YYYY)

4/1/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER <b>The James B. Oswald Company</b> 1360 East 9th Street, #600 Cleveland, OH 44114-1730	(216) 367-8787	CONTACT NAME: <b>Pia Foss</b>
		PHONE (A/C, No., Ext): <b>(216) 367-8096</b> FAX (A/C, No): <b>(216) 367-8097</b>
		E-MAIL ADDRESS: <b>pfoss@oswaldcompanies.com</b>
		PRODUCER CUSTOMER ID #: <b>REGECON-01</b>
		INSURER(S) AFFORDING COVERAGE
		INSURER A : <b>State Automobile Mutual Ins Co</b> NAIC # <b>25135</b>
		INSURER B :
		INSURER C :
		INSURER D :
		INSURER E :
		INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			PBP2486329	4/1/2011	4/1/2012	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
A	AUTOMOBILE LIABILITY			BAP2217878	4/1/2011	4/1/2012	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS						\$
	<input checked="" type="checkbox"/> NON-OWNED AUTOS						\$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			PBP2486329	4/1/2011	4/1/2012	EACH OCCURRENCE \$ 9,000,000
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$ 9,000,000
	DEDUCTIBLE						\$
	<input checked="" type="checkbox"/> RETENTION \$ N/A						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Ohio Stop Gap			PBP2486329	4/1/2011	4/1/2012	Employer's Liability \$1M/\$1M/\$1M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

For Information Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
2/11/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Selvaggio, Teske & Associates 3401 Enterprise Parkway, Suite 101 Beachwood OH 44122	<b>CONTACT NAME:</b> Patricia A. Cholewa	
	<b>PHONE (A/C, No, Ext):</b> 216-839-2800	<b>FAX (A/C, No):</b> 216-839-2815
<b>E-MAIL ADDRESS:</b> pcholewa@stassociates.net		
<b>PRODUCER CUSTOMER ID #:</b> REGEN-4		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Regency Construction Services, Inc. 14600 Detroit Ave. Suite 1495 Lakewood OH 44107	<b>INSURER A:</b> Houston Casualty Company 42374	
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
<b>INSURER F:</b>		

**COVERAGES** **CERTIFICATE NUMBER:** 1414741247 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$	
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE  <b>DEDUCTIBLE</b> <b>RETENTION</b> \$						EACH OCCURRENCE \$ AGGREGATE \$	
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			WC STATU-TORY LIMITS   OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	
A	Professional Liability Claims Made Retro Date: 09/26/1994	N	Y	HCC1150804	2/1/2011	2/1/2012	Each Claim \$1,000,000 Aggregate \$2,000,000	

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

**CERTIFICATE HOLDER**

Specimen  
For Purposes of Evidencing  
Coverage Only OH 44107

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
*Patricia A Cholewa*

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## PROJECT TEAM, ORGANIZATION & RESUMES



**Project Management Consultants**  
 Steven J. Zannoni, AIA, ARA  
 Patrick J. O'Brien  
 PhD, P.E., PMP, CCM, LEED AP

**Master Plan Cost & Constructability Consultant Support Organization**

**Tari S. Rivera**  
*Principal in Charge*

**DISTRICT-WIDE COST & CONSTRUCTABILITY REVIEW SERVICES**

**PK-12 Cost Analysis Services Team**

**Constructability Analysis Support Team**

Scott Wagner  
*Cost Analysis Review Coord.*  
 John Sanner  
 John Verikakis  
 Mike Beadle  
 Johnathan Drews  
 Ron Koss  
 Tyler Lester  
 Raymond Szafraniec

Kevin Wise  
*Constructability Review Coord.*  
 John Sanner  
 Julianne Nader, P.E., LEED® AP  
 Scott Wagner  
 John Verikakis  
 Jason Calvey  
 Mike Beadle  
 Johnathan Drews  
 Ron Koss  
 Tyler Lester  
 Raymond Szafraniec  
 Jake Wilson

**PK-12 Master Planning Support Team**

Tari Rivera  
*Principal in Charge*  
 Monica Bruaw  
 Carol Kempton  
 Mary Brashwitz

First LEED Gold PK-12 School

(45) PK-12 School Districts

(11) PK-12 Districts in Northeast Ohio

1,200 of PK-12 Master Plans Developed

\$1.7 Billion of PK-12 School

**PK-12 Planning & Scheduling Support Team**

John Sanner  
*Principal in Charge*  
 Jason Calvey  
 Department Manager  
 Jesse Mathis  
 Scheduler

**BIM/NavisWorks Support**

Tari Rivera  
 John Sanner  
 Jason Calvey  
 Jesse Mathis  
 Tyler Lester





 **Tari S. Rivera**  
Principal in Charge



Our Constructability  
Review Team

# DISTRICT-WIDE COST & CONSTRUCTABILITY REVIEW SERVICES

**Constructability Review  
Coordinator**

**Kevin Wise**

**Mechanical Discipline**

**Ron Koss**

**Electrical/Technology  
Discipline**

**Raymond Szafraniec  
John Verikakis**

**Architectural/Civil  
Structural Discipline**

**Mike Beadle  
Johnathan Drews  
Tyler Lester  
Kevin Wise**

**Site Logistics/Specifications/  
Front End Documents**

**Tyler Lester  
Scott Wagner  
Kevin Wise**

**Schedule Queries**

**Jason Calvey  
Jesse Mathis  
John Sanner**

**Budget Queries**

**John Verikakis  
Scott Wagner**

**Sustainable & BIM  
Queries**

**Jason Calvey  
Julie Nader  
Jake Wilson**





 **Tari S. Rivera**  
*Principal in Charge*



**Our Constructability  
Review Team**

# DISTRICT-WIDE COST & CONSTRUCTABILITY REVIEW SERVICES

**Cost Analysis Review  
Coordinator**

**Scott Wagner**

**Architectural Discipline**

**Mike Beadle  
Tyler Lester  
Johnathan Drews**

**Mechanical  
Discipline**

**Ron Koss**

**Electrical/Technology  
Discipline**

**Raymond Szafraniec  
John Verikakis**

**Site Logistics/Specifications/  
Front End Documents**

**John Sanner  
John Verikakis**



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## ESTIMATING SUPPORT







## ESTIMATING SUPPORT



**TARI RIVERA**  
**PRESIDENT AND FOUNDER –**  
**MBA MANAGEMENT**  
**BS CONSTRUCTION MANAGEMENT**  
**UNIVERSITY OF AKRON**



As Regency's President and Principal in Charge of our Estimating, Bid Operation, and Master Planning Group Tari will be Cleveland Heights/University Heights' top management link on this assignment. Ms. Rivera brings over twenty five (25) years of construction experience to the assignment and since founding Regency nearly two decades ago she has provided top management guidance on nearly two billion dollars of construction programs throughout the State of which nearly \$1.3 billion is directly related to PK-12 School construction. In this role Ms. Rivera will participate in all major master planning meetings, along with our support team, to provide input and secondary guidance along with the Master Planning Consultant. In her role she will spend the time necessary to support our efforts.

**JOHN VERIKAKIS**  
**ESTIMATING MANAGER**  
**B.S., Civil Engineering**  
**Cleveland State University**



John has day to day management responsibilities of Regency's five persons Estimating Department and is a member of the American Society of Professional Estimators. In addition to his position of manager John also is the lead estimator of the Civil/Site, Structural and Architectural disciplines. In addition to providing the estimating support on Regency's projects we often provide adjunct estimating support to Architect and Owner as standalone services. John has been with Regency for more than 14 years and has participated in the estimating efforts on nearly all of the school programs during that period. Specific to this assignment John will lead Regency's estimating team during the Master Plan Budget Development and will participate in the Constructability Review process. Depending on the number of master plans developed John could spend 15-20% of his time to this assignment.



## ESTIMATING SUPPORT



**SCOTT WAGNER**  
**SUPPORT TEAM LEADER**  
**B.S., Construction Management**  
**University of Akron**

Scott coordinates the efforts of Regency's Estimating and Scheduling Staff as well as providing Management Leadership on multiple Regency Projects. As the coordinator of these departments Scott ensures the timely and accurate delivery of these services. Scott also brings to the assignment a working knowledge the School Master Planning processes gained from years as a Regional Planning Consultant. Scott's most recent field assignment was as Project Manager on the Elyria City School's 330,000 square foot new High School. Specific to this project Scott could spend upwards of 5-10% of his time supporting the process.



**RON KOSS**  
**MECHANICAL ESTIMATOR**  
**Lorain County Community College**  
**Cleveland State University**  
**West Side Institute of Technology**

Ron's Primary Estimating responsibilities include pricing HVAC, Plumbing, and Fire Protection Disciplines. Ron is also a member of ASHRE and the American Society of Professional Estimators. Specific to this project Ron brings considerable Estimating Experience gained on numerous recent PK-12 school projects such as Lakewood City Schools, North Royalton Schools, Hudson City Schools and Sheffield Lake Schools. Ron also has extensive higher education estimating experienced gained form projects at Cuyahoga Community College, Lorain County Community College, University of Toledo, Kent State, Ohio State and Ohio University to name a few. Based on past PK-12 Master Planning processes Ron could spend upwards of 10% of his time on this assignment.





## ESTIMATING SUPPORT



**RAYMOND SZAFRANIEC**  
**ELECTRICAL ESTIMATOR**  
**B.S., Construction Engineering**  
**Technology**  
**The University of Akron**



Ray's primary Estimating focus es are on the Electrical and Technology Disciplines of a project. In addition to his estimating responsibilities Ray is Co-Leader of Regency's BIM/NavisWork efforts will be used extensively during the Constructability Review portion of this assignment to detect clashes and interdisciplinary gaps in design. Ray has participated in the development of numerous PK-12 school and higher education estimates and will spend upwards of 10% of his time preparing the Electrical and Technology portions of the CH/UH cost studies. Ray also spent a portion of his career in Regency RPC program.

**MIKE BEADLE**  
**ARCHITECTURAL ESTIMATOR**  
**B.S., Construction Engineering**  
**The University of Akron**



Mike's primary Estimating responsibilities includes the take off and pricing of all Interior Architectural Disciplines: Wall Systems, Floorings, Ceilings, Systems, Millwork and Casework. Mike spent a portion of his career in Regency's in the bid department bidding work and Mike brings field Project Engineering experience to the assignment. Mike is active in preparing PK-12 estimates and is likely to spend approximately 10-15% of his time supporting the cost development aspects of this assignment.



## CONSTRUCTABILITY REVIEW



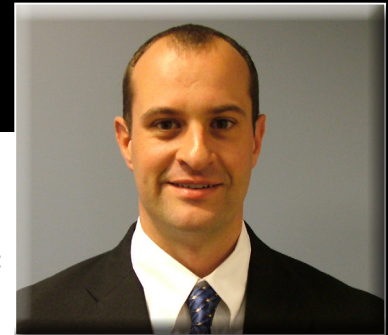




## CONSTRUCTABILITY REVIEW



**KEVIN WISE**  
**CONSTRUCTION  
OPERATIONS MANAGER**  
**B.A., Construction Management**  
**Bowling Green State University**



As Regency's Construction Operations Manager Mr. Wise is in charge of all Regency field staff, and he oversees Quality Assurance and Quality Control on Regency projects. He monitors daily activity, document control and record keeping for consistency, quality and conformity with Regency's best practices. Kevin's role on this assignment will be to lead the Constructability Review efforts. He brings years and hundreds of millions dollars of PK-12 construction and design phase experience to the assignment. Kevin will attend all key team meeting particular to discussion related to logistic, construction practices and constructability. Based on past history on similar assignments we estimate Kevin will devote approximately 10% of his time to this program.

**SCOTT WAGNER**  
**SUPPORT TEAM LEADER**  
**B.S., Construction Management**  
**University of Akron**



In his capacity as manager of the estimating and scheduling department and the knowledge he gained from his on-site experiences Scott becomes a key component of the Constructability Review Team. His insight and suggestion to the sustainable aspects on PK-12 school projects will play an important role during the evaluation of these aspects of the CH/UH program. We anticipate Scott will spend approximately 5-10% of his time to this assignment.



## CONSTRUCTABILITY REVIEW



**JOHN VERIKAKIS**  
**ESTIMATING MANAGER**  
**B.S., Civil Engineering**  
**Cleveland State University**

As lead Estimator John play an important role in the Constructability Review Process checking specifications and drawings for compatibility and compliance. John has devised a method where he combines the estimating and constructability process which results in a more economical approach to completing both tasks. We anticipate John will spend approximately 5-10% of his time on this assignment.



**RAYMOND SZAFRANIEC**  
**ELECTRICAL ESTIMATOR**  
**B.S., Construction Engineering**  
**Technology**  
**The University of Akron**

As co-Leader of our BIM/ NavisWork program Ray will be an active member of the Constructability Review Team. Through the NavisWorks program the design is evaluated to determine if pipe, ductwork, and all other building materials are coordinated, properly layered and routed without interfering with one another. Clash detection reports are generated and forwarded to the design professionals. Approximately 5% of Ray's time will be spent on the Constructability Review Process.





## CONSTRUCTABILITY REVIEW



**JASON CALVEY**  
**SCHEDULING MANAGER**  
B.S., Construction Management  
Columbus State  
Community College



As co-Leader of our BIM/ NavisWork program Jason will be an active member of the Constructability Review Team. Through the NavisWorks program the design is evaluated to determine if pipe, ductwork, and all other building materials are coordinated, properly layered and routed without interfering with one another. Clash detection reports are generated and forwarded to the design professionals. Approximately 5% of Jason's time will be spent on the Constructability Review Process.

**JESSE MATHIS**  
**TRAFFIC CONTROL**  
**SCHEDULER**  
B.S., Construction Engineering  
The University of Akron

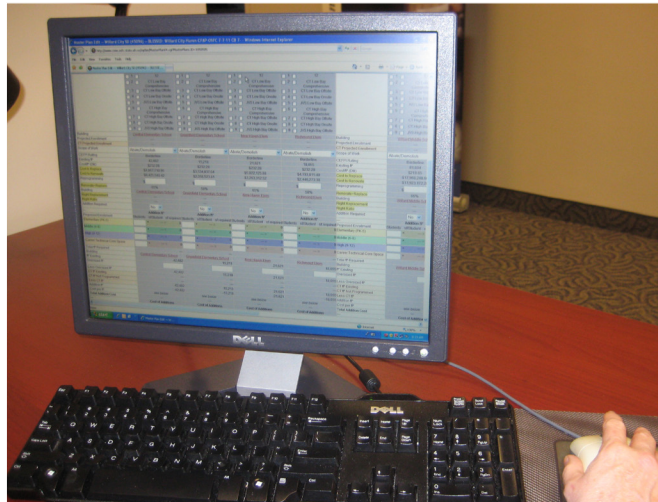


As co-Leader of our BIM/ NavisWork program Jesse will be an active member of the Constructability Review Team. Through the NavisWorks program the design is evaluated to determine if pipe, ductwork, and all other building materials are coordinated, properly layered and routed without interfering with one another. Clash detection reports are generated and forwarded to the design professionals. Approximately 5% of Jesse's time will be spent on the Constructability Review Process.



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## MASTER PLANNING







## MASTER PLANNING



**CAROL KEMPTON**  
**MASTER PLANNING**  
**CONSULTANT**  
B.S., Civil Engineering  
Cleveland State University



As a member of Regency's Regional Program Consultant Team and Vocational Facilities Assistance Program Manager of the Expedited Local Partnership Program (ELPP) in Northwest Ohio, Ms. Kempton coordinates, manages, monitors and plans the resources and schedules for the facilities assessment, student enrollment study, and Master Facilities Planning for assigned Vocational and K12 School Districts. As support on the CH/UH program Carol will lend her extensive background regarding PK-12 Master Planning to the selected Master Plan Consultant. Carol could spend upwards of 10% of her time during the specific master planning phase of the program.

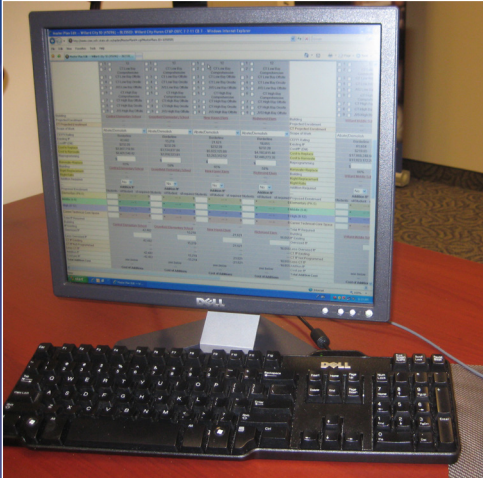
**MONICA BRUAW**  
**MASTER PLANNING**  
**CONSULTANT**  
B.S., Management  
Miami University of Ohio



Also as a member of Regency's Regional Program Consultant Team and for the Expedited Local Partnership Program (ELPP) in Northwest Ohio, Ms. Bruaw coordinates, manages, monitors and plans the resources and schedules for the facilities assessment, student enrollment study, and Master Facilities Planning for Ohio School Facilities Commission assigned K12 School Districts. Like Carol Kempton, Monica will provide her vast Master Planning experience to the process as required. Her knowledge of the 21st Century School guidelines will provide an added dimension to the Master planning process as well. Monica is likely to devote upwards of 5% of her time to this assignment.



## MASTER PLANNING



### **MARY BRASHWITZ**

On Ohio School Facilities Commission (OSFC) funded projects, Ms. Brashwitz leads the Ohio School Design

Manual (OSDM) reviews on new and renovated schools and combination grade configured schools. Mary will bring a nuts and bolts perspective to the master planning process through her knowledge of the key components that make up each educational space. We anticipate that Mary will spend 5% of her time to this assignment.



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## SCHEDULING SUPPORT







## SCHEDULING SUPPORT



**JOHN SANNER**  
**EXECUTIVE VICE PRESIDENT**  
**PRINCIPLE-IN-CHARGE**  
**OF ESTIMATING**  
**B.S., Civil Engineering**  
**Cleveland State University**



Mr. Sanner is Principal in Charge of all general corporate planning and scheduling services. He brings over 43 years of design and construction project management experience to each assignment. To date Mr. Sanner has planned or directed the development of over \$12 billion of construction programs. A large portion of this effort is specific to the PK-12 schools. Specific to this assignment he will lend Top Management insight to the development of the Project Schedule, Phasing and Site Logistics. Mr. Sanner will spend the time necessary to assist in this endeavor at CH/UH.

**JASON CALVEY**  
**SCHEDULING MANAGER**  
**B.S., Construction Management**  
**Columbus State**  
**Community College**



Jason Leads Regency's Scheduling Department and is Co-Leader on Regency's BIM/NavisWorks Development. In addition to leading the Scheduling Department effort Jason precipitates in our Construction Review efforts, Develops Clash Detection Reports through NavisWorks and often Develops Traffic Control Plans on our Utility and Roadwork projects. Jason has directed or participated in the development of all PK-12 school projects and higher education projects since joining Regency. His latest PK-12 projects include Elyria, Springfield Local, and Genoa Local. His higher Education experience includes projects at Ohio State, Case Western and Lorain County Community College. We estimate Jason will devote approximately 10% of his time to this assignment.





## SCHEDULING SUPPORT



**JESSE MATHIS**  
**TRAFFIC CONTROL**  
**SCHEDULER**  
**B.S., Construction Engineering**  
**The University of Akron**

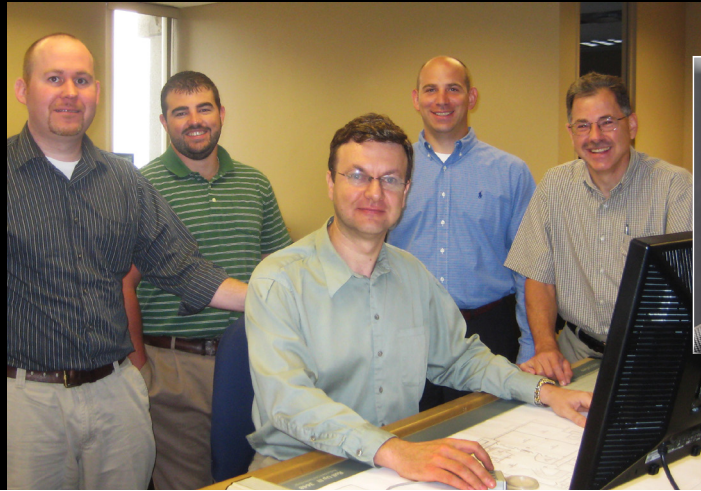
Mr. Mathis Develops and Monitors the Project Schedules specific to our General Contracting or Construction Management Projects. Jesse works closely with our Superintendents and Project Managers to develop Project Specific Schedules. Jesse is also a member to Regency's In-House BIM team and often participates in Constructability Review efforts and our Traffic Control Services. Specific to this project Jesse will provide Back-Up Scheduling support should it be needed.

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## **LOCAL PARTICIPATION**

- **REGENCY COST APPROACH & TEAM**
- **REGENCY CONSTRUCTABILITY APPROACH & TEAM**

# REGENCY'S ESTIMATING SUPPORT TEAM



Regency Construction Services, Inc. is one of the leading managers of PK-12 School construction in Northeast Ohio and the State having managed the building of over one-hundred and twenty five (125) new and renovated facilities for forty-five Ohio school district. In addition to the Construction Management aspect of the firm Regency has been a Regional Program Consultant to the Ohio Schools Facility Commission for the past seven years. In this capacity Regency leads School Districts through the Assessment and Master Planning process. Our geographic area related to this Master Planning service includes all PK-12 Districts in the Northern one third of the State and all JVS/Career Tech School Districts throughout the State. It is through this dynamic and hands on program and our extensive and current Construction Management experiences that Regency has gained reliable PK-12 cost information and a total understanding of the master planning process. To date we have assisted in the development of well over one thousand (1200) PK-12 master plans.

These accurate cost figures are provided by our in-house staff of five (5) professional cost estimators whose primary day to day responsibility is to produce timely and accurate cost information to Regency's projects. All disciplines of work are estimated in house. We do not rely on external contracting support to provide this cost information. Our cost figures are established using our extensive construction cost data bank and market trending reports related to materials and equipment. Regency uses an easy to understand excel based estimating system that is supported by Autodesk QTO Software that reads design produced using the Revit CAD platform and provides conformation of the quantities. All disciplines of work are represented, including soft costs and owner furnishes items on our estimates.

In addition to the Construction Management and Master Planning Services Regency is also a General Contractor in the Greater Cleveland Area which further enhances our ability to understand the market, it's construction costs and labor capabilities.

DISCIPLINE	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	GENERAL REQUIREMENTS	1000	100.00	100000.00
2	FOUNDATION	500	200.00	100000.00
3	WALLS	1000	150.00	150000.00
4	ROOFING	200	300.00	60000.00
5	MECHANICAL	300	250.00	75000.00
6	ELECTRICAL	150	400.00	60000.00
7	PLUMBING	100	350.00	35000.00
8	PAINTS & FINISHES	1000	50.00	50000.00
9	LANDSCAPE ARCHITECTURE	50	1000.00	50000.00
10	INTERIORS	1000	100.00	100000.00
11	MECHANICAL	300	250.00	75000.00
12	ELECTRICAL	150	400.00	60000.00
13	PLUMBING	100	350.00	35000.00
14	PAINTS & FINISHES	1000	50.00	50000.00
15	LANDSCAPE ARCHITECTURE	50	1000.00	50000.00
16	INTERIORS	1000	100.00	100000.00
17	MECHANICAL	300	250.00	75000.00
18	ELECTRICAL	150	400.00	60000.00
19	PLUMBING	100	350.00	35000.00
20	PAINTS & FINISHES	1000	50.00	50000.00
21	LANDSCAPE ARCHITECTURE	50	1000.00	50000.00
22	INTERIORS	1000	100.00	100000.00
23	MECHANICAL	300	250.00	75000.00
24	ELECTRICAL	150	400.00	60000.00
25	PLUMBING	100	350.00	35000.00
26	PAINTS & FINISHES	1000	50.00	50000.00
27	LANDSCAPE ARCHITECTURE	50	1000.00	50000.00
28	INTERIORS	1000	100.00	100000.00
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31	PLUMBING	100	350.00	35000.00
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40	INTERIORS	1000	100.00	100000.00
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46	INTERIORS	1000	100.00	100000.00
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84	ELECTRICAL	150	400.00	60000.00
85	PLUMBING	100	350.00	35000.00
86	PAINTS & FINISHES	1000	50.00	50000.00
87	LANDSCAPE ARCHITECTURE	50	1000.00	50000.00
88	INTERIORS	1000	100.00	100000.00
89	MECHANICAL	300	250.00	75000.00
90	ELECTRICAL	150	400.00	60000.00
91	PLUMBING	100	350.00	35000.00
92	PAINTS & FINISHES	1000	50.00	50000.00
93	LANDSCAPE ARCHITECTURE	50	1000.00	50000.00
94	INTERIORS	1000	100.00	100000.00
95	MECHANICAL	300	250.00	75000.00
96	ELECTRICAL	150	400.00	60000.00
97	PLUMBING	100	350.00	35000.00
98	PAINTS & FINISHES	1000	50.00	50000.00
99	LANDSCAPE ARCHITECTURE	50	1000.00	50000.00
100	INTERIORS	1000	100.00	100000.00



# REGENCY'S ESTIMATING SUPPORT TEAM



On any given school project our estimating team will produce at a minimum of four estimates per facility. These Statements of Probable Construction Costs (SPCO) are generated at the conclusion of each major phase of design. Based on this minimum process our team has produced in excess of five hundred (500) individual PK-12 Statements of Probable Construction Cost documents over the past fifteen years alone.

The general grade configuration of the facilities master planned or built breaks down as follows; High School – 325; Middle/Intermediates Facilities – 475 and Elementary – 825 facilities. Our local PK-12 programs also include Recreational Center, Pools, State of the Art multi use Stadiums with synthetic sports surfaces, Auditoriums and mixed use development concepts. In addition to our extensive PK-12 experience Regency has considerable Higher Education estimating experience as well. This college and university experience provides us with firsthand knowledge of current design trends on project at that level that provides us the ability to offer this input into our PK-12 design processes. Our local higher education project experience includes work at Kent State, Ohio State, Ohio University, Cleveland State, Cuyahoga Community College and Lorain County Community College. Specific to our northeastern Ohio experience Regency brings a number of local PK-12 programs to the assignment.

### ***These completed or in the planning process districts include:***

- Fairview Park City Schools
- Olmsted Falls City Schools
- Elyria City Schools
- Brooklyn City Schools
- North Royalton City Schools
- North Ridgeville City Schools
- Lakewood City Schools
- Shaker Heights City Schools
- Aurora City Schools
- Sheffield/Sheffield Lake Schools
- Cleveland Metropolitan Schools



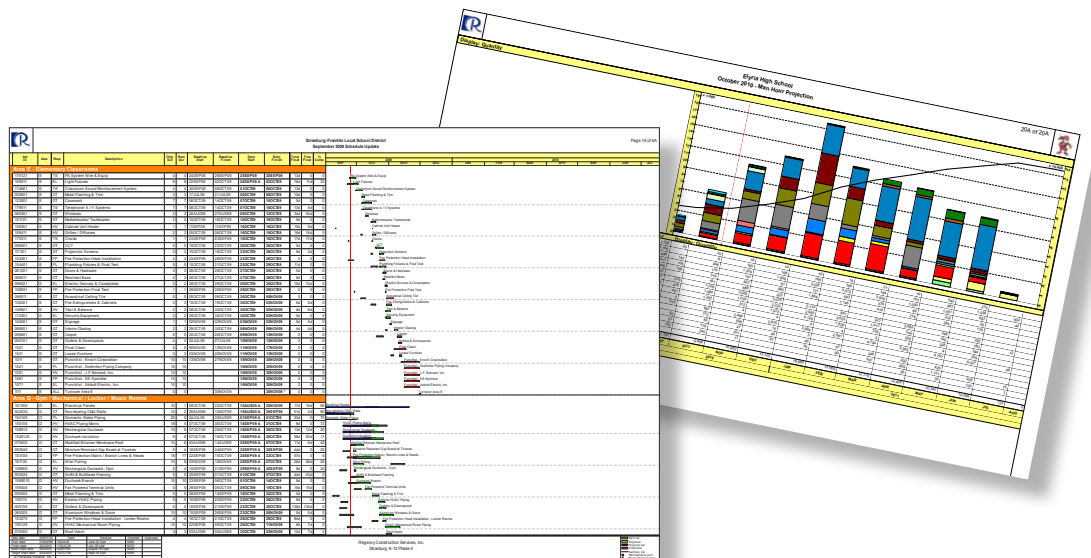


# REGENCY'S SCHEDULING SUPPORT TEAM



Critical to the success of any school project is its team's ability to properly identify and map out the project expectations and the optimum path to achieve success. At Regency we engage the team in an 'expectations meeting' very early in the Master Planning/Programming phase where at the project stakeholders discuss the project development process and help identify the key tasks necessary to achieve the end objectives. From this session two important documents are produced. First, the stakeholders establish a 'Prose Statement' which is a written document listing all of the key project expectations. The second is a Master Project Schedule that aligns all of the important Tasks and Activities necessary to achieve the end results in a logical and time sensitive format that will serve as the road maps to success throughout the project. This schedule is a living document that will expand as necessary throughout the project as additional information becomes available.

At Regency we believe very strongly in the scheduling process and have established a stand along Scheduling Department where its staff's entire focus is on the establishment of a logical and attainable time sensitive plan to reach the pre-established goals. Our Scheduling team works closely with the design professionals to product a logical road map of activities that includes task accountability. Once established the schedule is monitored monthly to provide the team with a reflection of progress and to refine the logic as required. Each schedules detail the activities of each design phases. As the project move into the construction phase a comprehensive schedule of construction work activities is developed with the input of the prime contractors.



# REGENCY'S CONSTRUCTABILITY REVIEW SUPPORT TEAM

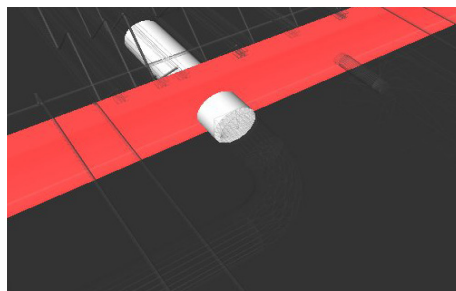


Today's Constructability Reviews transcend the previous concept of reviewing drawings and specifications to find errors, inconsistencies or gaps in design. Those items remain important to the overall process but at ReGENCY we believe there are many additional components that add to the process.

Added to the baseline constructability review process of the past we now include discussions of how the Master Planning, budget development, material selection, LEED concepts, selection of a building site, and other project items play into the Constructability process. Specific to the Master Planning process we now focus more on site selection (from a cost, space utilization and practicality, etc), building positioning on site (from a LEED, ability to build, soils conditions, Etc) and the use and/or proximity of existing facilities. We now extend the conversations regarding the Phase One environmental and advance soils investigations as part of our early Constructability approach. Each item of the LEED Check list is analyzed during the Eco-Charrette regarding constructability concepts. We cover additional commentary regarding this subject in Section 4.

Our team performing Constructability Reviews consist of leader of our Construction Management Division, Bid Contract Division, Estimating Department and our Scheduling team. All totaled approximately six (6) to (8) team members will participate on any significant project.

Specific to the review of design documents later in the program development process we believe the Constructability Review provides a "second set of eyes" to examine and analyze the documents from a perspective that is different from that of the design team. The goal is to determine if the project is "biddable" and "buildable" and to determine if the construction drawings and specifications are adequate for the contractors to prepare accurate bids that represent the information contained in the documents with the objective of minimizing changes in work downstream.





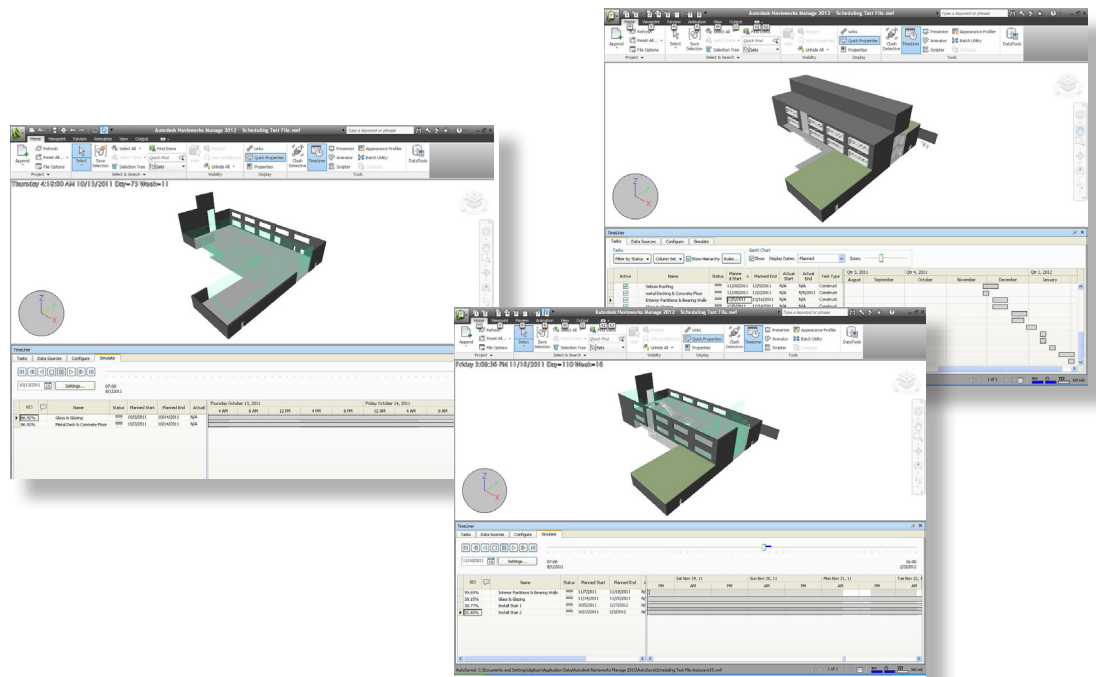
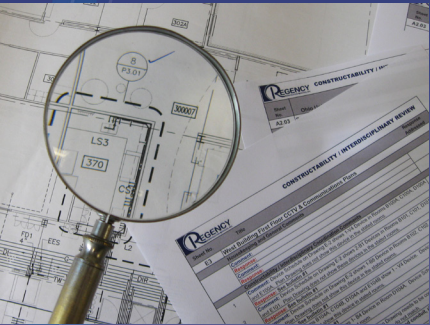
# REGENCY'S CONSTRUCTABILITY REVIEW SUPPORT TEAM



Our experience shows that even in today's technologically advanced process of developing documents our team continues to find multiple issues (housekeeping, coordination, gaps, etc) per drawing sheet. On average our team finds between five (5) and seven (7) such items per sheet. With the average project today containing 150 to 200 sheets of drawing and hundreds of specification pages the number of potential "catches" is significant.

While reviewing the drawings and specifications for coordination issues we also take into consideration the completeness of the documents, anything that is vague or unclear that could adversely affect the bids results or lead to higher changes downstream. Our review includes cross check among the various mechanical, electrical, structural and architectural, etc. disciplines.

Similar to the Advanced Estimating program we acquired to aid in improving our estimating accuracy ReGENCY acquired NavisWorks some time ago to enhance our constructability and design documents review process. NavisWorks enable us to review documents generated in Revit CAD (BIM) design platform from the inside out. The program's clash detection portion of the program permits us to evaluate the design components in a three dimensional perspective. The program also provides an interconnection between the project schedule and the design.

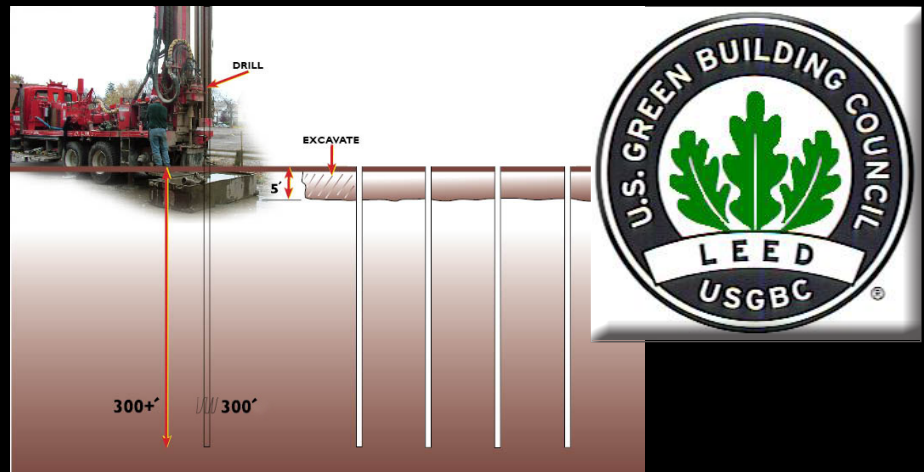


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## SUSTAINABILITY



# REGENCY & SUSTAINABILITY



Regency began embracing and promoting sustainability, in building design and construction, well before the construction industry as a whole began to adopt and promote the concepts. We began slowly as did much of the Country and our industry. Regency converted to all recycled stationary and printed materials and the recycling of on-site construction waste back in the early 1990's well before there was a LEED checklist. As the construction industry phased in its embrace of the concept Regency continued to be in the forefront of the process.

Today it is not uncommon for our construction projects to recycle upwards of ninety-five percent (95%) of the waste generated on site and recently our Buckeye Central School District PK-12 facility attained LEED Gold Certification...the first OSFC school project to attain such certification. In addition all OSFC school facilities must be designed to reach LEED Silver Certification. To date Regency has seven such facilities either in process or nearing completion with LEED Silver as a minimum target. The production of environmentally friendly materials and coatings such as paints, carpet, resilient flooring, recycled steel, energy efficient lighting and HVAC equipment is making it easier and more affordable to achieve the target LEED certifications.

Regency recently completed the installation of three major geothermal well or ground loop, systems at three major Northeastern Ohio School projects. The largest well fields systems were installed at our Elyria City Schools project (300 well, 500 feet deep) and Olmsted Fall City Schools (200 wells, 300 feet deep). Generally the first cost to place the wells is cost prohibitive for most projects but community support for these systems through passage of major sustainable Locally Funded Initiatives.

Our staff includes LEED accredited professionals schooled in the LEED process and very familiar with the LEED Eco-Charrette and check list.

## **ADDRESSING SUSTAINABILITY FACTORS WHEN DETERMINING COSTS AND CONSTRUCTABILITY**

Leadership in Energy Efficient Design (LEED) begins and ends with the focus on the incorporation of highly efficient heating, cooling and electrical systems. With energy consumption accounting for a significant portion of the building operating cost it is natural to want the most energy efficient equipment and processes possible in School facilities. To that end it is very important to include such discussions during the master planning, constructability review process and cost development phases of the program. To help illustrate some of the cost and constructability points discussed related to energy generating systems we offer a few examples on the following pages:

# REGENCY'S CONSTRUCTABILITY REVIEW SUPPORT TEAM



## GEOHERMAL SYSTEM

### Constructability

- Few Certified Installers
- Large Area Required for Wells – Under Parking Lots
- Check Specification for Proper Mixture and Type of Glycol
- Very Wet Operation can Effect Soil Conditions

### Cost

- High First Cost
- Longer Payback than Expected
- Use Less Energy to Operate
- Up Front Cost of Producing Conductivity Reports



## SOLAR POWER

### Constructability

- Check for Supplemental Structural Supports
- Is Location Properly Positioned
- Favorable Geographic Area
- Ease of Access to Array for Repairs/ Repositioning
- Qualified Owner Staff to Maintain System
- Ability to Clean Array From Environmental Smog

### Cost

- High Initial Cost
- Need for Parallel Power Sources



# REGENCY'S CONSTRUCTABILITY REVIEW SUPPORT TEAM



## Constructability

- Where to Locate Due to Size and Noise
- Ability to Repair
- Small Wind Generated Parking Lot Lights

## Cost

- High First Cost
- Need for Parallel Source of Power

## Sample Drawing and Specification Constructability Review Sheets

**Sheet 1: CONSTRUCTABILITY & BIDABILITY REVIEW OF SPECIFICATIONS**

New 7-12 School  
Springfield Local School District  
July 15, 2011  
CD Documents

**SECTION 23 52 16 HEATING BOILERS – HOT WATER**

1. No comments

**SECTION 23 60 00 CENTRAL COOLING EQUIPMENT**

1. Section 2.2 contains information on both "partially buried" and "fully buried" tanks throughout the specifications. The system application for the project is a partially buried system and therefore should limit information to a "partially buried" tank system.

**SECTION 23 73 13 MODULAR INDOOR AIR HANDLING UNITS**

1. No comments

**SECTION 23 80 00 DECENTRALIZED HVAC EQUIPMENT**

1. Section 2.6 B and G note the split system A/C indoor units as being mounted" however two of the five (5) units on the equipment schedule are ceiling mounted.

**DIVISION 26 – ELECTRICAL**

1. An index for Volume 2 of 2 should be provided at the front of the drawings for easier reference to the specification pages.

**SECTION 26 05 00 COMMON WORK RESULTS FOR ELECTRICAL**

1. No comments

**SECTION 26 05 03 ELECTRICAL DRAWINGS, SHOP DRAWINGS AND**

RCSI / WT / VAA  
Page 17 of 30  
CD Specifications

**Sheet 2: CONSTRUCTABILITY & BIDABILITY REVIEW OF CONSTRUCTION DRAWINGS**

New 7-12 School  
Springfield Local School District  
July 15, 2011  
CD Documents

**GENERAL COMMENTS**

**G-000 Volume 1 COVER SHEET**

1. The INDEX TO DRAWINGS Volume 1 Cover Sheet title does not match with the individual sheet title on the following page: A-002.

**G-000 Volume 2 COVER SHEET**

1. The INDEX TO DRAWINGS Volume 2 Cover Sheet titles do not match with the individual sheet titles on the following pages: F-001, P-001, P-701, P-702, P-703, P-704, M-301, M-302, M-401, M-402, M-701, M-702, ES-001, ES- 002, ES-003, E-114, E-115, E-116, E-201, E-202, E-203, E-204, E-205, E-206, E-207, E-208, E-209, E-210, E-211, E-212, E-213, E-214, E-301, E-302, E-303, E-304, E-305, E-306, E-307, E-308, E-309, E-310, E-311, E-312, E-401, E-402, E-403, E-405, E-406, E-407, E-408, E-409, E-410, E-411, E-412, E-501, E-601, E-602, E-603, E-801, E-802, TC-101, and TC-115.

**G-001 GENERAL INFORMATION**

1. Wall Types Legend dimensions are very difficult to read, use darker text.

**G-002 GENERAL INFORMATION**

1. Sheet G-002 provided for Volume II MEP drawings however sheet G-002 not listed on Index to Drawings.

**GENERAL COMMENTS ON CIVIL**

1. No Comments

**CIVIL**

**C-001 OVERALL SITE UTILITY DEMO**

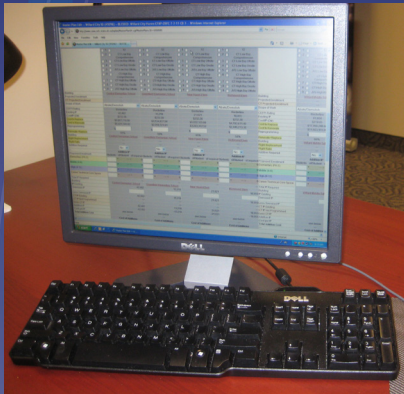
RCSI / WT / VAA  
Page 1 of 76  
CD Drawings

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## MASTER PLANNING



# REGENCY'S MASTER PLANNING SUPPORT TEAM



Having served as one of only three primary Regional Planning Consultants covering the Assessment and Master Planning process for the Ohio Schools Facility Commission since the Commission's inception Regency brings a complete understanding of the proven State's process regarding the subject and is become as well versed with the 21st Century Concept. The State will soon launch "Student Centered Learning Environments (SCLE) which will focus on 'Flexibility', 'Comfort', 'Ambiance', 'Technology/Connectivity', 'Places', and 'Integrated Sustainability' as minimum prerequisites to be incorporated during the master planning phase of program development.

- Flexibility will direct planners in thinking about spaces that can be reconfigured quickly to support different kinds of activity.
- Comfort will take into consideration the changing sizes of students when planning furniture and ways natural lighting can enhance the learning environment
- Ambiance addresses what impacts colors, attractiveness of spaces and views of the surrounding play in program development
- Technology/Connectivity address wireless technologies, smaller devices, and transparency of technology
- Places must convey the sense of the whole learning environment
- Integrated Sustainability encourages incorporation of a broad range of LEED elements to be integrated into the educational curriculum.

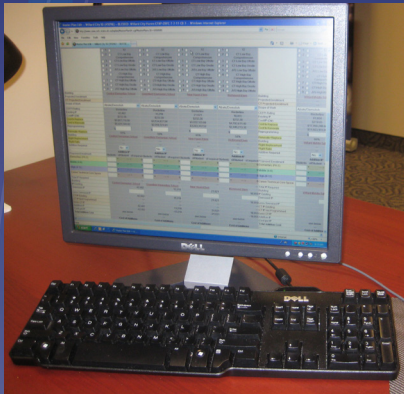
Regarding our ability to support the independent planning consultant Regency has worked with other of Independent Consultant such as Planning Advocated, DeYong and Associates, and Chuck Warner & Associates and for the most part these groups follow many tenets found in the State's formula.



# REGENCY'S MASTER PLANNING SUPPORT TEAM



We believe one of the more important roles Regency could play during the master plan development at Cleveland Heights-University Heights would be as resource to 'What' and 'How' other District around the State are reconciling the Master Planning process. When it comes to achieving Master Planning consensus with the community most District provide comprehensive information related to the conditions of the facilities (Assessment) however Regency adds one more, equally or more important, component to the conversation. This add piece of the information deals with 'Educational Adequacies' of the facilities. The charts below illustrate the areas facilities are review during the Assessment process and one Districts view of key Educational Adequacies. We formatted these charts using the same ranking concept Consumer Reports uses to simplify the needs or deficiencies.



**Assessment of Facility Factors that Affect Student Learning**

Facility Assessment Item	Valley Vista Elementary	Albion Elementary	Royal View Elementary	North Royalton Middle	North Royalton High
Regular Education Class Rooms	○	○	○	○	○
Special Education Rooms	○	○	○	○	○
Therapy Rooms	○	○	○	○	○
Art Rooms	○	○	○	○	○
Music Rooms	○	○	○	○	○
Computer Labs	○	○	○	○	○
Flexible Core Space (Library, Cafeteria)	○	○	○	○	○
Tutoring Rooms	○	○	○	○	○
Science Labs	○	○	○	○	○
Acoustics	○	○	○	○	○
Temperature Control	○	○	○	○	○
Classroom Technology Capacity	○	○	○	○	○
School-wide Technology Capacity	○	○	○	○	○
Safety/Security	○	○	○	○	○
Ability to Serve Grade Level Population	○	○	○	○	○
Teacher Work Areas	○	○	○	○	○
Other Factors to be addressed (Indoor Air Quality, Daylighting)	○	○	○	○	○

○ Adequate  
○ Needs Attention  
● Inadequate

\* Ability to house the pre-k and kindergarten population currently served in rented space. Revised 6/17/2010

**Facility Assessment of North Royalton Main Academic Buildings**

Facility Assessment Item	Valley Vista Elementary	Albion Elementary	Royal View Elementary	North Royalton Middle	North Royalton High
Heating System	○	○	○	○	○
Roofing	○	○	○	○	○
Ventilation/A/C	○	○	○	○	○
Electrical System	○	○	○	○	○
Plumbing & Fixtures	○	○	○	○	○
Windows	○	○	○	○	○
Structure-Foundations	○	○	○	○	○
Structure-Walls/Chimney	○	○	○	○	○
Structure-Floors/Roof	○	○	○	○	○
General Finishes	○	○	○	○	○
Interior Lighting	○	○	○	○	○
Security Systems	○	○	○	○	○
Emergency/Egress Ltg.	○	○	○	○	○
Fire Alarm	○	○	○	○	○
Handicapped Access	○	○	○	○	○
Site Conditions	○	○	○	○	○
Sewage System	○	○	○	○	○
Water Supply	○	○	○	○	○
Exterior Doors	○	○	○	○	○
Hazardous Materials	○	○	○	○	○
Life Safety	○	○	○	○	○
Loose Furnishings	○	○	○	○	○
Technology	○	○	○	○	○
Renovate/Add VS New	79%	85%	79%	19%	76%

○ Adequate  
○ Needs Attention  
● Inadequate

---

**OWNER'S SCHEDULE**





## REGENCY'S APPROACH TO THE OWNER'S SCHEDULE

For the past two decades Regency has successfully led the Assessment and Master Planning development processes at scores of PK-12 school districts. We are poised to bring our full complement of cost estimators, PK-12 master planning professionals and seasoned Constructability/Construction Review staff members to this assignment, along with the lessons learned to support and guide Cleveland Heights/University Heights Schools through this important Master Planning process. With the knowledge of the District's projected time line to accomplish this process we prepared a schedule of activities we feel will be necessary to accomplish this goal.

To establishment of a comprehensive District wide Master Plan that addresses and projects the near term and long term needs of the District requires a deliberate, dedicated and well planned approach to building consensus. **To reach an end you must understand the present!!!**

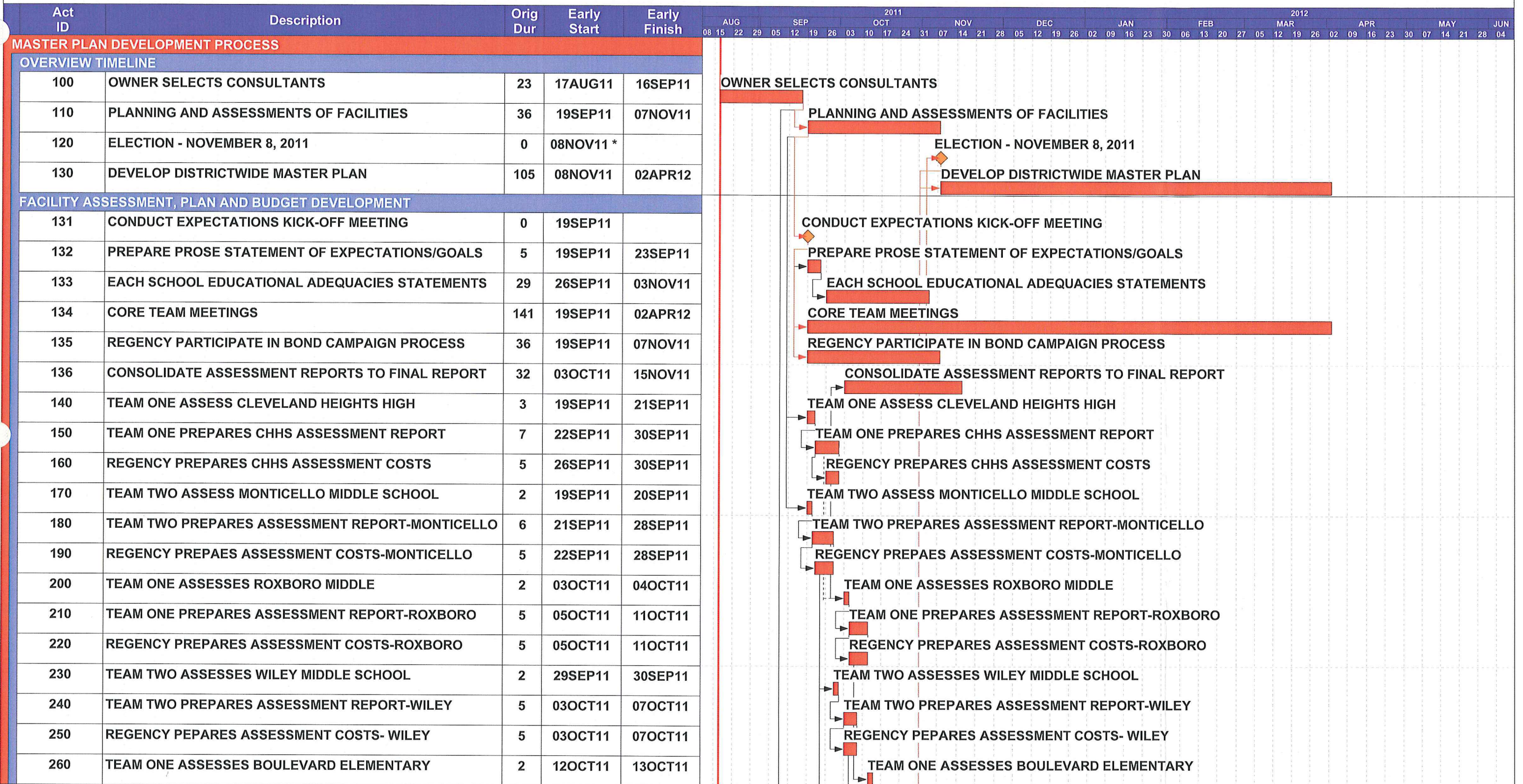
Our schedule includes two major areas of focus with the first major area of focus being the comprehensive Assessment of existing facilities. To accomplish this important component of master plan development within the projected time line set aside for this task we will engage three assessment teams focused on the evaluation of the existing facilities from a physical condition/operating standpoint. We determined, based on past Assessment operations that two days are generally needed to assess an average sized facility. We did however allocate three days for the High School.

Parallel with the physical assessment process a comprehensive environmental assessment should take place if not already completed. Likewise we show an activity for the preparation of updated enrollment projections. This task may already be in process or complete but is an important component in the Master Planning process.

Our schedule also shows a few important tasks within the Master Planning process that culminates in a consensus master plan that is approved by the Board of Education.



**CLEVELAND HEIGHTS/UNIVERSITY HEIGHTS CITY SCHOOL DISTRICT  
PRELIMINARY ASSESSMENT AND MASTER PLAN DEVELOPMENT TIMELINE**



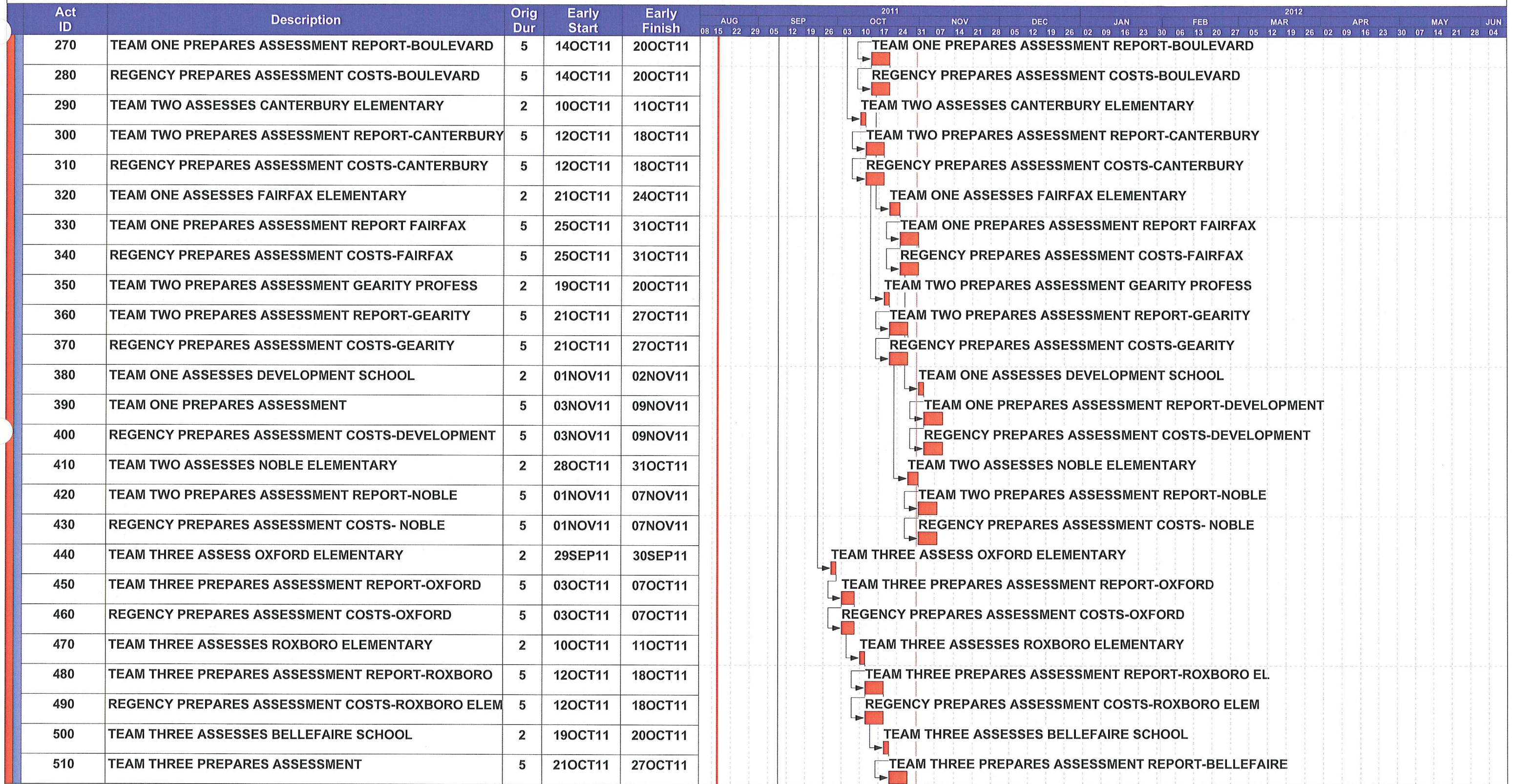
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 Finish date 02APR12  
 Data date 17AUG11  
 Run date 18AUG11  
 Page number 1A  
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Regency Construction Services, Inc  
 CLEVELAND HEIGHTS/UNIVERSITY HEIGHTS CITY SCHOOL DISTRICT

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point



## CLEVELAND HEIGHTS/UNIVERSITY HEIGHTS CITY SCHOOL DISTRICT PRELIMINARY ASSESSMENT AND MASTER PLAN DEVELOPMENT TIMELINE



Start date	17AUG11
Finish date	02APR12
Data date	17AUG11
Run date	18AUG11
Page number	2A
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Regency Construction Services, Inc  
CLEVELAND HEIGHTS/UNIVERSITY HEIGHTS CITY SCHOOL DISTRICT

- █ Early bar
- █ Progress bar
- █ Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point





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## PROJECT EXPERIENCE





# LAKWOOD CITY SCHOOL DISTRICT

**NEW GARFIELD MIDDLE SCHOOL & STADIUM  
RENOVATIONS TO LAKWOOD HIGH SCHOOL  
RENOVATIONS TO HORACE MANN SCHOOL  
RENOVATIONS TO EMERSON SCHOOL  
RENOVATIONS TO GRANT, LINCOLN AND  
ROOSEVELT SCHOOLS  
NEW HARRISON ELEMENTARY SCHOOL  
NEW HAYES ELEMENTARY SCHOOL  
NEW HARDING MIDDLE SCHOOL**



## SCHOOL DISTRICT

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**SUPERINTENDENT OF SCHOOLS**

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## ARCHITECT

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**URS/GPD**

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## OSFC

**MR. RICHARD HICKMAN**

**EXECUTIVE DIRECTOR**

**PHONE: 614.466.6290**



School Facilities  
Commission

Regency, along with an Associate Construction Management Firm, has completed Phases I and II of a Three-Phased Master Plan. To date approximately \$195 million and 700,000 square feet of new and renovated projects are complete. Phase I included two new Elementary and two new Middle Schools. Phase II converted two existing Junior High buildings to Elementary Schools and a significant (185,000 sf) renovation to the High School.







# LAKWOOD CITY SCHOOL DISTRICT

## NEW GARFIELD MIDDLE SCHOOL

One of the District's oldest and most beloved community schools, Garfield underwent \$18.5 million in comprehensive renovations and additions while preserving and respecting its historic facade.

Formerly home to elementary school students, during Phase One of the District's \$93M facilities initiative, Garfield was converted to a 115,000 square foot middle school for students in grades 6-8. Because of the building's location in a densely developed residential and commercial area, Regency has worked tirelessly to ensure a high level of sensitivity about the impact of construction activity and noise on the facility's neighbors.

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# LAKESWOOD CITY SCHOOL DISTRICT

## NEW HARRISON ELEMENTARY SCHOOL

The new 65,000 square foot \$10.7 million Harrison Elementary School houses 350 children in grades PK–5.

Part of Phase One of the District's more than \$93M facilities initiative, Harrison is located on an extremely constrained site in a residential neighborhood. Regency has met the challenge to ensure a high level of sensitivity to the facility's neighbors during construction. The site features a multipurpose playfield to invite community activity during non-school hours.

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# LAKWOOD CITY SCHOOL DISTRICT

## NEW HAYES ELEMENTARY SCHOOL

The new 65,000 square foot \$9.6 million Hayes Elementary School houses 350 children in grades PK-5.

Located on an extremely constrained site surrounded by an established residential neighborhood, Regency's construction management professionals needed to ensure a high level of sensitivity to the facility's neighbors during construction. Construction of the new Hayes School was part of Phase One of the District's more than \$93M facilities initiative. The site features a multipurpose playfield to invite and encourage community activity during non-school hours.



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School Facilities  
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# LAKWOOD CITY SCHOOL DISTRICT

## EXPANDED LAKWOOD HIGH SCHOOL



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Regency, along with an Associate Construction Management Firm, completed Phase I and II of a Three-Phased Master Plan. Phase II was a (187,000 sf) renovation to the High School. This included renovation of the A & B wing, the D Building, a new State of the Art Culinary Kitchen & Cafe, Science rooms, classrooms and a new 1,408 SF Boiler House.







# OLMSTED FALLS CITY SCHOOL DISTRICT

**COMPREHENSIVE HIGH SCHOOL STADIUM RENOVATIONS  
(ALUMNI ASSOCIATION PROJECT GIFTED TO THE DISTRICT)  
DISTRICTWIDE IMPROVEMENTS  
NEW INTERMEDIATE SCHOOL**

**SCHOOL DISTRICT  
DR. TODD HOADLEY  
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**OLMSTED FALLS  
ALUMNI ASSOCIATION  
MR. TIM ATKINSON  
PHONE: 440.427.6000**

**OSFC  
MR. RICHARD HICKMAN  
EXECUTIVE DIRECTOR  
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Olmsted Falls City School District serves Olmsted Falls, Olmsted Township and small areas of Columbia Township and Berea. The district enrollment is 3650 students in grades PK-12. Olmsted Falls City Schools is comprised of four schools – Falls-Lenox Primary School, Fitch Intermediate School, Olmsted Falls Middle School and Olmsted Falls High School.







# AURORA CITY

## SCHOOL DISTRICT HIGH SCHOOL ADDITION/RENOVATION DISTRICTWIDE IMPROVEMENTS

Regency provided Owner's Representation services for the \$2.6 million Aurora High School addition and renovations that included new art, science and academic classrooms. Regency also oversaw construction of the first phase of the campus master site plan that provided new driveways connecting the high school and middle school and replaced the grandstands at the stadium.

The Aurora School District encompasses all of Aurora and a portion of Reminderville. With a current enrollment of nearly 3,900 students, the District includes five buildings, four of which are in a campus setting.

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**MR. WILLIAM VOLOSIN**  
TREASURER  
PHONE: 330.562.6106

**ARCHITECT**  
**FANNING/HOWEY ASSOCIATES**  
PHONE: 412.434.1368







# AURORA CITY SCHOOL DISTRICT NEW ELEMENTARY SCHOOL

Regency has worked with the Aurora City School District, 30 miles southeast of Cleveland since 2002. It encompasses all of Aurora and a portion of Reminderville. With a current enrollment of nearly 3,900 students, the District includes five buildings, four of which are in a campus setting.

Regency provided modified construction management services on the new 80,000 square foot Leighton Elementary School and \$2.6 million high school addition and renovation projects.

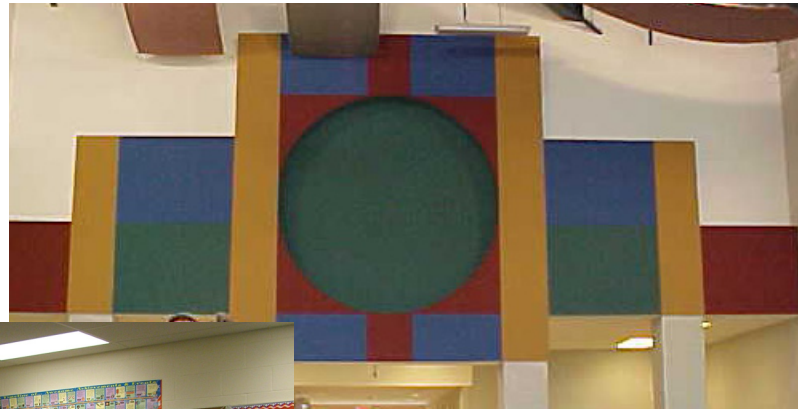
## SCHOOL DISTRICT

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## ARCHITECT

**FANNING/HOWEY ASSOCIATES**  
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# NEWBRIDGE CENTER FOR ARTS & TECHNOLOGY

Regency provided CM at Risk services for this grant-funded initiative in Cleveland. NewBridge Center for Arts and Technology is housed in Cleveland's mid-town corridor in an historic building. The renovations encompass 17,000 square feet of educational space at a cost of \$1.1M. The renovation transforms the existing facility into an after school program for students and adults 18+ years old. The Center teaches computer basics, ceramics, pharmacy, phlebotomy, photography, and other programs.

## OWNER

CLEVELAND CENTER FOR  
ARTS & TECHNOLOGY  
JEFF JOHNSON,  
EXECUTIVE DIRECTOR  
PHONE: 330.604. 6031

## ARCHITECT

CITY ARCHITECTURE  
PAUL VOLPE, AIA  
PHONE: 216.881.2444







# FAIRVIEW PARK CITY SCHOOLS

## RENOVATIONS TO MIDDLE SCHOOL/HIGH SCHOOL NEW ELEMENTARY SCHOOL

Regency provided Design Phase and Construction Phase Management Services on this \$29 million District wide Construction Program. The program was part of a City/School District Capital Program. The Flagship portion of the school Program was a new 102,000 square foot Elementary School to house grades K-5. The Program also included extensive renovations and additions to the 189,900 square foot combination High School/Middle School. A major component of the High School Program was the conversion of an indoor pool space to additional gymnasium space.

**SCHOOL DISTRICT**  
**MR. BRION DEITSCH**  
**SUPERINTENDENT OF SCHOOLS**  
**PHONE: 440.331.5500**  
**21620 MASTICK ROAD**  
**FAIRVIEW PARK, OHIO 44126**

**ARCHITECT**  
**SYED ABBAS**  
**ARCHITECTURAL VISION GROUP**  
**PHONE: 440.808.8520**





# ELYRIA CITY SCHOOL DISTRICT

## NEW ELYRIA HIGH SCHOOL

Regency, along with an Associate Construction Management Firm, has completed Phases I and II of a Three-Phased Master Plan. To date approximately \$195 million and 700,000 square feet of new and renovated projects are complete. Phase I included two new Elementary and two new Middle Schools. Phase II converted two existing Junior High buildings to Elementary Schools and a significant (185,000 sf) renovation to the High School.



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MR. SYED ABBAS  
ARCHITECTURAL  
VISION GROUP, LTD.  
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 School Facilities  
Commission







# MAHONING COUNTY CAREER TECHNICAL CENTER

Located in Canfield, the Mahoning County Career & Technical Center offers a variety of career and technical programs to students in 13 affiliated school districts. Most students, with the exception of some students in College Tech Prep, spend the entire day at MCCTC. MCCTC also offers adult education and community college classes on its campus.

Regency was hired as the school's Construction Manager shortly after a devastating fire destroyed a significant portion

of one of the existing buildings just before the end of the school year. The fire damaged 38,175 SF that included a 4,900 SF Conference Center, Board of Education Offices, Classrooms and Career Tech Laboratories. The aggressive reconstruction schedule was geared at having the facility fully operational again before the beginning of the next school year. Once the restoration was completed – on time. Regency continued as the school's CM to oversee planned additions and renovations to the existing campus.

The project includes a 29,532 SF addition housing a new Culinary Arts Kitchen and Restaurant, new medical classrooms, exam rooms and Adult Education classrooms and offices. Geothermal heating is used in this area. A science area addition of 1,485 SF adds additional square footage to 3 existing science Rooms and 1 classroom and includes a full renovation of all 4 rooms.

A third addition to the Administrative Offices transformed the main entrance into new Career Tech administrative offices and a new entrance.

Renovations also included installation of a new fire protection system in all the existing space. A separate project included the renovation of the existing 4,220 SF Greenhouse. Total cost for this project is \$17.8 million.

## OWNER

**MAHONING COUNTY CAREER  
& TECHNICAL CENTER**  
DR. ROAN CRAIG SUPERINTENDENT  
PHONE: 330-729-4000  
7300 NORTH PALMYRA ROAD  
CANFIELD, OHIO 44406

## ARCHITECT

**BALOG, STEINES, HENDRICKS &  
MANCHESTER ARCHITECTS, INC.**  
BRETT HENDRICKS, PARTNER.  
PHONE: 330.744.4401





# BUCYRUS CITY SCHOOL DISTRICT

## DISTRICTWIDE RENOVATIONS AND ADDITIONS

Regency provided Construction Management Services on this \$39.3 million District-wide Reconstruction Program. The Program included significant additions and renovations to the Elementary Building (Grades K-5) and the Secondary Building (Grades 6-12). A total of 56,000 square feet of new space was added to these two facilities.



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FANNING/HOWEY

OSFC  
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 Ohio School Facilities  
Commission







# CARDINGTON-LINCOLN LOCAL SCHOOL DISTRICT

**HIGH SCHOOL PERFORMANCE AUDITORIUM  
PK – GRADE 3 RENOVATION/ADDITION  
NEW GRADES 4-6 INTERMEDIATE SCHOOL  
GRADE 7-12 MS/HS RENOVATION/ADDITION**

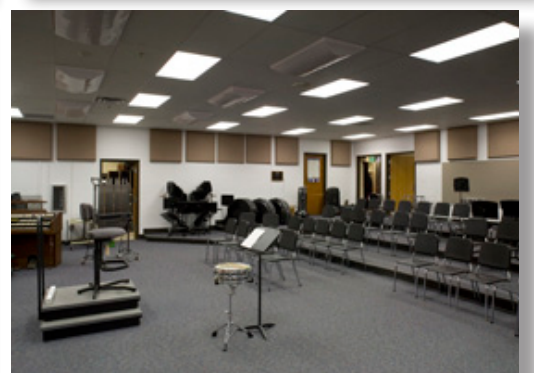
**SCHOOL DISTRICT**  
**MR. MARK WILCHECK**  
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PHONE: 419.864.3691  
121 NICHOLS STREET  
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**MR. RICHARD HICKMAN**  
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**Ohio** | School Facilities  
Commission

Regency provided construction management services on this \$26.5 million building program. A significant portion of this project is a performing arts auditorium for students and community use. The high school program incorporates a 8,235 square foot conversion of the existing gymnasium into a 600 seat auditorium and a 36,733 square foot addition to the existing school. A new 50,734 square foot intermediate school houses grades 4-6, and an additional 9,100 square feet was added to the existing middle school. Project was completed on time.





# CRESTVIEW LOCAL

## SCHOOL DISTRICT

NEW PK-3 ELEMENTARY

MIDDLE SCHOOL RENOVATION

HIGH SCHOOL RENOVATION

Crestview Local School District is located within 1 1/2 hours south of Cleveland and north of Columbus, in Ashland, Ohio. The district consists of over 1200 students attending the elementary, middle, and high school.

Regency, in association, provided full construction management services of this districtwide building program that includes the construction of a new PK-3 elementary facility and the renovations to the existing middle school and high school. The total program cost was \$18 million.



SCHOOL DISTRICT  
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ANDREW WRIGHT  
BUEHRER GROUP  
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MR. RICHARD HICKMAN  
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# FRANKLIN LOCAL SCHOOL DISTRICT

RENOVATIONS TO ELEMENTARY,  
MIDDLE AND JUNIOR HIGH  
NEW HIGH SCHOOL

SCHOOL DISTRICT  
**MR. DAVID BRANCH**  
 SUPERINTENDENT  
 PHONE: 740.674.5203  
 360 CEDAR STREET  
 DUNCAN FALLS, OHIO 43734

ARCHITECT  
**MR. CLAIR HOWEY**  
 FANNING/HOWEY  
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OSFC  
**MR. RICHARD HICKMAN**  
 EXECUTIVE DIRECTOR  
 PHONE: 614.466.6290

**Ohio** School Facilities  
 Commission

Regency provided Construction Management Services of this \$33 million, District wide Construction Program. The Centerpiece of this Program was the 115,000 square foot new Philo High School. The Program also includes major renovations at the District for existing Elementary Facilities.





# GENOA AREA LOCAL SCHOOLS

## NEW PK-5 BUILDING

Regency is providing comprehensive Construction Management services for implementation of the District's Master Plan. The Plan involves the design and construction of a new K-5 building and the abatement and demolition of two existing buildings.

The new building will house grades Kindergarten through 5th and accommodate enrollment of 694 students. The building will be made up of 80,226 sq. ft. and is budgeted at \$15,516,860.79, with an additional \$1,704,808.86 to be used for additional square footage.



### SCHOOL DISTRICT

DENNIS MOCK, SUPERINTENDENT  
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CENTER ROAD  
GENOA, OHIO 43430

### ARCHITECT

THE BUEHRER GROUP  
BRENT BUEHRER, AIA  
PHONE: 419.893.9021



School Facilities  
Commission







# KNOX COUNTY CAREER CENTER

## ADDITIONS & RENOVATIONS

Knox County Career Center, located in Mount Vernon, Ohio, serves Centerburg Local, Clear Fork Valley Local, Danville Local, East Knox Local, Frederickstown Local and Mount Vernon City Schools. The Center's current enrollment is 463 students in grades 11-12 and offers adult education and training to County residents.

Regency provided comprehensive Construction Management Services for this \$16.4 million renovation and addition project. The completed Center includes a 15,061 square foot addition and the renovation of approximately 123,000 square feet of high and low bay, classroom, labs and office spaces. In addition to performing CM services, Regency was the Ohio School Facilities Commission's Regional Program Consultant to the Center as it developed a Facilities Master Plan.

### OWNER

**KNOX COUNTY  
CAREER CENTER  
MS. DEBBIE CISLER  
PHONE: 740.397.5820**

### ARCHITECT

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AVG LTD.  
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### OSFC

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School Facilities  
Commission





# MT. GILEAD

## EXEMPTED VILLAGE SCHOOLS

**RENOVATIONS & ADDITIONS TO ELEMENTARY SCHOOL**  
**RENOVATIONS & ADDITIONS TO MIDDLE/HIGH SCHOOL**

**SCHOOL DISTRICT**  
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**SUPERINTENDENT**  
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**ARCHITECT**  
**DAN OBRYNBA, AIA**  
**MKC ASSOCIATES**  
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**OSFC**  
**MR. RICHARD HICKMAN**  
**EXECUTIVE DIRECTOR**  
**PHONE: 614.466.6290**

Regency is the Construction Manager for this \$20 million multi-phase project that includes renovations to 67,836 SF and a 3,489 SF 4-classroom addition at the district's K-5 elementary school. In addition, Mt. Gilead's existing middle school will be demolished, and a 29,628 SF addition and renovations to 104,000 SF of existing space at the high school will enable it to house grades 6-12 in a combination ms/hs building. The ms/hs project includes construction of new academic and science classrooms and a new central kitchen as well as renovations to the Music and Physical Education Departments, and interior classrooms in the existing building.







# NORTH UNION LOCAL SCHOOL DISTRICT

## NEW MIDDLE SCHOOL HIGH SCHOOL RENOVATION

The North Union Local School District serves about 1,500 students in grades Preschool through Grade 12 in a rural setting northwest of the greater Columbus metropolitan area. North Union's new middle school will house 381 students in grades 6-8. The \$10,926,287.52 building is 57,531 square feet and was completed in 2009.

The high school renovation included new windows, doors, installation of sprinklers, air conditioning system and new technology. The administration offices and some classrooms were totally redesigned while others received a face lift with new flooring, paint and furnishings. The gym floor was refinished and the Music Department received new instrument storage. A high point for the District was the conversion of the school's Victory Hallway with the District's fight song painted on the soffit.

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 School Facilities  
Commission





# SPRINGFIELD LOCAL SCHOOL DISTRICT

## NEW 7-12 MIDDLE/HIGH SCHOOL

The Regency CM team is working with the Springfield Local School District on the design and construction of a new combination Middle School and High School facility and the abatement and demolition of the existing Middle School and the existing High School. Cost for the project is approximately \$42 million. The new building will house grades 7-12 and accommodate enrollment of 942 students.

**SCHOOL DISTRICT**  
**Mr. WILLIAM STAUFFER**  
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**ARCHITECT**  
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School Facilities  
Commission







# STRASBURG-FRANKLIN

## LOCAL SCHOOL DISTRICT

**PHASE ONE:**

**NEW ELEMENTARY SCHOOL**

**PHASE TWO:**

**ADDITIONS/RENOVATIONS TO MIDDLE/HIGH SCHOOL**

The Strasburg-Franklin Local School District is located in Tuscarawas County 65 miles southeast of Cleveland. The District currently serves approximately 720 students. Strasburg-Franklin's Master Plan calls for construction to be accomplished in two phases which together will result in a completely new K-12 school. Regency provided CM services on the Phase One \$6.8 million, 42,000 square foot elementary portion of the new building which was completed in June 2007. Regency is currently managing Phase Two which encompasses a \$13.5 million 68,000 sf addition to the new facility which will house students in grades 6-12. The District is participating in the OSFC Expedited Local Partnership Program.

Phase I was completed on time.

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STRASBURG, OHIO 44680

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**MR. JACK POTTMEYER**  
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PHONE: 614.466.6290

**Ohio** School Facilities Commission





# EAST GUERNSEY LOCAL SCHOOL DISTRICT

**ATHLETIC COMPLEX AND STADIUM  
NEW PK-8 BUILDING  
HIGH SCHOOL RENOVATION  
ABATEMENT/DEMOLITION OF 3 ELEMENTARY SCHOOLS**

### SCHOOL DISTRICT

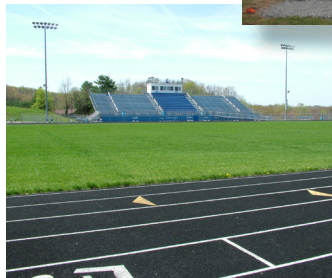
**MR. ROBERT GREENWOOD**  
SUPERINTENDENT  
(2003-2005)  
PHONE: 740.489.5190

### ARCHITECT

**MR. LARRY PETERSON**  
McDONALD CASSELL BASSETT  
PHONE: 614.628.0630

### OSFC

**MR. RICHARD HICKMAN**  
EXECUTIVE DIRECTOR  
PHONE: 614.466.6290





# CLEVELAND STATE UNIVERSITY

## THE MARSHALL COLLEGE OF LAW

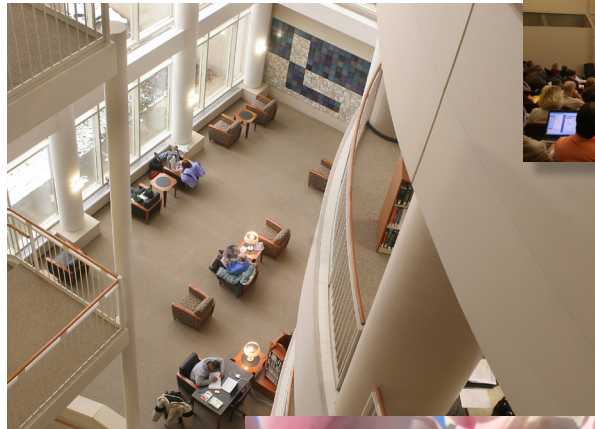
Regency provided Adjunct Construction Management Services to the Architect of record on this \$6.25 million Addition/Renovation to the existing Cleveland Marshall College of Law. This 'New Front Door' project included Research/Library space, small and large group study areas and Renovation at the Moot Court area.

### OWNER

CLEVELAND STATE UNIVERSITY  
MR. GEOFFREY MEARN, PROVOST  
PHONE: 216.687.3588

### ARCHITECT

BOSTWICK DESIGN PARTNERSHIP  
JUDY MCGLINCHY, AIA, LEED AP  
PHONE: 216.621.7900





# LORAIN COUNTY COMMUNITY COLLEGE



## NEW LIBRARY/COMMUNITY RESOURCE CENTER

When Lorain County Community College opened the doors to its new 86,000 sf library in 2008, students and community patrons were welcomed by a contemporary look. Soaring walls and floor to ceiling windows highlighted by a spectacular staircase connecting the new facility's two floors, warm woods meticulously installed on the walls, reception desks and in the common area—all installed by Regency's general contracting Division.



**OWNER**  
LORAIN COUNTY  
COMMUNITY COLLEGE  
MR. ROBERT FLYER  
PHYSICAL PLANT OPERATIONS  
PHONE: 440.366.4719

**CONSTRUCTION MANAGER**  
GILBANE BUILDING COMPANY  
MR. JOE HANGOSKY  
PHONE: 440.366.4220







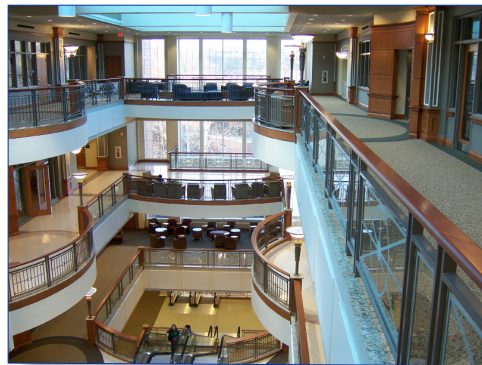
# OHIO UNIVERSITY

## JOHN CALHOUN BAKER UNIVERSITY CENTER

Regency provided a variety of Adjunct Construction Management Services on this 183,000 square foot, \$45.5 million Student/University Center. Our support included Design and Construction Phase Scheduling monitoring, and Estimating Service during Design and Constructability Review Services. The new Facility contains Conference Classroom, Ballrooms, a Theatre and other student/guest gathering spaces.

**Owner**  
Mr. Richard Shultz  
Director of  
Implementation  
PHONE: 740.593.2727

**Architect**  
Mr. Jay Boone  
Moody Nolan, Inc.  
Phone: 614.461.4664



**OHIO**  
UNIVERSITY



# KENT STATE UNIVERSITY

## CENTENNIAL COURT RESIDENCE HALLS

### OWNER

KENT STATE UNIVERSITY  
MR. TOM EUCLIDE  
ASSOCIATE VICE PRESIDENT  
FACILITIES PLANNING  
& OPERATIONS  
PHONE: 330.672.3880

### ARCHITECT

MR. PHIL STEINBERG  
BSA/HENV ARCHITECTS  
PHONE: 330.864.7755

Kent State University's Centennial Court is comprised of six residence halls. The combined residence halls house 1,200 beds accommodating coed upper classmen and features several lounges, common areas, and kitchen facilities with carpet and air conditioning throughout. The halls are connected by enclosed walking bridges that include naturally lit lounges with fireplaces and snack kitchens. The buildings are supported by two dining halls and student services. Ancillary infrastructure projects were included at the new chiller plant and mechanical tunnel extension.

Regency performed Master Planning, Scheduling, Estimating and Construction Management for the overall \$40,000,000 program. This included development of the budget identifying design options, finding sources and cash flow for the entire project, and scheduling all expenditures from design through construction. Following the planning phase, Regency developed several design schedules and estimates corresponding to SD, DD, and CD Phase submissions by the design team. During construction, Regency aided the owner in evaluating the contractor's CPM schedules by writing monthly reports, attending site meetings, and providing claim analysis.





# SCOTT MALSON FIELD AT HUDSON MIDDLE SCHOOL



Regency provided Construction Manager as Constructor services on this \$1.5 million transformation of a grass middle school field to a modern complex consisting of a new turf field with under drainage, new stadium lighting, new scoreboard and goal posts. A new entry plaza was created with stamped, colored concrete, masonry seat walls, masonry ticket booth and decorative metal arch at the entry gates.

**OWNER**  
**HUDSON HAWKS**  
**YOUTH FOOTBALL**  
**MR. RICHARD PIEKARSKI**  
**PHONE: 330.289.1447**

**ARCHITECT**  
**OSBORN SPORTS + RECREATION**  
**ARCHITECTURE**  
**CHRISTOPHER WYNN, AIA**  
**PHONE: 216.649.0460**

