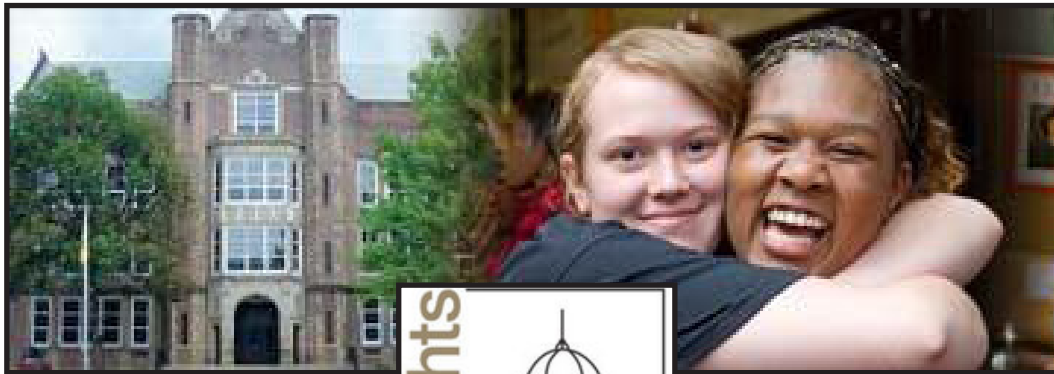


Proposal

to provide

Statement of Qualifications to Provide Cost and Constructability Analysis Services



Cleveland Heights - University Heights City School District

August 19, 2011

P | C | S

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August 19, 2011



Mr. Steven Zannoni
Project Management Consultants
127 Public Square, 39th Floor
Cleveland, Ohio 44114

Re: RFP for Professional Services for a
Cost and Constructability Consultant

Dear Mr. Zannoni:

Many years ago, P|C|S made the conscious and firm commitment to focus on doing the best we could to assist in preparing students for college and life through excellence in the learning environment. For the past dozen or so years, we have been a leader in helping school systems assess, plan, develop, coordinate, renovate and construct their learning facilities.

Many local school systems and communities have benefited from the Cost and Constructability expertise of P|C|S. We are excited with the opportunity to establish a similar partnership with the Cleveland Heights-University Heights City School District (CH-UH). As you evaluate our qualifications, please keep in mind the following attributes that make us an ideal choice to assist you:

1. We possess an in-depth background providing Cost and Constructability services to school systems throughout Northeast Ohio, the State of Ohio and surrounding States.
 - a. We have worked with both OSFC-funded school districts, as well as districts that have been 100% self-funded.
 - b. Our experience with school districts has been ongoing for over a dozen years.
 - c. Our satisfied clients include the school districts of Euclid, Rocky River, Bay Village, Ashtabula, Mayfield, Garfield Heights, Aurora, Girard, Barnesville, Cambridge, Muskingum, Bridgeport, Martins Ferry and Switzerland of Ohio.
 - d. We have worked cooperatively and successfully with dozens of prominent Architects and Master Planners. We will work very smoothly and efficiently with your planners.
2. The foundation of excellent Master Planning is built on the strength of rock-solid Cost Estimating. P|C|S is extremely well known and highly respected for our Cost Estimating expertise. Whereas most firms have two or three cost estimators, we have a full-time staff of 12 who focus on nothing but cost estimating for every manner of project and client.

Mike Carter of Burt Hill Architects appreciates what the firm provides. "Burt Hill has had very good experiences with P|C|S as we worked closely in developing Master Plans in Rocky River and Euclid. We really like working with them."

Construction Management • Cost Estimating • Scheduling

3. Our experts can quickly and efficiently assess the condition of existing facilities and analyze the constructability challenges.
 - a. Our professionals were part of the OSFC-lead building assessment teams that worked in many school districts to assess their facilities.
 - b. Rocky River Schools, and Marshall County Schools in West Virginia, are excellent examples of similar size and scope of projects. Subsequent to the planning, P|C|S was retained as Construction Manager to implement the plans.
4. P|C|S shares the community's commitment to promoting and enhancing diversity.
 - a. We have partnered with G. Stephens, Inc. (GSI), an EDGE certified firm with the State of Ohio, with an office in Cleveland.
 - b. P|C|S and GSI have worked on numerous projects together, including school projects for Steubenville and Girard.
 - c. The firms have worked together where P|C|S has been the prime consultant, as well as projects where GSI has been the prime consultant.
5. The key professionals that P|C|S will assign to manage and conduct the work have a wealth of experience in completing the types of assignments and tasks that Cleveland Heights-University Heights City School District is requesting. They also all *want* to be a part of the team.

Robert Strickland, LEED AP, will be the *Project Director/Principal-In-Charge* for the project. As one of the owners of the firm, you will be assured of direct involvement from a leader of the firm. He will assure that all services and outcomes will meet or exceed your expectations, and assure all the right resources are available to the team.

Bob has served in this role for many of our school district projects, including our current assignments at Garfield Heights and Euclid School Districts.

Kevin Lacey, LEED AP, will serve as the lead professional for the *Constructability Reviews*. He began his career in the construction industry in 1995 as a facilities and construction manager in the U.S. Navy as a member of the Civil Engineering Corps. Most recently, he is serving as Project Manager for the Rocky River School District projects, which included Constructability Reviews.

Kevin Lawlor, Executive Vice President, will serve as the Cost Estimating Lead. With over 33 years of design and construction phase experience, Kevin is recognized locally and nationally for the expertise that the firm has established in Cost Estimating, not only in northeast Ohio, but throughout the country. Most architects in the area use his services for their cost estimating. His expertise is so well known and respected that the *Architect of the Capitol* in Washington D.C. uses P|C|S's services almost exclusively.

As you will see in the personnel section of this proposal, our professionals not only possess the expertise required, they have worked *together* on dozens of successful projects. They are not strangers to each other or the systems that we utilize.

If it is not already apparent, please understand that we are excited at the prospect of establishing an ongoing relationship with Cleveland Heights-University Heights City School District. The District has the stature and reputation that will put it at the top of our list. Ideally, we have demonstrated that we possess all of the qualifications that are required. More importantly, our hope is that you understand how well those qualifications can work for the District.

If you have any questions, please do not hesitate contacting us.

Sincerely,

Project and Construction Services, Inc.



Robert S. Strickland
President & CEO

G. Stephens, Inc.



Glen Stephens
President

Company Overview

“It has been my experience that P|C|S is very dedicated to any project that they undertake. They are highly qualified and display professionalism in all areas. They become a part of your school community during a project and they work hard to make sure that the project is completed to the district’s satisfaction. We were extremely pleased.”

**George Richardson, Assistant Superintendent of Switzerland of Ohio Schools
Former Superintendent of Bellaire City Schools, Bellaire, Ohio**



Bellaire Elementary School

- 1988 P|C|S Founded and Incorporated with 3 Employees
- 1988 1st Healthcare Project – Cleveland Clinic
- 1988 1st CM/Owner's Rep Project – Eliza Jennings
- 1994 1st Transportation CM Project – Hayden Bus Garage
- 1995 Headquarters moved to Cleveland from Cincinnati
- 1996 1st Civic CM Project – Parma Justice Center
- 1997 1st School CM Project – Rocky River Middle School
- 2001 1st LEED Project; Geauga YMCA
- 2003 Wheeling, West Virginia Office Opened
- 2003 Winner of Weatherhead 100 Fastest Growing Companies in Northeast Ohio
- 2006 CMAA National Project Achievement Award – West Muskingum HS, Zanesville, OH
- 2006 1st Design / Build Project; Luke Air Force Base
- 2007 CMAA Northern Ohio Chapter Project Achievement Award Lakeside High School, Ashtabula, OH
- 2008 P|C|S Becomes an ESOP Firm
- 2008 P|C|S Celebrates 20 years of construction success
- 2009 Awarded Largest K-12 School Project to Date Switzerland of Ohio \$86.4 Million
- 2009 Winner of Weatherhead 100 Fastest Growing Companies in Northeast Ohio
- 2010 Awarded Construction Analyst Agent contract for the West Virginia School Building Authority
- 2010 Charleston, West Virginia Office Opened



Company Overview

P|C|S Project and Construction Services, Inc. (P|C|S) is headquartered in **Cleveland, Ohio at 1360 East 9th Street, Suite 910, Cleveland, Ohio** with branch offices in Wheeling and Charleston, West Virginia, and has been providing professional construction services for **over 23 years**. P|C|S has extensive experience providing our Clients with construction advisory and management services from initial conception through final completion of projects. **P|C|S was incorporated in the State of Ohio on April 18, 1988.**



P|C|S provides a complete menu of stand-alone design phase services. These include **cost estimating**, value engineering, scheduling, **constructability reviews**, bid package strategies, bidder evaluations, and building evaluations & assessments.

P|C|S is 55% employee owned (ESOP).

The company is led by:

- Robert S. Strickland, President & CEO**
- Kevin Lawlor, Executive VP & Principal-in-Charge of Cost Estimating**
- N. Kevin Green, Senior VP & Manager of Construction Operations**
- Rick Milhoan, VP & Manager of WV Operations**

A principal of the firm is always assigned to oversee each project. Thus, each Client benefits from personalized contact with P|C|S's principals and the highest level of construction advisory and management experience. With **4 corporate principals**, each with more than 30 years of experience, and **44 additional construction professionals**, P|C|S maintains a very hands-on approach with every project assignment.

P|C|S prides itself on providing an extremely thorough **review and analysis of construction documents**, thoroughly checking them for accuracy, completeness, and systems/contractor coordination issues. Through this process, we can identify missed details, coordination issues, sequence issues and system interface conflicts, prior to receiving bids; which in turn, minimizes the potential for change orders and claims that can cost the Owner time and money.

One of our greatest strengths is **estimating**. P|C|S has developed over \$10 billion of construction project cost estimates on all types of construction nationally and internationally. As an independent service, we provide **in-house** architectural, civil, structural, mechanical, electrical, plumbing, and fire protection estimating to Owners and architectural firms nationally. Our in-house capabilities in estimating are of particular significance when the Value Engineering process is undertaken because of our first-hand knowledge of all aspects of the building construction.



P|C|S and G. Stephens, Inc. have partnered on many projects over the years, including school district projects in Steubenville and Girard. The firms have worked together where P|C|S has been the prime consultant, as well as projects where GSI has been the prime consultant. The firms work very closely and efficiently together.



G. Stephens, Inc. (GSI) was founded in 1992 and is a full service Construction and Project Management firm that provides construction and project management services to clients throughout the state of Ohio. Over the **past 19 years**, the firm has expanded with offices now serving in Cleveland, Columbus, Toledo, Youngstown, and Pittsburgh; with the **main headquarters located in Akron, Ohio**. GSI is a 100% EDGE certified minority owned, small and disadvantaged (MBE/DBE) construction and project management firm that was developed on a strong foundation of *honesty, integrity, and accountability*.

GSI has the ability to successfully assist the needs and demands of each client with the confidence, expertise, and professionalism of our dedicated staff of **48 highly qualified and diverse professionals** that are educated and trained in the following areas of: Construction Management; Estimating; Constructability Review; Civil, Mechanical and Structural Engineering; Architectural; Sustainability; Business Management; Marketing and Finance.

GSI has developed a diverse portfolio of construction experience, which includes projects in both the public and private sectors, with markets that consist of K-12 Education, Higher Education, Transportation, Housing, Water/Wastewater, and General Building. The firm's expertise encompasses overall Program, Project, and Construction Management, Scheduling, Risk Management, **Estimating**, Design, Code Review, Construction Inspection, Value Engineering, **Constructability Reviews**, Specifications Development, Bid Phase Development, On-Site Management, Quality Control/Quality Assurance, Project LEED Compliance, EEO/Diversity Monitoring and Compliance, Safety Plan Development, and Closeout Management.



Insurance Certificate

“Throughout the process, P|C|S exhibited several strengths including follow-through, communication and accuracy.

When P|C|S says something will be done, it is done and done professionally. We found P|C|S to be client-centered and enthusiastic in working with our staff members, board and community.”

**Dennis L. Allen, Ed.D., Former Superintendent
Rocky River City School District**



Rocky River Middle School

Insurance Certificate

As professional Construction Management firms, both Project and Construction Services, Inc. (P|C|S) and G. Stephens, Inc. (GSI) maintain a standard of care to provide timely and effective services on behalf of our clients and have the appropriate insurances to cover our actions.

P|C|S's Professional Liability Insurance is underwritten by the Houston Casualty Company. The Houston Casualty Company has more than a 30-year history of developing professional liability insurance programs and providing outstanding loss prevention education and claims services. The Houston Casualty Company and their affiliated insurance pool or insurance companies carry "A" ratings from the major insurance company rating agencies.

P|C|S's Professional Liability Insurance is a claims-made policy with a limit (per claim) of \$1 million and \$2 million annual aggregate. This coverage satisfies the requirements of the Ohio Revised Code Section 9.333 as evidence of financial assurance and has been accepted by the State of Ohio and all past Clients of P|C|S in lieu of a surety bond.

G. Stephens, Inc.'s Professional Liability Insurance is also underwritten by Houston Casualty Company providing the same level of insurance to the Owner.

Please refer to the attached Certificates of Insurance (Professional Liability and General Liability, including Auto).



INSURANCE BINDER

OP ID: SS

DATE (MM/DD/YYYY)
02/22/2011**THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.**

AGENCY STA, a Div. of The Oswald Cos. Enterprise Pkwy. Ste. 101 E. ...hwood, OH 44122 Paula M. Selvaggio, RPLU		COMPANY Houston Casualty Company		BINDER # 6286	
PHONE (A/G, No, Ext): 216-839-2800 CODE: _____ SUB CODE: _____		FAX (A/G, No): 216-839-2815		THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #: TBD	
AGENCY CUSTOMER ID: PROJE-1		DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location) Professional Liability Policy No.TBD			
INSURED Project & Construction Services 1360 E. Ninth St., 9th Floor Cleveland OH 44114					

COVERAGES		LIMITS		
TYPE OF INSURANCE	COVERAGE/FORMS	DEDUCTIBLE	COINS %	AMOUNT
PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input type="checkbox"/> SPEC				
GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR	RETRO DATE FOR CLAIMS MADE:			EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
AUTOMOBILE LIABILITY <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 \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ MEDICAL PAYMENTS \$ PERSONAL INJURY PROT \$ UNINSURED MOTORIST \$
AUTO PHYSICAL DAMAGE DEDUCTIBLE <input type="checkbox"/> COLLISION: _____ <input type="checkbox"/> OTHER THAN COL: _____	<input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES			ACTUAL CASH VALUE \$ STATED AMOUNT \$ OTHER \$
GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:			EACH OCCURRENCE \$ AGGREGATE \$ SELF-INSURED RETENTION \$
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY				WC STATUTORY LIMITS E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
SPECIAL CONDITIONS/OTHER COVERAGES Professional Liability - Claims Made Form \$1,000,000/\$2,000,000 Limits-Each Claim/Aggregate \$50,000 Deductible-Each Claim; 04/01/88 Retroactive Date SJX-Rocky River Schools \$1,000,000/\$0 Limits-Each Claim/Aggregate				FEES \$ TAXES \$ ESTIMATED TOTAL PREMIUM \$

NAME & ADDRESS		MORTGAGEE		ADDITIONAL INSURED	
		LOSS PAYEE			
		LOAN #			
		AUTHORIZED REPRESENTATIVE <i>Malena R. Siner</i>			



INSURANCE BINDER

FOPI

DATE (MM/DD/YYYY)

2/23/2011

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

AGENCY James B. Oswald Company 1360 East 9th Street, #600 Cleveland, OH 44114-1730		COMPANY Westfield Insurance Company		BINDER # 5698
PHONE (A/C, No, Ext): (216) 367-8787		FAX (A/C, No): (216) 241-4520		
AGENCY CODE:	SUB CODE:	DATE EFFECTIVE TIME		EXPIRATION TIME
		2/20/2011	12:01	8/19/2011
AGENCY CUSTOMER ID: PROJ&CO-01		INSURED Project & Construction Services Inc. 1360 East 9th St., Suite 910 Cleveland, OH 44114		DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location) 1360 East 9th St., Suite 910, Cleveland, OH 44114 2000 Main St., Suite 212, Wheeling, WV 26003 47084 Black Walnut Parkway, Woodsfield, OH 43793 57299 Temperanceville, Barnesville, OH 43713- 500 Virginia St, Charleston, WV 25301
X		THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #: TRA4691685 & WCP4738136		

COVERAGES**LIMITS**

TYPE OF INSURANCE	COVERAGE/FORMS	DEDUCTIBLE	COINS %	AMOUNT
PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPEC <input checked="" type="checkbox"/> Replacement Cost <input checked="" type="checkbox"/> Agreed Value	Blanket Business Personal Property Blanket Extra Expense 1360 East 9th St., Suite 910, Cleveland, OH - Building Legal Liability Equipment Breakdown Coverage Included	1,000 1,000	100 40/80/100 100	204,900 100,000 700,000
GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> OH Stop Gap - \$1M/\$1M/\$1M	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE DAMAGE TO RENTED PREMISES MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	\$ \$ \$ \$ \$ \$	1,000,000 300,000 10,000 1,000,000 2,000,000 2,000,000
AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	2006 Chevrolet Silverado #3GCEC14X56G264376	COMBINED SINGLE LIMIT BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE MEDICAL PAYMENTS PERSONAL INJURY PROT UNINSURED MOTORIST	\$ \$ \$ \$ \$ \$ \$	1,000,000 10,000
AUTO PHYSICAL DAMAGE DEDUCTIBLE <input checked="" type="checkbox"/> COLLISION: 500 <input checked="" type="checkbox"/> OTHER THAN COL: 500	<input checked="" type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES	ACTUAL CASH VALUE STATED AMOUNT OTHER	\$ \$ \$	
GARAGE LIABILITY <input type="checkbox"/> ANY AUTO		AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EACH ACCIDENT AGGREGATE	\$ \$ \$ \$	
EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE AGGREGATE SELF-INSURED RETENTION X WC STATUTORY LIMITS	\$ \$ \$ \$	7,000,000 7,000,000
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	\$ \$ \$	1,000,000 1,000,000 1,000,000
SPECIAL CONDITIONS/ OTHER COVERAGES	Coverage Terms, Conditions and Exclusions per expiring policies and renewal summary	FEES TAXES ESTIMATED TOTAL PREMIUM	\$ \$ \$	24,140

NAME & ADDRESS

MORTGAGEE	ADDITIONAL INSURED
LOSS PAYEE	
LOAN #	
AUTHORIZED REPRESENTATIVE <i>Pia Foss</i>	

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/01/2011

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 Brooks Insurance Agency, Inc. 1120 Madison Ave. Toledo, OH 43604 419 243-1191		CONTACT NAME: PHONE (A/C, No, Ext): 419 243-1191 FAX (A/C, No): 4192555928 E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : Cincinnati Insurance Company	
		INSURER B : Houston Casualty Company	
		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 <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PD Ded:500 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			EPP0003846	11/30/2010	11/30/2011	EACH OCCURRENCE	\$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$500,000
							MED EXP (Any one person)	\$10,000
							PERSONAL & ADV INJURY	\$1,000,000
							GENERAL AGGREGATE	\$2,000,000
							PRODUCTS - COMP/OP AGG	\$2,000,000
								\$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> Drive Oth Car			EPP0003846	11/30/2010	11/30/2011	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$0			EPP0003846	11/30/2010	11/30/2011	EACH OCCURRENCE	\$4,000,000
							AGGREGATE	\$4,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A				WC STATU-TORY LIMITS	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
B	Professional Liability			H71113466	07/01/2011	07/01/2012	\$1,000,000 Per Claim \$1,000,000 Aggregate \$25,000 Deductible	

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

CERTIFICATE HOLDER Information Purposes Only	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 

Project Experience

“P|C|S is a true partner in this project in every sense of the word. The intensity with which the staff of P|C|S performs the construction management functions leaves no doubt as to their professionalism and dedication to the building program at Cambridge City Schools.”

**Susan Tucker, Treasurer/CFO/Business Manager
Cambridge City School District**



Cambridge High School

Project Experience

Constructability Review

P|C|S/GSI has completed numerous constructability reviews and cost estimates in the state of Ohio and throughout the country. Our personnel have a range of building, civil, mechanical and electrical experience to provide high quality services in both constructability reviews and cost estimating.

We pride ourselves on providing precise constructability reviews involving an extremely thorough review and analysis of the construction documents. We thoroughly check each document for accuracy, completeness, and systems/contractor coordination issues. Through this process, prior to receiving bids, we can identify missed details, potential coordination issues, possible time delays and construction claims, which in turn, minimizes the potential for change orders and claims that can cost the Owner time and money.

As part of our review process, we overlay the structural, mechanical, electrical and architectural plans to quickly look for apparent pinch points; duct work, hydronic piping, etc, and the structure. We develop a building cross section and verify that there is available space for the multiple systems or suggest alternate routing. We critically look at different areas of wall sections for parapet details, window headers and window jambs to suggest areas where more detail needs to be developed to fully explain the design intent.

The following P|C|S case study illustrates our comprehensive review process and how constructability reviews benefit the Owner and their project.

Another major source of errors occurs at the point of interface between the engineering disciplines. P|C|S/GSI's inter-disciplinary and cross-disciplinary review includes an intense crosscheck of all construction document elements. It is important for the constructability review to be performed by a "fresh pair of eyes" and by a firm with extensive experience in reviewing projects of a similar nature.

This comprehensive review process is typically completed when construction documents are at least 90% complete. If the documents are reviewed too early, the constructability review would have a minimal impact since many aspects of the design could change by the time the construction documents are 100% complete. If the documents are reviewed too late, during bidding or after bid, any errors found would have already cost the owner money. The design team is charged with reviewing, responding to, and implementing appropriate changes to the documents based on the constructability review comments prior to contractor bidding.

The goal of a P|C|S/GSI constructability review is not only to eliminate coordination issues prior to construction, but to ensure that contractors receive documents that are as clear and concise as possible, resulting in a higher quality bidder response. This allows for optimal field administration.



Case Study:

The Ohio Department of Administrative Services (ODAS), with whom we have a retained consultant contract for constructability review services, directed PCS to perform a constructability review for a \$20 Million higher education facility project. The owner concurrently directed the Construction Manager (CM) to provide a constructability review as well, of the same design documents. The CM noted 50 construction comments. **PCS, after reviewing, noted 750 construction comments which resulted in design modifications and better construction drawings.**

Cost Estimating

Accurate and well-defined cost estimates are critical to the success of every project. PCS' estimators specialize in providing accurate construction cost estimates from the initial programming phase through the detailed design and construction phases. Our estimating procedures are developed to ensure that **each element of the project is well defined and accounted for in the estimate format.**

Our estimating efforts begin with the Program Level estimates of the proposed project. These estimates serve as our "Cost Models" for the project and will be updated to reflect the additional information and details included on the Schematic, Design Development, and Construction Documents. We work with the design team and the Owner throughout the design phase to ensure design components align with available funds. Our final estimate, prior to bidding, is used to evaluate the competitive bids received for the various elements of work.

Conceptual Estimate

The very first estimate prepared for a project is essentially the most important, regardless of the number of successive estimates prepared. It is typically called a "Conceptual Estimate".

Conceptual estimates are based on preliminary information derived from meetings, discussions and site tours with the Owner and the Architect, including items such as general conditions, those things that support the construction effort such as daily cleanup; temporary facilities; site access, requirements, etc. We also incorporate contractor overhead and profit, tailored for the current market and project requirements; contingency, and the effects of cost escalation, increases to costs of labor and materials for the actual construction period. Soft costs such as design fees, loose equipment, legal and financial costs, Owner administrative costs, potential Owner-borne costs of abatement or reclamation, the inevitable construction change orders, an Owner contingency and other eventualities, will all affect the project's bottom line cost and need to be included in the conceptual estimate.

The art of conceptual estimating is not dependent on a wealth of information. It is dependent on a wealth of enthusiasm and the need to prepare an estimate that will stand the test of time, one that will prove accurate many months after its preparation. The ultimate goal of a conceptual estimate is to provide the owner with a comprehensive and realistic project budget and scope that they can depend on.

Architectural/Civil/Structural Estimating

With the A/C/S estimate, PCS accounts for the cost of site development, utilities, structural systems, exterior envelope systems, finish systems such as floors and doors, and equipment specialties. We prefer to develop the project estimate in "Building Component Format," i.e. foundations, structure, exterior walls, finish trades, etc., which facilitates making comparisons and developing alternative solutions. This "monitorable" format provides a means of creating an audit trail from the initial estimate to the project's completion.



ROCKY RIVER MIDDLE SCHOOL

"P|C|S's ability to provide accurate cost estimates, with very early and sketchy information, has helped us establish budgets on projects ranging from \$1 million to over \$80 million."

*Tom Schwartzmier, PE
Director, Facilities &
Construction
UPMC Shadyside, Pittsburgh,
Pennsylvania*

Mechanical/Electrical/Plumbing Estimating

Our staff also understands the M/E/P systems common to various facilities. All estimates are developed in a material and labor format, which will then enable PCS and the Owner to perform comprehensive bid evaluations and change order reviews.

Estimating, even in final stages of project design or at bidding, is more art than science. The preparation of an accurate, thorough and complete estimate demands the estimator *build the project in his mind* and account for all the nuances of construction regardless of the amount of information available. The less existing information, the more important this activity becomes.

Project Experience

OSFC/Garfield Heights City Schools, Additions and Renovations to the District's Elementary Schools (Maple Leaf and Elmwood Schools)

Owner: Mr. Allen D. Sluka, Treasurer/CFO/Business Services
Garfield Heights City Schools,
5640 Briarcliff Drive
Garfield Heights, Ohio 44125
(216) 475-8100 ext. 8115

P|C|S is providing full construction management services, including **cost estimating**, scheduling, value engineering, and **constructability reviews** through the Ohio School Facilities Commission's Classroom Facilities Assistance Program (CFAP). This \$20 Million program started in Spring of 2010 and includes additions and renovations to the District's Elementary Schools (Maple Leaf and Elmwood Schools).

P|C|S's Constructability Review report noted **1,628 comments** for the two renovation/addition projects which included comments on **site logistics and phasing**, as temporary classrooms were utilized during construction. **LEED Silver Certification** is being sought for this project with the buildings **scheduled to be complete in December 2011**.

P|C|S is providing architectural, civil, structural, mechanical, electrical, technology, plumbing, and fire protection estimating for the Garfield Heights City Schools through each phase of design (programming, concept, schematic, design development and construction document). Working systematically with Architect, Engineer and Design teams, P|C|S has helped guide each of the schools to maintain their project budget using our in-house Estimating team. Cost Management (or Value Engineering) exercises were completed at each phase of design when projects were over budget to bring them back to their original intended scope of work and cost.



OSFC/Euclid City Schools, Four (4) New Elementary Schools

Owner: Dr. Joffrey Jones, Superintendent
Euclid City Schools
651 East 222nd Street
Euclid, Ohio 44123
(216) 261-2900

P|C|S is providing full construction management services, including **cost estimating**, scheduling, value engineering, and **constructability reviews** through the OSFC's Classroom Facilities Assistance Program (CFAP). This \$ 60.3 Million program includes the construction of four (4) new PK-5 elementary schools and the abatement and demolition of nine (9) existing elementary schools.

P|C|S performed constructability reviews of four (4) new elementary school buildings concurrently with an average of **913 comments per school**, including plans and specifications. The review included extensive effort to identify value engineering opportunities, to offset additional costs to remediate poor soil conditions. The project started in April 2011. **LEED Silver Certification** is being sought for all four (4) buildings with a **scheduled completion of December 2012**.

P|C|S is providing architectural, civil, structural, mechanical, electrical, technology, plumbing, and fire protection estimating for the Euclid City Schools through each phase of design (programming, concept, schematic, design development and construction document). Working systematically with Architect, Engineer and Design teams, P|C|S has helped guide each of the four schools to maintain their project budget using our in-house Estimating team. Cost Management (or Value Engineering) exercises were completed at each phase of design when projects were over budget to bring them back to their original intended scope of work and cost.

University at Buffalo, The State University of New York Acheson/Kapoor Hall and the School of Engineering

Owner: Ronald C. Van Splunder R.A., AIA, Manager of Architectural Support
University at Buffalo, Facilities Planning & Design
119 John Beane Center,
Buffalo, NY 14260-7300
(716) 645 6339

P|C|S provided **Constructability Review Services** for the renovations and additions to Acheson/Kapoor Hall and the School of Engineering at the University at Buffalo. Over **1,000 comments** were noted on the documents for both projects. P|C|S's **comprehensive report** provided the University with the ability to produce the most **clear and concise documents** possible resulting in **less change orders** and higher **quality bidder response**.

"You have won over the University with what was submitted for this project and furthermore I was asked to figure out how to keep you on board for years to come. I have heard rave reviews for P|C|S for work done on the Acheson/Kapoor design."

*Marty Spence, Contract Administrator
University at Buffalo, Facilities Planning and Design*





Rocky River City Schools 1997 Capital Improvement Program; 2009 Capital Improvement Program

Owner: Ted Blank, Executive Director of Human Resources & Support Services
Rocky River City Schools
21600 Center Ridge Road
Rocky River, Ohio 44116
(440) 356-6715

P|C|S was selected in **April 2009** to provide full construction management services on the Rocky River City School District's \$36 Million Capital Improvement Program. This program follows a \$24 Million program which P|C|S **successfully executed** for the **District from 1997-2000**.

P|C|S provided construction management services for the **1997 Capital Improvement Program**, including **cost estimating**, scheduling, value engineering and **constructability review**. Services began on this program during the bond preparation and campaign phase in 1997 and concluded in December 2000. The program included the construction of a new middle school, the demolition of the existing middle school, and extensive renovations to Goldwood Primary, Kensington Elementary, and the high school (two separate phases).

P|C|S is currently performing construction management services for **the 2009 Capital Improvement Program** including an initial **building facilities assessment in 2008** to help facilitate the **master planning** process, **constructability reviews** for the additions and renovations to three (3) existing school buildings. The review associated with the Rocky River High School resulted in **1,548 comments**, including plans and specifications. The review of each school, but especially the High School, included a detailed phasing plan to perform the renovations in the existing buildings without incurring the additional expense of temporary modular classrooms. The renovation and addition work started at the first building in December 2010 and the building was occupied by the School District in July 2011. The remaining two (2) buildings started in Summer 2011 with a **scheduled completion of October 2013**.

P|C|S is providing architectural, civil, structural, mechanical, electrical, technology, plumbing, and fire protection estimating for the Rocky River City Schools through each phase of design (programming, concept, schematic, design development and construction document). Working systematically with Architect, Engineer and Design teams, P|C|S is helping to guide the School District to maintain their project budget using our in-house Estimating team. Cost Management (or Value Engineering) exercises were completed at each phase of design when projects were over budget to bring them back to their original intended scope of work and cost.

"Throughout the process, P|C|S exhibited several strengths including follow-through, communication and accuracy. When P|C|S says something will be done, it is done and done professionally. We found P|C|S to be client-centered and enthusiastic in working with our staff members, board and community."

*Dennis L. Allen, Ed.D., Former Superintendent
Rocky River City School District*



Girard City Schools, Capital Improvement Program New Junior/Senior High School

Owner: Joseph Jeswald, Superintendent
Rocky River City Schools
704 East Prospect Street
Girard, Ohio 44420
(330) 545-2596

G. Stephens, Inc. (GSI), in association with P|C|S, provided full construction management services on this \$26.1 Million building program. This program, which was completed under the Ohio School Facilities Commission (OSFC) Classroom Facilities Assistance Program (CFAP), included the construction of a new 127,568 sf junior/high school. GSI/P|C|S was involved in coordinating all design activities from Programming through Construction Documents that included the preparation of a complex system of Phase Submission documentation for each design phase to make sure all program requirements have been met. Each Design Phase included full **cost estimating**, scheduling, value engineering and **constructability reviews**. The construction period was only 18 months, including all sixteen complex bid packages. Project Controls and Budget Supervision Activities continued through this period. The major highlights of the new school are the **LEED® certified Geothermal Heat Pump System**, along with complex site improvements including an underground storm chamber systems, mitigation areas, wetlands and athletic fields. Pete Popovic was GSI/P|C|S's Project Manager for this project, and was involved in every facet of the design and construction process.

GSI/P|C|S provided architectural, civil, structural, mechanical, electrical, technology, plumbing, and fire protection estimating for the Girard City Schools through each phase of design (programming, concept, schematic, design development and construction document). Working systematically with Architect, Engineer and Design teams, GSI/P|C|S helped to guide the School District to maintain their project budget using our in-house Estimating team. Cost Management (or Value Engineering) exercises were completed at each phase of design when projects were over budget to bring them back to their original intended scope of work and cost.

Steubenville City Schools, Capital Improvement Program New Elementary School; Renovations and Additions to Existing Garfield Elementary School, Renovations to Existing Steubenville High School

Owner: Michael McVey, Superintendent
Steubenville City Schools
932 North Fifth Street
Steubenville, OH 43952
(740) 283-3767

P|C|S, in association with G. Stephens, Inc., provided full construction management services, including **cost estimating**, scheduling, value engineering and **constructability reviews**, through the OSFC's Classroom Facilities Assistance Program (CFAP). The project consisted of the construction of a new elementary school (43,750 SF), renovations (29,873 SF) and additions (14,821 SF) to the existing Garfield Elementary School, and renovations to the existing





Steubenville High School (216,080 SF). Garfield Elementary School was completed ahead of schedule for completion in January 2008. Completion of West Elementary School and Steubenville High School was completed on-time and occupied in December 2008.

P|C|S's Constructability Review reports contained over **1,500 comments** for the new elementary school and the two renovation/addition projects.

P|C|S/GSI provided architectural, civil, structural, mechanical, electrical, technology, plumbing, and fire protection estimating for the Steubenville City Schools through each phase of design (programming, concept, schematic, design development and construction document). Working systematically with Architect, Engineer and Design teams, P|C|S/GSI helped to guide the School District to maintain their project budget using our in-house Estimating team. Cost Management (or Value Engineering) exercises were completed at each phase of design when projects were over budget to bring them back to their original intended scope of work and cost.

State of Connecticut, Eli Whitney Technical High School H.H. Ellis Technical High School

Owner: State of Connecticut
Department of Public Works
165 Capitol Avenue
Hartford, Connecticut 06106
(860) 713-5823

P|C|S provided **Constructability Review Services** to the State of Connecticut for the 191,096 sf renovations and additions to the H.H. Ellis Technical High School and the 111,000 sf of renovations and 117,000 sf of new construction to the Eli Whitney High School. P|C|S noted **2,382 comments on the Eli Whitney** documents and **1,640 on H.H. Ellis**. P|C|S's comments not only included inconsistencies in the design documents, but also **included input on the phasing of the renovations/additions**. For both projects, P|C|S was then engaged to verify that all constructability review comments were incorporated into the final bid documents. **P|C|S worked with the Design Team to resolve all review comments**. P|C|S was contracted by the State of Connecticut, Department of Public Works to perform Constructability Review Services on an on-call basis.



Marshall County Schools, Major Renovations/Additions to Four (4) Elementary Schools, Two (2) Middle Schools, Two (2) High Schools and One (1) High School Field House; One (1) New Elementary School; One (1) New High School Field House; Demolition of Two (2) Existing Buildings

Owner: Alfred Renzella, Superintendent
Marshall County Schools
2700 Fourth Street
Moundsville, WV 26041
(304) 843-4400

P|C|S provided full construction management services including an initial **building assessment effort to help with the master planning program, cost estimating**, scheduling, value engineering, and **constructability reviews** for the Marshall County Schools Capital Improvement Program. This program included major renovation/additions to four (4) elementary schools, two (2) middle schools, two (2) high schools and one (1) high school field house. The program also included the construction of one (1) new elementary school and one (1) new high school field house, and the demolition of two (2) existing buildings.

P|C|S is currently providing construction management services for the Cameron Middle School/High School project, which is scheduled to be complete in February of 2012.



P|C|S's thorough and comprehensive constructability review of each building's bid documents resulted in clearer, more concise documents, which translates into more competitive bids and less document clarification related change orders for the Marshall County Schools.

P|C|S has been providing architectural, civil, structural, mechanical, electrical, technology, plumbing, and fire protection estimating for the Marshall County Schools through each phase of design (programming, concept, schematic, design development and construction document). Working systematically with Architect, Engineer and Design teams, P|C|S is helping to guide the School District to maintain their project budget using our in-house Estimating team. Cost Management (or Value Engineering) exercises were completed at each phase of design when projects were over budget to bring them back to their original intended scope of work and cost.



Under Contract

In addition to working on the Cameron High School project, P|C|S recently was awarded a contract to provide services to the State of West Virginia School Building Authority. The company will serve as the authority's state-wide construction analyst agent for one year, with an option to renew for two additional years, Rick Milhoan says.

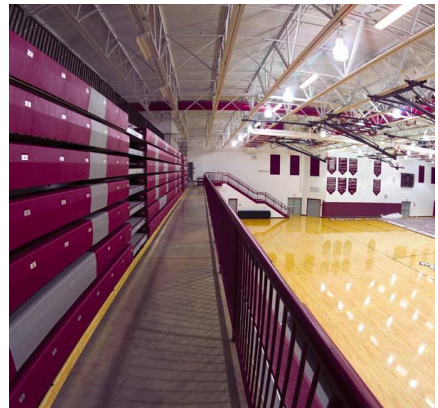
"We are providing estimating and constructability services on every project that receives funding from the West Virginia School Building Authority [SBA] within the entire state of West Virginia," he notes. "The staff of the SBA does a tremendous job of funding school construction and serving the needs of the children of West Virginia and P|C|S is proud to be a part of their team."



Project Team and Organization

“The quality of the work of P|C|S is extremely high. I would credit this with their ability to stay on top of every detail, to hold high expectations for the architects and various contractors who are part of the project and to constantly monitor the project as it unfolds.”

**Barbara Hansen, PhD, The Dave Longaberger Professor of Teaching & Learning and Distinguished Professor of Education at Muskingum College
Former Superintendent of East Muskingum Local School District**



East Muskingum High School Gymnasium

“Wood County Schools is extremely pleased with the services we have received from P|C|S. I would not want to be involved in a major construction project without the services of a quality construction management firm like P|C|S.”

*William A. Niday
Former Superintendent
Wood County Schools*

Project Team and Organization

P|C|S is extremely proud of the staff of professionals we have assembled for this project. The Team we have proposed to provide cost and constructability analysis services to the Cleveland Heights-University Heights City Schools is especially well suited for the project in terms of availability to handle this type of program and the applied experience needed in the planning and execution of such a program.

Principal-In-Charge



Bob Strickland, LEED AP, President & CEO Principal-In-Charge (P|C|S)

Bob is Principal-in-Charge of all construction operations. In this capacity, he oversees all construction staff assignments, corporate construction procedures, and contracting issues. With over 30 years of construction experience, Bob has worked on over \$4 Billion of major construction projects in the healthcare, educational, municipal, industrial, and commercial industries and held positions of project engineer, project manager, and operations manager. Bob is responsible for QA/QC review of the constructability report before issuance.

Constructability Review Lead



Kevin Lacey, LEED AP, Associate / Senior Project Manager Constructability Review Lead (P|C|S)

Kevin began his career in the construction industry in 1995 as a facilities and construction manager for the United States Navy as a member of the Civil Engineer Corps. Kevin is a degreed civil engineer and utilizes this technical knowledge to complement his leadership skills as a Project Manager. He is responsible for all aspects of the construction project including monitoring of budget, schedule, and quality as well as supervising project engineers and project superintendents on the job site. Kevin is experienced in pre-construction constructability reviews and bidding of construction projects. He is responsible for **reviewing prime contract scopes** as well as **coordination of the final constructability report**.

Constructability Review



Pete Popovic, Project Manager Constructability Review (GSI)

Mr. Popovic brings over twenty years of experience in the construction industry to project design and construction management. He is an experienced Project Manager and has worked in commercial facilities management, architectural design and development, and construction materials field. He has broad knowledge of the various aspects of construction technology, equipment and methods, union labor jurisdictions, negotiations, engineering, construction costs and estimating, scheduling, and safety compliance. He has extensive field experience controlling budgets, estimating, constructability review, bidding and job costing. He is responsible for assisting with **reviewing prime contract scopes** as well as assisting with **coordination of the final constructability report**.

Cost Estimating Lead



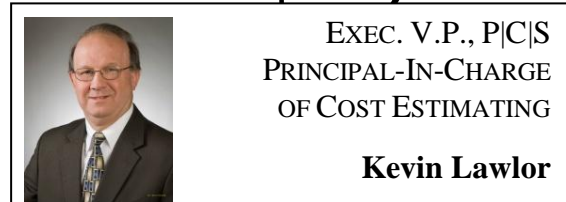
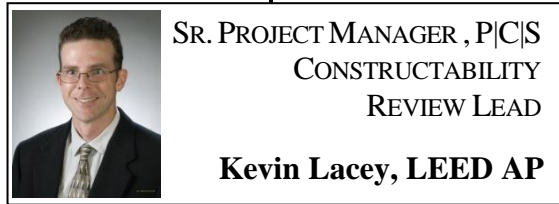
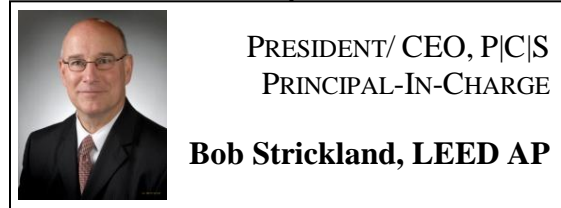
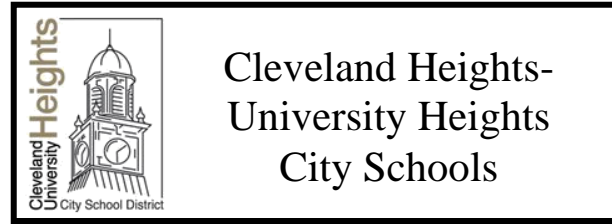
Kevin Lawlor, Executive Vice President Principal-in-Charge of Estimating (P|C|S)

Kevin is Principal-in-Charge of all in-house estimating and systems support services for P|C|S. Additionally, he directs the coordination and preparation for value engineering services, constructability reviews, and adherence to contract documents on these elements. He brings over 33 years of design and construction phase experience to each project. During this period, he has provided cost estimates on over \$10 Billion of multi-use facility projects. Kevin has participated in numerous Value Engineering (VE) sessions, and has completed the 40-hour VE workshop that is a pre-requisite to becoming a certified Value Specialist.

Constructability Review / Cost Estimating Technical Staff

- **Mike Adams, LEED AP, Associate/Lead Estimator, M/E/P Reviewer (P|C|S)**
- **Tom Kauker, Lead Estimator, A/C/S Estimator (P|C|S)**
- **Brandon Lawlor, LEED AP, Associate/Senior Estimator, M/E/P Reviewer (P|C|S)**
- **Derrick Griffin, Senior Estimator, A/C/S Reviewer (P|C|S)**
- **Mark Funfgeld, Cost Estimator, M/E/P Reviewer (GSI)**
- **Leslie Wheeler, Project Engineer, Front End Reviewer (P|C|S)**
- **Lew Heifner, Lead Estimator, Front End Reviewer (P|C|S)**
- **Veronica Jatsek, LEED AP, Estimator, Drawing Coordination Review (P|C|S)**
- **Pete DeVine, Associate/Senior Project Manager, Chief Scheduler, Site Utilization Plan Review (P|C|S)**
- **Alex Belkofer, Project Engineer, Drawing Coordination Review (P|C|S)**

Please refer to the Project Team Organization Chart following this page for more information.



Communication Lines

Constructability Review Technical Staff



Mike Adams
LEED AP
*M/E/P Reviewer/
Lead Estimator (P/C/S)*



Tom Kauker
*A/C/S Reviewer/
Lead Estimator (P/C/S)*



Brandon Lawlor
LEED AP
*M/E/P Reviewer/ Senior
Estimator (P/C/S)*



Derrick Griffin
*A/C/S Reviewer
Senior Estimator (P/C/S)*



Mark Funfgeld
*M/E/P Reviewer
Cost Estimator (GSI)*



Leslie Wheeler
LEED AP
*Front End Reviewer
Project Engineer (P/C/S)*



Lew Heifner
*Front End Reviewer
Lead Estimator (P/C/S)*



Veronica Jatsek
LEED AP
*Drawing Coordination
Review
Estimator (P/C/S)*



Pete Devine
*Site Utilization
Plan Review
Associate/Sr.
Project Manager (P/C/S)*



Alex Belkofer
*Drawing Coordination
Review
Project Engineer (P/C/S)*

Prior Team Constructability Review and Cost Estimating Experience

Key: BS = Bob Strickland
 KTL = Kevin Lacey
 KL = Kevin Lawlor
 PP = Pete Popovic
 MA = Mike Adams
 DG = Derrick Griffin
 LW = Leslie Wheeler
 LH = Lew Heifner
 MF = Mark Funfgeld
 VJ = Veronica Jatsek
 TK = Tom Kauker
 PD = Pete DeVine
 BL = Brandon Lawlor
 AB = Alex Belkofer

CLIENT	PROJECT NAME	LOCATION	YEAR COMPLETED	CONSTRUCTABILITY REVIEW TEAM
Ohio Department of Administrative Services	Constructability Reviews for Various Agencies in the State of Ohio	Various, Ohio	1996 – 2008	BS, KTL, KL, MA, TK, BL, DG, LW, LH, PD
Rocky River City Schools	Rocky River City Schools	Rocky River, OH	1997	BS, KTL, KL, MA, TK
City of Avon Lake	Police Station and Municipal Court	Avon Lake, OH	1997	BS, KL, MA, TK
Bay Village Local Schools	Bay Village Local Schools	Bay Village, OH	1998	BS, KTL, KL, MA, TK
Ohio School Facilities Commission	Bellaire City SD	Bellaire, OH	1998	BS, KTL, KL, MA, TK
Ohio School Facilities Commission	Barnesville Exempted Village SD	Barnesville, OH	1998	BS, KTL, KL, MA, TK
City of Bedford	New Municipal Center	Bedford, OH	1999	BS, KL, MA, TK
Ohio School Facilities Commission	Cambridge City Schools	Cambridge, OH	1999	BS, KL, MA, TK
Doty & Miller Architects	Mayfield City Schools	Mayfield, OH	1999	KL, MA, TK
Rocky River Public Library	Rocky River Public Library	Rocky River, OH	2000	KL, MA, TK
Cuyahoga County of Ohio	Hough-Superior Neighborhood Family Service Center	Cleveland, OH	2000	KL, MA, TK
Greater Cleveland Regional Transit Authority	Triskett Garage Rehab	Cleveland, OH	2000	KL, MA, TK
Ohio School Facilities Commission	East Muskingum SD	New Concord, OH	2000	BS, KTL, KL, MA, TK
Morley Library	New Library	Painesville, OH	2001	BS, KL, MA, TK
Vratsinas Construction Company	Great Northern Shopping Center	North Olmsted, OH	2001	KL, MA, TK
The Friendly Inn Settlement Inc.	New Family Center	Cleveland, OH	2002	BS, KL, MA, TK, PD
Russell Township	Fire Station	Russell Township, OH	2002	BS, KL, MA, TK, PD
Ashtabula Area SD	New Lakeside High School	Ashtabula, OH	2002	BS, KTL, KL, MA, TK, LW, PD
Judson Manor	8 th Floor Renovations & Infra	Cleveland, OH	2002	KL, MA, TK
Judson Manor	3 rd Floor Renovations	Cleveland, OH	2002	KL, MA, TK
URS	Miami University; Student Housing	Oxford, OH	2003	KL, MA, TK
Heather Hill	Various Projects	Chardon, OH	2003	BS, KL, MA, TK, PD
West Muskingum SD	West Muskingum SD	Zanesville, OH	2003	BS, KTL, KL, MA, TK, PD
Ohio School Facilities Commission	Bridgeport Schools	Bridgeport, OH	2004	BS, KTL, KL, MA, TK, PD
Shamokin Area Hospital	Entrance Way	Coal Township, PA	2004	KL, MA, TK
Ohio School Facilities Commission	Martin's Ferry SD	Martins Ferry, OH	2004	BS, KTL, KL, MA, TK, PD
Wood County Schools	Wood County Schools	Parkersburg, WV	2005	BS, KTL, KL, MA, TK, BL, DG, LW, LH, PD
Bovis Lend Lease	Ohio State University Medical Center – Doan Hall Addition	Columbus, OH	2005	KL, MA, TK, BL, DG, PD
Steubenville City Schools	Capital Improvement Project	Steubenville, Ohio	2006	KL, MA, TK, BL, DG, LH, PD
The Chilcote Law Firm	Bemus Bay Condominiums	Chautauqua, New York	2007	BS, KL, MA, TK, BL, DG, LH, PD
State of Connecticut	H.H. Ellis Technical High School	Hartford, Connecticut	2007	BS, KTL, KL, MA, TK, BL, DG, LW, LH, PD
State of Connecticut	Eli Whitney High School	Hamden, Connecticut	2007	BS, KTL, KL, MA, TK, BL, DG, LW, LH, PD
Cuyahoga County Department of Central Services	Cuyahoga County Juvenile Court Justice Center, Electrical Review	Cleveland, Ohio	2007	KL, MA, TK, BL, DG, LH, VJ, PD
Cuyahoga County Department of Central Services	Cuyahoga County Juvenile Court Justice Center, HVAC Review	Cleveland, Ohio	2007	KL, MA, TK, BL, DG, LH, VJ, PD
Marshall County Schools	Capital Improvement Project	Moundsville, WV	2008	BS, KTL, KL, MA, TK, BL, DG, LH, VJ, PD

CLIENT	PROJECT NAME	LOCATION	YEAR COMPLETED	CONSTRUCTABILITY REVIEW TEAM
Girard City Schools	Capital Improvement Project	Girard, Ohio	2008	KL, MA, TK, BL, DG, LH, PD, AB, PP, MF
University at Buffalo	Acheson/Kapoor Hall	Buffalo, New York	2008	BS, KTL, KL, MA, TK, BL, DG, LH, VJ
St. Ignatius High School	Performing Arts Center	Cleveland, Ohio	2008	KL, MA, TK, BL, DG, LH
Aurora City Schools	District-Wide Additions and Renovations	Aurora, Ohio	2009	BS, KTL, KL, MA, TK, BL, DG, LW, LH, VJ, PD
City of Marietta	Courthouse	Marietta, Ohio	2009	KL, MA, TK, BL, DG, LH, VJ, PD
Switzerland of Ohio Local Schools	Capital Improvement Program	Woodsfield, Ohio	2009	KL, MA, TK, BL, DG, LH, VJ, PD, AB
University at Buffalo	SUNY School of Engineering – Phase I	Buffalo, New York	2009	BS, KTL, KL, MA, TK, BL, DG, LH, VJ
West Virginia School Building Authority	Berkeley Cty., Raleigh Cty., Green ES, Craigs ville ES, Fort Gay ES, New Keyser Primary	Various Counties in West Virginia	2010	BS, KL, MA, TK, BL, DG, LH, VJ
Euclid City Schools	Four (4) New Elementary Schools	Euclid, Ohio	2010	BS, KTL, KL, MA, TK, BL, DG, LH, VJ, PD, AB
Garfield Heights City Schools	Renovations/Additions to Maple Leaf and Elmwood Elementary Schools	Garfield Heights, Ohio	2010	BS, KTL, KL, MA, TK, BL, DG, LW, LH, VJ, PD, AB
Rocky River City Schools	Capital Improvement Program	Rocky River, Ohio	2010	KTL, KL, MA, TK, BL, DG, LH, VJ, PD

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LH = Lew Heifner
MF = Mark Funfgeld
VJ = Veronica Jatsek
TK = Tom Kauker
PD = Pete DeVine
BL = Brandon Lawlor
AB = Alex Belkofer

Local Participation

“We encountered some very unique site related project challenges during design and construction that P|C|S very successfully resolved. P|C|S surrounds themselves with exceptional staff who truly understand the construction process. Despite initial time delays, our project will be delivered on time and under budget as promised.”

**Dr. William J. Licate, Former Superintendent
Ashtabula Area City School District**



Ashtabula Lake Side High School Stadium

Local Participation

P|C|S is headquartered at 1360 East 9th Street in downtown Cleveland. We are no more than 15 minutes from Cleveland Heights. All of the key personnel are located in Cleveland and the surrounding suburbs.

G. Stephens, Inc. also has an office in Cleveland at 15712 Miles Avenue.

The entire P|C|S team is a local team.



Sustainability

“Your company has provided excellent leadership in a very tough business... we were able to use team methods and discussions to solve undesirable issues. Our school district would not be as far along if not for your assistance and guidance.”

**Sam Lucas, Current Superintendent of Circleville Schools
Former Superintendent of Barnesville Schools, Barnesville, Ohio**



Barnesville High School



Sustainability

P|C|S/GSI understands the effects buildings have on the environment, energy consumption, and the people working in these buildings. We support the movement to promote the design of facilities that incorporate the principles of sustainability and good stewardship of the earth and its resources. Bob Strickland, President and CEO of P|C|S, is a LEED Accredited Professional (LEED AP) and has been a member of the Cleveland Green Building Coalition since 1998. P|C|S has 7 other LEED AP's and we currently have several other employees currently working on becoming LEED accredited professionals. Our LEED accredited professionals will be actively included during design and construction in the advising of the optimum way to accumulate points toward LEED certification for your facilities.

P|C|S has worked on numerous projects that have required the incorporation of energy efficient systems. This project experience includes the Bay Village City School District Project, which consisted of implementing a geothermal heating system for the 144,000 square foot school; the Geauga YMCA Project for which the building was designed as a sustainable, high performance, healthy green building, is registered with the Green Building Coalition and is LEED certified; the Luke Air

Force Base, 944th Civil Engineering Squadron in Arizona, a project consisting of high bay space for the 944th Reserve Operations as well as classroom space for continuing education and administrative space that allows for a full-time operational staff; and the Butler Rural Electrical Cooperative, a 25,000 square foot Municipal Electric Cooperative Headquarters and Service Center which included 40 acres of site development and features a geothermal heating and cooling system with 200 deep wells. P|C|S has also provided estimating services for numerous other LEED certified buildings some of which include Rainbow Babies & Children Hospital, The Cleveland Clinic, Cleveland State University and Eaton Corporation World Headquarters.

LEED Accredited Professionals (14):

- Bob Strickland, **LEED AP**, President & CEO
- Leslie Wheeler, **LEED AP BD+C**, Project Engineer
- Mike Adams, **LEED AP BD+C**, Associate/Lead Estimator
- John Jefferis, **LEED AP**, Assistant Project Manager
- Brandon Lawlor, **LEED AP BD+C**, Senior Estimator
- Daryl Higgins, **LEED AP**, Project Engineer
- Evan Kauker, **LEED AP BD+C**, Estimator
- Al Welter, P.E., **LEED AP**, Project Manager



- Veronica Jatsek, **LEED AP BD+C**, Estimator
- Sarah Burkhart, **LEED AP**, Project Engineer
- Rick Milhoan, **LEED AP**, Vice President
- Rob Strickland, **LEED AP**, Project Superintendent
- Kevin Lacey, **LEED AP**, Senior Project Manager
- Steve Abraham, **LEED AP**, Estimator

LEED® Projects:

Project Name/Location	LEED Certified	LEED Registered
Switzerland of Ohio Local Schools Woodsfield, Ohio (7 buildings)		Project currently in progress Seeking LEED-Silver Certification
Garfield Heights City Schools Garfield Heights, Ohio (2 buildings)		Project currently in progress Seeking LEED-Silver Certification
Euclid City Schools Euclid, Ohio (4 buildings)		Project currently in progress Seeking LEED-Silver Certification
University School Shaker Heights, Ohio		Project currently in progress Seeking LEED-Silver Certification
Marshall County Schools, Hilltop Elementary School, Sherrard, WV	LEED Certified	
Marshall County Schools, Cameron High School, Cameron, WV		Project currently in progress Seeking LEED-Silver Certification
PNC Bank, Center 1 Annex, Cleveland, Ohio	LEED Certified	

Geothermal HVAC/Alternative Energy Systems experience includes:

University Schools: Pond Loop System

Girard City Schools: Geothermal System

NASA: Geothermal System and Photovoltaic Panels

Cleveland State University – Photovoltaic Panels

FBI – Detroit Office – Photovoltaic Panels

Eaton Corp Headquarters – Water Reclamation System

Master Planning

“P|C|S’s strength’s lies in the expertise and qualifications of its personnel, its record for cost accuracy and efficiency with a commitment to quality, and the communication skills and can do attitude of its representatives.”

**Dennis Woods, Former Superintendent
Bay Village City School District**



Bay Village Middle School

Master Planning

As we approach the **Master Planning** process, we merge a very structured analysis and assessment process with the overall creative process to help arrive at the most beneficial and efficient Master Plan for the school district. We have found that the most solid basis of a well-thought-out Master Plan is to completely understand the current state of affairs of the facilities.

For the Building Assessment phase, it is important that we work very **integrally** and **strategically** with the **Master Planner**. We will evaluate the facilities from an operations and maintenance perspective, while the Master Planner will primarily evaluate them from a programming and space use perspective. As we work together on the analysis of the buildings, we will provide cost and constructability input to the Master Planner as they determine what aspects may be appropriate or not.

In the Building Assessment phase, P|C|S will first review any previous studies that may have been completed and do any further investigation that is necessary, including a review of existing drawings. This could include meetings with maintenance personnel regarding the maintenance, operation and overall condition, reviewing maintenance and utility records and visually assessing conditions. We will produce written and photographic documentation of each category which is observed, along with the deficiencies.

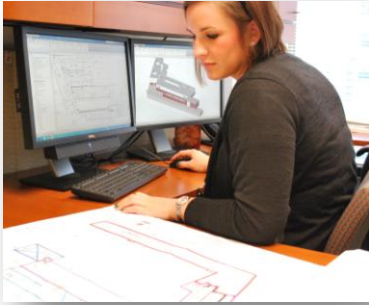
A formal written report will be developed. It will include observations and an analysis of deficiencies, as well as recommendations for repair or replacement with estimated costs.

This assessment then becomes the **basis for the Master Planning process**. As the Master Planner begins to develop its plans, P|C|S will “be looking over their shoulder,” so to speak, to understand what they are thinking, and to offer our **viewpoint from a cost and constructability standpoint**. In many cases, early in the Master Planning process, the Master Planner can easily make adjustments if cost and constructability issues are identified then, rather than later in the process. Input on efficient phasing can also be more readily incorporated if it is provided early on.

As the Master Planning options become more firm, P|C|S will then develop the **detailed cost estimates and phasing plan** that will allow the school district to properly evaluate them and its funding capacity to determine the level of bond issue that will be required.

During the campaign for the bond issue, P|C|S will support the effort to inform the public on the need and the merits of the plan and participate in any means appropriate for the school district.

P|C|S provided a **building assessment and report** for the Rocky River City School District. This study was conducted by P|C|S to review the existing conditions of the (7) buildings that are owned and operated by the Rocky River City School District. The purpose of this report was to provide the District with a building condition assessment and evaluation as part of a due diligence process that identifies liabilities that are gained from visual inspection of the property.



The report consisted of narrative descriptions of the building areas and building systems as visually inspected on walk-throughs of all the buildings with District staff. The P|C|S staff toured the building sites in April and May of 2008. This report provided cost estimates relative to the repairs and/or replacement of existing building components to provide a continued use of these buildings. Our review does not include any destructive testing or analysis but includes our visual review of the physical conditions of the following systems:

- Site Parking and Drives
- Roofing Systems
- Exterior Walls and Structures
- Mechanical Systems
- Electrical Systems
- Cost Summary of Each Building

The building performance is evaluated in terms of maintaining the status quo and does not imply any program modifications to any of the buildings. Our cost summaries included in this report were to provide the District with an overview to prioritize future projects to stabilize the buildings use and address deferred maintenance issues.

P|C|S also performed a building assessment/preliminary project cost estimate report for the Marshall County Schools. This estimate provided the Marshall County Schools with the estimated cost for each school project, based on the actual construction conditions likely to be encountered at each specific school site.



Owner's Schedule

“P|C|S provided the leadership necessary to successfully maintain construction management, cost consulting and scheduling that allowed our project to move forward when adverse conditions in the market place continued to create financial obstacles. Value engineering, professional expertise and project phase of the construction progress continue to be enhanced by the quality of personnel

*Lawrence Hasbargen
Assistant Superintendent School Services
Wood County Schools*



**Parkersburg South High School
Wood County Schools**

Owner's Schedule

Through our extensive experience in assisting in the development of School System Master Plans, it is imperative that a detailed project schedule be developed at the very beginning of the Master Planning process.

We will start the development of the schedule with a workshop of all the key stakeholders, including Owner representatives such as the Business Manager, maintenance managers, Principals, the Master Planner and the Cost & Constructability Consultant, as well as other pertinent parties.

At this workshop, we will identify all of the various activities that need to be completed, such as the building assessments, a review of maintenance and utility records, analysis of space deficiencies and inefficiencies and review of any analyses that have been completed. Each task will be assigned to particular entity and a reasonable timeframe given to complete them. This same process will proceed for developing the various schemes, and the activities for reviewing constructability, developing cost estimates, etc.

Additionally, in the workshop, the group will identify the various milestones that need to occur, such conducting community forums, completing the first phase Master Plan concepts, presentations to Administration and/or Board Committees, and submitting the final plans.

With this information in hand, we can begin to develop the Project Schedule by starting from the end date of April 1, 2012 and working backwards, identifying the milestone dates that will allow the end date to be met. With the milestone dates in place, the various activities can then be placed in the schedule that will provide a roadmap for successful completion.

This approach allows a very comprehensive schedule to be developed at the very beginning. A schedule that all the key stakeholders had input into. And a schedule that every key stakeholder has bought into.

P|C|S will then rigorously monitor the progress of the schedule as a top agenda item of each Project Team progress meeting. We will identify challenges to maintaining the schedule and assist in developing solutions to bringing it back into alignment.

