

Cleveland Heights
University
City School District



Proposal For:
Cost & Constructability Services

Presented By:
THE QUANDEL GROUP in association with
CONSTRUCTION SUPPORT SOLUTIONS

August 19, 2011



The Quandel Group, Inc.

**Construction
Support
Solutions**

a resource for you



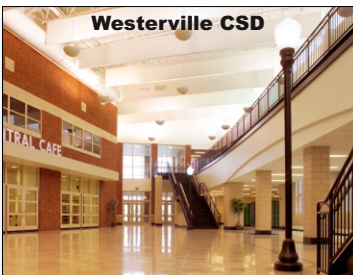
London CSD



Granville Exempted Village SD



Chillicothe CSD



Westerville CSD



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Section #1.....Cover Letter

Section #2.....Company Overview

Section #3Similar Project Experience

Section #4.....Project Team

Section #5.....Local Participation / Experience

Section #6.....Sustainability Initiatives

Section #7Master Planning Approach

Section #8.....Schedule



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CSS Northeast Office: P.O. Box 48
Avon Lake, OH 44012
Ph: (440) 541-6642
Fx: (440) 653-9482

Columbus Office: 8181 Worthington Road
Westerville, Ohio 43082
Ph: (614) 865-9000
Fx: (614) 865-9001

Website: www.quandel.com

August 19, 2011

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

RE: RFQ for Cost & Constructability Consultant Professional Services
for Cleveland Heights – University Heights CSD

Dear Mr. Zannoni,

On behalf of our team at Quandel, we appreciate the opportunity to submit our qualifications for the Cost & Constructability Consultant Professional Services for Cleveland Heights-University Heights City Schools. It is our sincere hope that our package will convey to you the excitement we share for this project as well as demonstrate the experience and qualifications necessary to be a valuable member of your team. While we have responded to each question in detail, we wanted to take this opportunity to highlight a few factors that we feel make our team the right choice for you.

Relevant Experience

Planning and constructing K-12 facilities is what we do. We have over \$10 billion of School Experience over the past 15 years, including \$2.32-billion right here in Ohio. We fully understand K-12 facilities and that funding opportunities are limited, so every dollar needs to be stretched to its fullest capacity. We also understand that we need to plan for quality, state of the art, 21st Century learning environments for your students. Because of our approach, we have successfully worked with hundreds of school districts throughout Ohio maintaining our goal to exceed their expectations by meeting budget demands and providing solutions to facility demands.

In addition, we have worked with OSFC, since their inception, and have helped to develop and refine their current processes and procedures over the years. This will serve the district well, should you decide to pursue a state sanctioned facilities program, in that all of our planning, cost and constructability comments will be geared toward maximizing your credit towards future state funding opportunities. We fully understand the Ohio School Design Manual, so while we're reviewing your documents and programming, we can immediately detect any items that may not be eligible for state credit and educate the district and design team on potential adjustments to the design and program to realign them with the OSDM guidelines. This will, again, stretch your hard earned dollar to the fullest extent possible.

Team Collaboration

We pursue roughly 95% of all of our work from Consultant and Advisory Agreements. Meaning, we are a relationship driven firm that listens well to your needs, while remaining accountable to our actions to always ensure accurate and successful delivery of our services. In fact, we have worked as a Regional Program Consultant in NE Ohio where we helped prepare and create the Master Plans for over 100 Districts. We respect this opportunity and look forward to working with your selected Master Planning Consultant, as well as your staff, in a very collaborative manner as we roll up our sleeves to accomplish the tasks at hand.



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Cost, Budgeting, and Operational Cost

We have proposed for your team, Mr. Chris Bricker, our Chief Estimator. Chris has been with Quandel for over 13 years and has led the charge on each and every K-12 estimate Quandel has prepared in Ohio, which equates to roughly \$2.32-billion. He has a highly refined database and cost knowledge of all hard cost expenditures required for renovations and new K-12 facilities, operational costs and potential savings opportunities, and the necessary soft costs required to properly deliver the facility.

In addition, part of our service is to ensure we have fully recognized and relayed any potential risk factors, such as costly soil conditions, renovation unknowns, or hazardous materials impacts. These can be expensive and simply put, can steal dollars from the budget that should be put into the classroom, if not accurately reviewed and forecasted.

Finally, we utilize an innovative, on-screen estimating software that provides you and your team a virtual model of a facility with each component tied to our cost database. This allows the team to sit in a room and decide, very efficiently, what scope creep has occurred since the last estimate and discuss potential cost saving ideas. This tool allows the team to immediately know the cost impact on the bottom line with just a few clicks to the screen. We've found Owners, Architects and Master Planning Consultants truly appreciate and enjoy this process. What once took weeks to reveal, can now be wrapped up within a few hour meeting.

Scheduling and Phasing Plans

We are proud to have Northeastern Ohio based firm, Construction Support Solutions on our team. They, along with Quandel, believe that a detailed phasing plan should be developed and evolved by listening to the needs of you and your staff, integrated with the anticipated scope, and then strategically aligned with your current timeline to design and construct. When this exercise is done with precision, it provides a very helpful and useful calendar of events that all stakeholders may use. We include things like school vacations and breaks, maintenance needs such as floor waxing, teacher in-service days, etc., to ensure the team has an accurate picture of what is expected to happen on precisely which days.

We also utilize Building Information Modeling (BIM) for all of our K-12 projects. We will model your existing and proposed facilities with as much information as possible, to provide you and the community a reasonable 3-D image of what to expect. This helps to provide your community with a realistic visual to encourage them to vote yes in November 2012. Additionally, we can link our 3-D model with our phasing plan, so everyone virtually sees the facility being built in front of their eyes before a single shovel of dirt is ever turned over.

Constructability

We are very proud to again be selected by the State of Ohio as their approved Constructability Consultant, primarily due to our outstanding builder, Mr. Bob Tullett, PE. Bob, who is also proposed for your team, has over 30 years experience in construction and with his engineering license, takes a unique approach to reviewing design documents. Constructability for him includes reviewing the content and meaning behind the documents to ensure the vision of Cleveland Heights-University Heights City School District is obtained. He reviews things like:

- Are both the full program and Owner comments incorporated?
- Are the materials selected able to be obtained locally?
- Is there a better construction method that allows for the same outcome, but may be less costly?
- Are the scopes of each contractor clearly defined?
- Is there a better way to add/subtract columns that might reduce crane time, hence cost?
- How will winter conditions apply and can we modify materials to reduce winter protection cost?



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- What does the soil report show and can the facility be located differently to allow for less money spent on sitework and more in the classroom?
- Review and incorporate Owner needs such as:
 - o Filter Maintenance
 - o Hallway Monitoring Stations
 - o Control Systems and Their Flexibilities

Our intent throughout our constructability review is to ensure you're getting what you want, at the highest possible level of quality, and at the best possible cost.

Our Team

We believe our team and our experience on dozens of K-12 Facilities and Cost & Constructability Agreements, along with our willingness to listen to your needs, execute and plan, be accountable, and our ability to jump in immediately and start contributing as a valuable member of your team, makes us the right fit for Cleveland Heights-University Heights. We will humbly and diligently work to exceed your expectations and earn your trust while having fun and enjoying the project.

We are ready!

Sincerely,

The Quandel Group, Inc.

Mark E. Welling, PE
Principal Point of Contact
(614) 496-1387 (cell)
(614) 865-9000 (office)



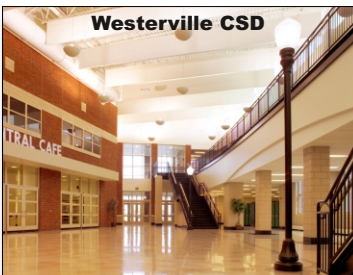
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**VALUE OF CONSTRUCTION
PUT IN PLACE**

- 2010 – \$508 Million
- 2009 – \$412 Million
- 2008 – \$433 Million

SERVICES PERFORMED

- Pre-Construction Services
- K12 Planning
- Estimating
- Scheduling
- Constructability Analysis
- Master Planning
- Construction Management
- General Contracting

**NORTHEAST OHIO
PROJECT EXPERIENCE**

- 107 NE Ohio Districts
- 400+ master plans developed
- \$185-million in CM projects



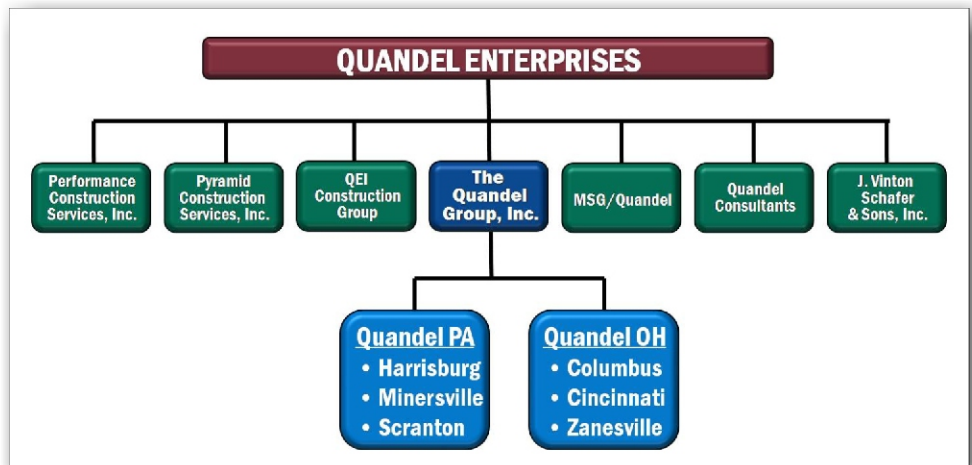
DESCRIPTION OF PROPOSER

Founded in 1882, The Quandel Group, Inc. has been in the Quandel family for four generations and recently transitioned into an Employee Stock Owned Partnership. As owners of the company, employees have a vested interest in the success of every project. The company has operated under the name, The Quandel Group, Inc. since 1983 and in 2011, we celebrated our 129th anniversary!

In 2011, Quandel received numerous awards for quality and service. In April, Quandel was recognized as the Construction Manager of the Year by the American Subcontractors Association of Central Pennsylvania. Quandel Chairman and CEO, Noble Quandel received the Businessman of the Year Award from Schuylkill Chamber of Commerce.

ORGANIZATIONAL STRUCTURE

The Quandel Group is a privately held S-Type Corporation. Noble Quandel is the majority owner of the company and is Chairman of the Board of Directors and Chief Executive Officer. The Quandel Group is a subsidiary of Quandel Enterprises, Inc., which includes numerous planning and construction companies including Quandel Consultants, which specializes in multi-modal transportation.



CONSULTANTS / PARTNERSHIPS

Quandel will utilize the services of **Construction Support Solutions (CSS)**, located in Avon Lake, Ohio, for the Cleveland Heights University Heights Cost & Constructability program needs. CSS will draw on their local experience, relationships and knowledge to assist with both the scheduling and constructability review processes.

- Founded in spring 2008, after more than 20 years experience each in the construction industry by Anna & Kevin Klee, Construction Support Solutions is a full spectrum construction management firm, offering services for all phases of a project. A certified Ohio EDGE / WBE / DBE / SBE firm, CSS maintains a small company profile in order to personally attend to clients needs. For Cleveland Heights University Heights CSD, CSS will support Quandel's project team in scheduling and phasing, as well as providing local insight during the cost budget development and constructability review processes.

IDENTIFICATION OF PRINCIPALS

- Noble C. QuandelChairman & CEO
- Roland TokarskiPresident & COO-Ohio Operations
- Chris C. BusheyPrincipal / Treasurer
- Karen ChimahuskySecretary



What We Stand For!

Our Guiding Principles:

We will always do what is "right".

We will be each others staunchest allies.

We will listen.

We will be accountable.

We will treat everyone with respect.

We will continue to strive for perfection.

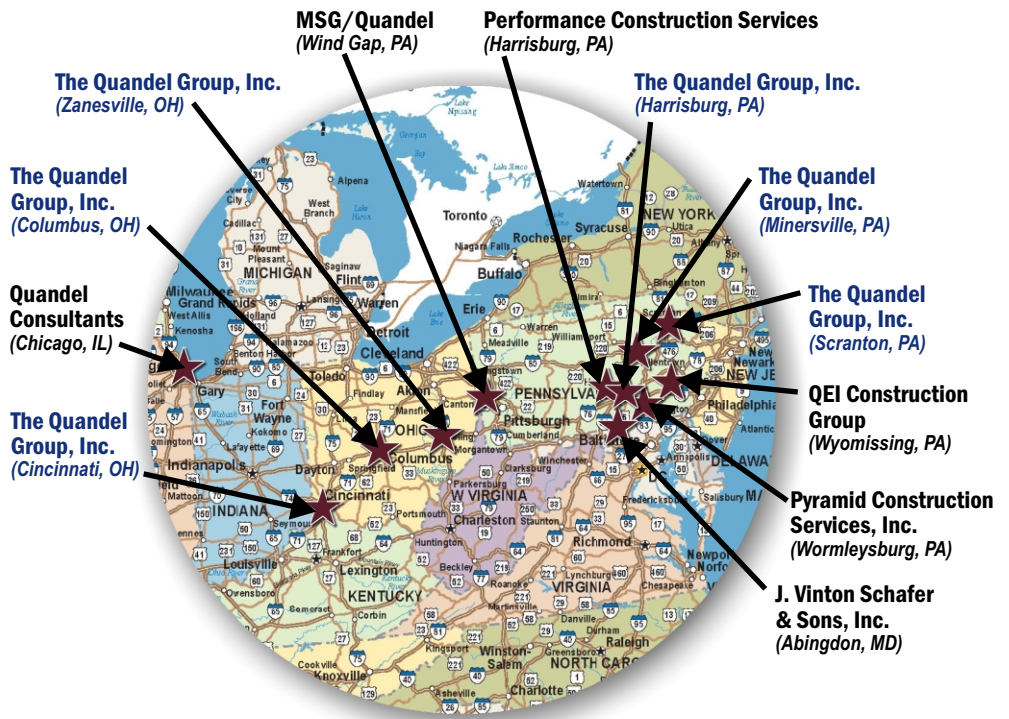
We will conduct ourselves with sincere humility and strong professional resolve.

OFFICE LOCATIONS

The Quandel Group, Inc. operates 3 offices in Ohio (Columbus, Cincinnati, and Zanesville) and 3 offices in Pennsylvania (Harrisburg, Scranton, and Minersville).

All consulting services for CHUH will be performed out of our Ohio Operations home office located at:

The Quandel Group, Inc.
8181 Worthington Road
Westerville, OH 43082



LOCATIONS, SIZE AND OVERALL PERSONNEL RESOURCES BY DISCIPLINE

Quandel is one of the leading K-12 construction firms in Pennsylvania, Ohio, the mid-west, and the eastern region with billions of dollars in construction and 365+ employees in 12 offices. The Quandel Group, Inc. employs 270 of those employees in the Pennsylvania and Ohio offices.



	Pennsylvania	Ohio	Total
Senior Executives	2	1	3
Project Executives	4	6	10
Project Managers	23	22	45
Project Engineers	6	6	12
General Superintendents	4	3	7
Field Superintendents	47	18	65
Corporate Safety Director	1	0	1
Estimators	13	2	15
Project Administrators	16	6	22
Schedulers	2	0	2
Information Technology	2	1	3
Business Developers	5	3	8
Human Resources	1	1	2
Accountants	9	3	12
Field Personnel	49	13	62
Preconstruction	0	1	1
TOTAL	184	86	270

Included in the above:

Registered Professional Engineers	4	2	6
Certified Construction Manager	3	1	4
Certified Professional Estimator	1		1
Certified Scheduling Professional	1	1	2
ASHE Certified Professionals	13		13
LEED Accredited Professionals	10	16	26
Certified Design-Build Professional	1		1



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/7/2011

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 Higgins Insurance The Landmark Building 115 South Centre Street Pottsville PA 17901	CONTACT NAME: Peggy Smith PHONE (A/C, No, Ext): (570) 621-7752 FAX (A/C, No): (570) 544-2717 E-MAIL ADDRESS: margaret.smith@knbt.com PRODUCER CUSTOMER ID #: 00048652
INSURED The Quandel Group Inc 8181 Worthington Road Westerville OH 43082	INSURER(S) AFFORDING COVERAGE INSURER A: Indian Harbor Ins Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** Master-Prof-OH-10-11 **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								
	GENERAL LIABILITY <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 - COM/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 (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$								
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$								
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below						<table border="1"> <tr> <td>WC STATU-TORY LIMITS</td> <td>OTH-ER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </table>	WC STATU-TORY LIMITS	OTH-ER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
WC STATU-TORY LIMITS	OTH-ER														
E.L. EACH ACCIDENT	\$														
E.L. DISEASE - EA EMPLOYEE	\$														
E.L. DISEASE - POLICY LIMIT	\$														
A	Professional/Pollution Insurance			PEC000765409	9/1/2010	9/30/2011	\$4,000,000 Limit \$100,000 ded								

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

CERTIFICATE HOLDER <p style="text-align: center;">SAMPLE CERTIFICATE</p>	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 Margaret Smith



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Ohio School Facilities Commission Regional Program Consultant (RPC)



School Facilities
Commission

Project Start:

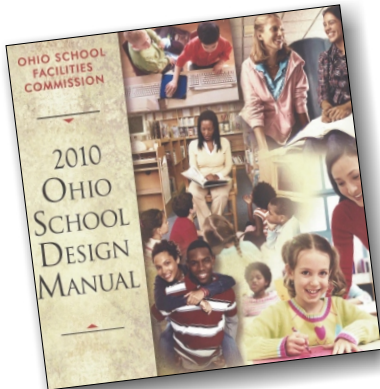
September 2000

Project Completion:

To Complete June 2013

Owner Contact:

Ms. Melanie Drerup
Deputy Chief of Planning
(614) 466-6290



Project Description:

Since September 2000, The Quandel Group has served as a consultant for nearly all of the programs offered by the OSFC in a role known as a Regional Program Consultant. This experience has given our team the opportunity to fully understand and implement the policies and procedures that work best for the OSFC and school districts participating in OSFC programs.

As a Regional Program Consultant or Specialty Services Consultant for the Ohio School Facilities Commission, our staff has:

- Managed the facilities assessment, enrollment projection development, and initial master planning for over 180 districts in the northeast and eastern regions of the state.
- Managed the program process for 32 districts who have elected to proceed with the ELPP program and construct or renovate facilities
- Work with OSFC Planning Managers to execute the final close-out process for expedited projects to offer a clear understanding of audit points and total financial summary
- Consulted on the development of the Maintenance Plan / Maintenance Plan Advisor Program in 2001.
- Consulted on the development of the Career Technical assessment, programming and master planning guidelines and provided opinion of probable costs for the career technical program spaces.
- Provided numerous training sessions for OSFC personnel and consultants.
- Annual Design Manual cost updates (over 435 Design Manual reviews)
- Advisor for Existing Projects in Close-out Program (EPIC)

Select districts we have worked with in this capacity are included on the following page:

Ohio School Facilities Commission Regional Program Consultant (RPC)



School Facilities
Commission

Since 2000, The Quandel Group has provided project pre-planning and educational facilities master planning services for the following districts:

- Akron City SD
- Allen East Local SD
- Amherst Exempted Village SD
- Ashtabula Area City SD
- Austintown Local SD
- Avon Lake City SD
- Barberton City SD
- Bay Village City SD
- Berea City SD
- Berkshire Local SD
- Berlin-Milan Local SD
- Black River Local SD
- Bloomfield Mespo Local SD
- Brecksville-Broadview Hts SD
- Brookfield Local SD
- Brunswick City SD
- Buckeye Local (Ashtabula) SD
- Buckeye Local (Medina) SD
- Caldwell Exempted Village SD
- Cardinal Local SD
- Carrollton Ex Village SD
- Chardon Local SD
- Circleville City SD
- Clear Fork Valley Local SD
- Cloverleaf Local SD
- Columbia Local SD
- Columbiana Ex Village SD
- Coshocton City SD
- Coventry Local SD
- Crestline Exempted Village SD
- Cuyahoga Falls City SD
- Dayton City SD
- East Guernsey Local SD
- Elyria City SD
- Euclid City SD
- Fairview Park City SD
- Firelands Local SD
- Gahanna-Jefferson City SD
- Gallipolis City SD
- Garfield Heights City SD
- Geneva City SD
- Green Local SD
- Hamilton City SD
- Highland Local SD (Medina)
- Holgate Local SD
- Howland Local SD
- Hudson City SD
- Jackson Milton Local SD
- Jefferson Area Local SD
- Jonathan Alder Local SD
- Kenston Local SD
- Kent City SD
- Keystone Local SD
- Kirtland Local SD
- Lake Local SD (Stark)
- LaBrae Local SD
- Lakeview Local SD
- Lakewood City SD
- Ledgemont Local SD
- Licking Heights Local SD
- Louisville City SD
- Madison Local SD (Lake)
- Mahoning Career Center
- Manchester Local SD (Summit)
- Maple Heights City SD
- Margaretta Local SD
- Marietta City SD
- Massillon City SD
- Mathews Local SD
- Midview Local SD
- Minerva Local SD
- Mogadore Local SD
- New Philadelphia City SD
- Newark City SD
- Newbury Local SD
- Nordonia Hills City SD
- North Fork Local SD
- North Olmsted City SD
- North Ridgeville City SD
- North Royalton City SD
- Northridge Local SD
- Northwest Local SD
- Norton City SD
- Olmsted Falls City SD
- Orrville City SD
- Painesville City Local SD
- Parma City SD
- Revere Local SD
- Richmond Heights Local SD
- Rittman Ex Village SD
- Rootstown Local SD
- Salem City SD
- Sandusky City SD
- Sheffield-Sheffield Lake City SD
- South Euclid City SD
- South Range Local SD
- Springfield Local SD (Medina)
- Stow Monroe Falls City SD
- Streetsboro City SD
- Strongsville City SD
- Tallmadge City SD
- Tuscarawas Valley Local SD
- Tuslaw Local SD
- Twinsburg City SD
- Wadsworth City SD
- Warrensville Heights City SD
- West Muskingum Local SD
- Westlake City SD
- Wickliffe City SD
- Willoughby Eastlake City SD
- Woodridge Local SD
- Zanesville City SD
- Mahoning County Career Center
- Tolles Career & Technical Center
- Wayne County Schools Career

Ohio Department of Administrative Services Constructability Review Services



Project Start:
June 2009

Project Completion:
To Complete June 2012

Owner Contact:
Mr. Lane Beougher
Interim State Architect
(614) 466-4761

Project Description:

In 2009, The Quandel Group was selected to provide Constructability Review and other related Professional Services for the Ohio DAS/State Architect's Office. Under this contract, The Quandel Group works with varying project administrators and architects to review design drawings and specifications for constructability issues. The constructability reviews are approached with a goal of improving the practicality, effectiveness, cost efficiency and "buildability" of the plans.

Some of the components focused on during the reviews include:

Drawing and specification analysis (including LEED)

- Material compatibility
- Appropriate detailing
- Identification of proprietary specifications
- Long Lead Materials

MEP Analysis

- System Compatibility
- Coordination with Architectural/ Structural Components
- Sufficient Power
- Utilities

Construction Analysis

- Review of Site Constraints
- Seasonal Impacts
- Feasibility of Construction
- Identify Unknowns

Scope Analysis

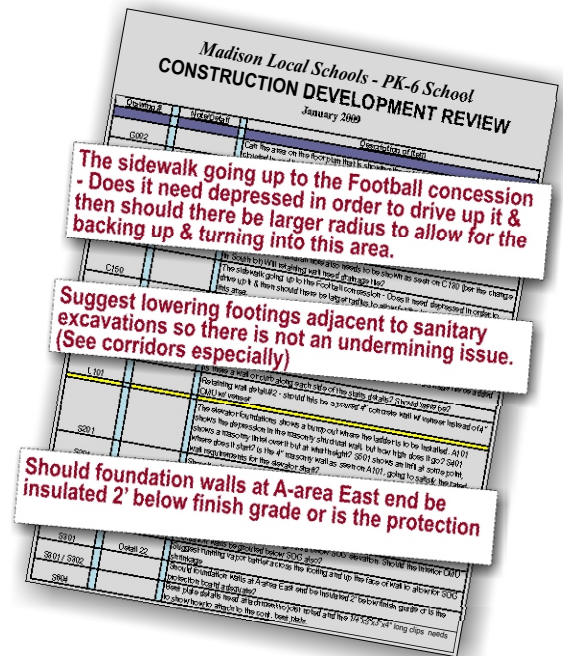
- Complete Scope Review
- Insure No Overlap or Gaps in Project Scope
- Confirm Appropriate Scope per Contract

Schedule Analysis

- Create 120 Day Schedule
- Feasibility of Completion
- Seasonal Impacts

Cost Analysis

- Lifecycle Costs
- Seasonal Impacts
- On-Screen Estimating
- Contingency Recommendations



Starting in 2010, The Quandel Group began utilizing the OAKS Capital Improvements (CI) online tool to manage and document the constructability review process. Quandel also implemented a consistent reporting method with clear concise information for each assigned project. The reports are reviewed upon completion with the Project Administrator and Architect for confirmation of items to ensure every project receives and knows how to utilize the developed tool to benefit the project.

Gahanna-Jefferson Public Schools Clark Hall Learning Center

Project Start:

September 2009

Project Completion:

To Complete August 2011

Owner Contact:

Mr. Mark White
Superintendent
(614) 471-7065

Project Description:

The Quandel Group was selected as the construction manager for Clark Hall, Gahanna-Jefferson Public Schools' new high school annex. The three story, 73,760 SF building is being constructed adjacent to the existing high school, adding much needed academic space and creating a campus atmosphere with a focus on flexibility and the 21st century student.

The innovative project combines K-12, higher education and commercial spaces under one roof and is being completed as part of the Ohio School Facilities Commission's Expedited Local Partnership Program. The implementation of this unique concept required Quandel and the design architects at Bird Houk to work closely with the OSFC for design approval.



The steel frame and exterior metal stud walls with brick, cast stone and veneer was designed for LEED Silver certification. The aluminum windows and curtain walls will deliver a lot of natural light into the interior spaces and contribute to achieving LEED goals.

A portion of the first floor of the new facility will be leased to the Eastland Fairfield Career & Technical school, and the district is in discussions with several local and regional higher education institutions also interested in setting up satellite facilities on the lower level. The district expects that up to 50% of the project financing will be paid from the revenue generated by the land lease and taxes from the new retail development.

Upper floors of the new facility, which will be used primarily by juniors and seniors, will be equipped with appropriate security measures and feature an environment that promotes creativity, cooperative relationships, pride and achievement.

The facility is set to open for the start of the 2011-12 school year.

The Quandel is also completing the first floor tenant build-out simultaneous with the upper floors, saving both Gahanna Jefferson and the individual tenants money through coordination of the two projects.

Ohio School Facilities Commission Construction Manager - Varying Districts Statewide



School Facilities
Commission

Project Start:
1997

Project Completion:
Ongoing

Owner Contact:
Mr. Steve Berezansky
Deputy Chief of Planning
(614) 466-6290

Project Description:

Since 1997, The Quandel Group has served as a construction manager for nearly all of the programs offered by the OSFC. We have also assisted in the development of new guidelines and procedures for existing or proposed programs. This experience has given our team the opportunity to fully understand and implement the policies and procedures that work best for the OSFC and school districts participating in OSFC programs.

One of the keys to our successful, long-term relationship with the OSFC is our flexibility. The OSFC was founded in 1997, and over the past 14 years, Quandel has strived to help develop & implement new programs and processes to benefit the OSFC. As a construction manager, we have made recommendations and advised on decisions that are always in the best interest of the OSFC. In addition, we have helped to create new programs to continually improve the OSFC's level of services to more than 600 school districts in Ohio.

Select services include:

- Construction Manager for 66 school building programs totaling more than \$2.32-billion.
- "CM On Call" role for 94 districts participating in Emergency Repairs Program.
- Worked with OSFC to develop and test the "Partnering" program, which is now used for all districts participating in an OSFC funded program.
- Key contributor to the development of the Construction Manager Webtool, which is now used by districts throughout Ohio to manage billions of dollars in OSFC projects


Select projects over the last five years include:

K12 Funded Project Experience Summary (Last 5 Years)

COMPLETED

-  Alexander Local SD
- Butler Technology & Career Development Schools
-  Chillicothe City SD
-  Clearview Local SD
-  Dayton City SD
- Gallia County Local SD
-  Graham Local SD - Phase 1
- Granville Exempted Village SD
-  Jonathan Alder Local SD
- Little Miami Local SD
-  London City SD
-  Mad River Local SD
-  Mapleton Local SD
-  Marion Local SD
-  Miami Trace Local SD - Phase 1
-  Middletown City SD
-  Northern Local SD
-  Northwestern Local SD
-  River Valley Local SD
-  Tecumseh Local SD
- Tolles Career Tech
-  Tri-Valley Local SD
-  Union Scioto Local SD
-  Vinton County Local SD - Phase 1
-  Vinton County Local SD - Phase 2
- Westerville City SD
-  Zanesville City SD - Phase 1

PRE-CONSTRUCTION

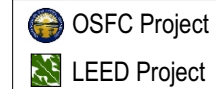
-  Edgewood City SD
-  Greeneview Local SD
-  Highland Local SD
-  Jonathan Alder Local SD - Phase 2
-  London Local SD - Phase 2

CONSTRUCTION

- Beavercreek City SD
- Gahanna Jefferson City SD
-  Graham Local SD - Phase 2
- Great Oaks-Diamond Oaks Campus
-  Madison Local SD
-  Miami East Local SD
-  Miami Trace Local SD - Phase 2
-  North College Hill Local SD
-  Northmor Local SD
-  Wayne Co. Schools Career Center
-  Zanesville City SD - Phase 2

CLOSE-OUT

-  Hamilton Local SD
-  Hillsboro City SD



Kent State University, Salem Campus Building Additions and Expansion

Project Start:
2011

Project Completion:
2011

Owner Contact:
Ms. Susan Kikhope
(330) 672-3880

Project Description:
Scope:

The scope of this project consists of renovating and reprogramming of existing high-bay physical education wing and existing classrooms into two (2) floors of health science spaces including building additions for new entrances and student lounge areas.

Size: 25,000 square feet renovation
6,000 square feet addition (plus site work)

Cost: \$3.5 million

Scheduling:

Project bid documents intended construction to progress through two (2) phases. After working with the facility representatives and project contractors, the first phase was expanded into three (3) rough work areas and seven (7) finish areas to allow for an orderly progression through the work and present the least interruption to the occupied areas of the facility.

Because the project is managed using the Ohio Administrative Knowledge System ("OAKS"), the fully cost and resource loaded project schedule is used to corroborate contractor payment requests through activity codes corresponding to schedule of value line items. This procedure significantly streamlines payment procedures in that the monthly updated project schedule is simply

sorted and presented in the format corresponding to the schedule of values with amounts to-date updated based on the updated schedule.

All submittals, submittal reviews, procurement activities are included on this schedule to ensure materials are available as required by the work as well as for tracking beyond simple submittal spreadsheets.

The scope included cost and resource loaded schedule and monthly updates. This project is also administered through the OAKS system. To complete scheduling, constructability review comments were generated in addition to review comments presented by firms retained specifically for reviews. Simply through scheduling efforts, many circulation and phasing issues were addressed prior to the start of work.





Proposal For:

Cost & Constructability Consulting Services

Section #1Cover Letter

Section #2.....Company Overview

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Section #4.....Project Team

Section #5.....Local Participation / Experience

Section #6.....Sustainability Initiatives

Section #7Master Planning Approach

Section #8.....Schedule




Building Information Modeling (BIM) Coordinator
Kevin Wanner

- 8 ys construction
- 50 BIM projects, including 20 K-12 facilities
- Saves thousands of dollars and



Project Manager
Jon Johnson
LEED AP



- 21 ys construction
- \$250-million Ohio project planning experience
- Experienced with Cost Budgeting, Scheduling, Constructability Services



Executive Leadership
Mark Massman
LEED AP



- 23 ys construction experience
- \$1-billion in Ohio K12 projects



Budget Management
Chris Bricker

- 21 ys experience
- Estimates within 1.7% of actual budget
- Estimates completed for more than 30 K-12 districts over the last five years



Schedule Management
Anna Klee


- 23+ ys experience
- Experience with scheduling large scale, multi phase public K-12 projects
- Strong Northeastern Ohio relationships




Constructability Review
Bob Tullett, P.E.




- 30 ys construction experience
- Registered Professional Engineer
- Certified Constructability Expert for Department of Administrative Services
- LEED Green Associate




Energy / Sustainability
Chad Blind
LEED AP



- Experienced in Energy Audits & MEP Systems
- 35 LEED facilities, including ten K-12 facilities throughout Ohio



Operations Studies
Holly Abrego
LEED AP



- 9 ys experience
- Works closely with district facilities teams and finance departments to review operational efficiencies
- Master planned 20+ NE Ohio districts



Education

Case Western Reserve University
Bachelor of Science in Civil Engineering

LEED Accredited Professional

Affiliations

US Green Building Council

Notable Experience

- More than 23 years Construction experience
- Experienced in managing multi-building K-12 projects
- Completed more than 30 OSFC facilities totaling \$550-million in last 8 years
- Knowledge of OSFC programs and requirements
- Experienced on both new construction and renovation

MARK MASSMAN, LEED AP Executive Leadership

With 23 years of construction experience, including the last 9 with Quandel, Mark is a LEED Accredited Professional who specializes in the planning and execution of complex K12 school building programs.

Mark's Executive Leadership for the budgeting and constructability services with Cleveland Heights-University Heights may include:

- Overall management of the Quandel/CSS team.
- Extensive contact with the project team and district.
- Ensuring that our team understands their respective roles and the project goals.
- Incorporate Previous Lessons Learned into developing the best, most cost effective plan possible.

Mark will allocate up to 30% of his time for the duration of the contract, as needed.

Select Project Experience

Northmor Local Schools (Galion, OH)

This \$32.4-million, **LEED Silver** project is part of the **Classroom Facilities Assistance Program** and includes a new K-12 building and demolition of four facilities. The project is on schedule for completion in August 2012.

Highland Local Schools (Sparta, OH)

The \$46.4-million, **LEED Silver** project is on schedule for completion in November, 2011 and includes an addition/renovation of a K-5 elementary, renovation of a 6-8 middle school, new 9-12 high school, and demolition of two elementary schools.

Miami Trace Local Schools (Washington Courthouse, OH)

The \$16.9-million **Exceptional Needs** project at Miami Trace Local Schools is Phase 2 of the District's construction plan and includes a new middle school (**LEED Silver**) to complete in September 2010. Phase 1 (\$25.1-million) was completed in August 2008 and included a new PK-5 elementary and demolition of six elementary schools.

Greeneview Local Schools (Jamestown, OH)

The \$26.9-million **Classroom Facilities Assistance Program** project includes an addition / renovation of the 5-8 middle school (**LEED Silver**) and small renovation to the existing high school. The project was complete in the summer of 2011.

Jonathan Alder Local Schools (Plain City, OH)

This \$26-million, **LEED Silver** project is part of the **Classroom Facilities Assistance Program** and includes a new elementary school and renovations and additions to Canaan Middle School. The project was complete for the start of the 2011/12 school year.

London City Schools (London, OH)

The \$22.4-million Phase 2 is part of the **Classroom Facilities Assistance Program** and consists of a new, **LEED Silver** middle school and high school renovation. Quandel completed the **ELPP** Phase 1 portion in 2004 and is on schedule to complete Phase 2 in the fall of 2011.

Wayne County Schools Career Center (Smithville, OH)

The \$24.4-million, 182,000 sq. ft. renovation project, pursuing **LEED Silver** certification, is partially funded by the **OSFC's Vocational Facilities Assistance Program** and was complete in December, 2010.



Education

**Mount Vernon Nazarene
University**
*Bachelor of Science
Business Administration*

**Columbus State
Community College**
*Associate Degree in
Construction Management
"Cum Laude"*

World Concrete Seminars
*Master Certification in
Basics of Concrete*

OSHA
10-Hour Certified

**Wal-Mart Storm Water
Prevention Seminar**

Military Experience

Ohio Army National Guard
1991-2001

Notable Experience

- Over 15 years construction experience
- \$250-million in Ohio project planning experience
- Project Manager for first LEED Certified building in the City of Westerville

JON E. JOHNSON, LEED AP Project Manager

Jon has 15 years experience in the construction industry and has focused the majority of his career on large scale, construction management projects. He has extensive experience managing projects from all phases, from planning to design to construction and close out.

Jon is a LEED accredited professional, with a clear understanding of the LEED credit system and design and technology approach associated with pursuing Cleveland Heights-University Heights sustainability goals.

As Project Manager, his responsibilities will include:

- Main contact for the Owner, Owner's Representative and Master Planning Consultant
- Oversee the project operations and administrative issues through the planning process
- Manage the development of project budget and the project schedule
- Ensure compliance for all project documentation and procedures

Jon will allocate up to 50% of his time for the duration of the contract, as needed.

Select Project Experience

Highland Local Schools (Sparta, OH)

CM project including a new 125,000 sq. ft. high school, addition/renovation of K-5 elementary and renovation of 6-8 middle school, pursuing LEED Silver certification
\$49.0-million

Liebert Learning Center (Westerville, OH)

CMAR project including a new 80,000 square foot training and call center for Emerson Network Power, first LEED Gold facility for the City of Westerville
\$12.2-million

Danville Local Schools (Danville, OH)

Renovation / addition to elementary / middle school
\$8-million

Mapleton Local Schools (Ashland, OH)

Masonry-wall flashing remediation

The Ohio State University (Columbus, OH)

Renovation & addition to Jennings Hall
\$25-million

The Ohio State University Medical Center (Columbus, OH)

Two story-addition to Ross Heart Hospital
\$9.2-million



Education

The Ohio State University
*Bachelor of Science in
Architecture*

Notable Experience

- More than 50 facilities modeled with BIM
- Saves thousands of dollars and days/weeks off schedules
- Knowledge of OSFC programs and requirements
- Experienced on both new construction and renovation

KEVIN WANNER BIM Coordinator

Kevin will use Building Information Modeling (BIM) to develop a virtual model of the master planned facilities to assist with communicating the district's vision and goals for the long range facilities plans with the community.

BIM is a tool that allows the team to virtually “build” the building during design, eliminating design conflicts, coordination issues, and potential delays well before construction begins. Kevin has developed BIM models for nearly 50 facilities.

How Will BIM Benefit Cleveland Heights-University Heights CSD?

- Identify risks and conflicts prior to finalizing design, resulting in minimal change orders
- Improved efficiency and effectiveness
- Improved coordination between all project stakeholders
- Improved schedule
- Cost savings resulting from fewer change orders and schedule delays
- Improved visualization and communication among all stakeholders
- Above ceiling coordination
- By linking the BIM model to Primavera, we will create a graphic representation of how each portion of the project is supposed to look on any given day, giving contractors a better understanding of the building components

Kevin will allocate up to 15% of his time for the duration of the contract, as needed.

Select Project Experience

Wayne County Career Center (Smithville, OH)

LEED Silver Certification

Addition/renovation to 182,000 sq. ft. county career center which has been occupied throughout construction, requiring extensive project coordination and phasing. Upon completion, it will be the first joint vocation school to receive LEED Silver certification funded by the Ohio School Facilities Commission.
\$28.4-million

Gahanna-Jefferson City Schools (Gahanna, OH)

LEED Silver Certification

New three-story, 70,000 square foot, state-of-the-arts, multi-tenant facility
\$14,400,000

Zanesville City Schools - Phase 2 (Zanesville, OH)

LEED Silver Certification

Two new PK-5 elementary schools; New 9-12 high school; Abate and demolish three existing facilities
\$61-million

Highland Local Schools (Sparta, OH)

LEED Silver Certification

Addition / renovation of K-5 elementary; Renovation of 6-8 middle school; New 9-12 high school; Demo two elementary schools
\$46.4-million



Education

**Columbus State
Community College**
Construction Management

Notable Experience

- Has created estimates for over 30 school districts in the last five years
- Average estimate is within 1.7% of actual cost
- Assisted in the Ohio School Design Manual budget updates for the past seven years
- 22 years experience in construction
- Knowledge of OSFC programs and requirements
- Knows local contractors and construction issues

CHRIS BRICKER Chief Estimator

Chris has over 21 years experience in construction management. Over the past five years, he has created estimates for over 30 school districts in Ohio totaling over \$800-million.

Chris's estimates are on average within 1.7% of the actual costs. He has done local market reviews for many school districts throughout Ohio and understands the construction climate and issues as they vary around the state.

His role will be to ensure the development of accurate cost budget estimates for developed master plan options, budget verification, and the coordination of the entire team's activities as they relate to cost savings analysis, constructability reviews, communication, and other pre-construction activities.

Chris will allocate up to 30% of his time for the duration of the contract, as needed.

Select Project Experience

Zanesville City Schools - Phase 2 (Zanesville, OH)

LEED Silver Certification

Two new PK-5 elementary schools, New 9-12 high school, Abate and demolish three existing facilities
\$61-million

Gahanna-Jefferson Public School (Gahanna, OH)

LEED Silver Certification

New high school learning center
\$15-million

Highland Local Schools (Sparta, OH)

LEED Silver Certification

Addition / renovation of K-5 elementary, Renovation of 6-8 middle school, New 9-12 high school, Demo two elementary schools
\$46.4-million

Greenview Local Schools (Jamestown, OH)

LEED Silver Certification

New 5-8 middle school, Renovation of 9-12 high school
\$17.5-million

London City Schools (London, OH)

LEED Silver Certification

New 6-8 middle school, Renovation of 9-12 high school
\$22.4-million

Northmor Local Schools (Galion, OH)

LEED Silver Certification

New K-12 facility and demolition of four existing facilities
\$32.4-million

Wayne County Schools Career Center (Smithville, OH)

LEED Silver Certification

Renovation of 182,000 sq. ft. occupied, fully operational facility
\$24.4-million



Education

**Cuyahoga Community
College**
*Construction Systems
Management*

Notable Experience

- More than 20 years in Construction Administration, Control and Management
- Experienced in construction phase planning, budgeting, coordinating and monitoring
- Knowledge of Northeastern Ohio contractors and supplier resources
- Knowledge of OSFC programs and requirements

ANNA KLEE **Construction Support Solutions** **Founder & President** **Schedule Management**

Anna has extensive experience in all aspects of scheduling construction projects including numerous K-12 and higher educational facilities. She is trained and certified in the use of the Primavera Scheduling System, the most advanced software system available in the construction industry. She will work closely with the project team members to create a detailed master schedule for all activities of your project from planning to pre-construction through close-out.

Some of Anna's responsibilities will include:

- Develop critical date schedules for each phase of your planning, design and construction project
- Provide timely CPM schedule update reviews
- Work with the project team to develop ideas that lead to aggressive, realistic project schedules that fit the Cleveland Heights-University Heights CSD necessary timeline

Anna will allocate up to 40% of her time for the duration of the contract, as needed.

Select Project Experience

Kent State University Salem Campus (Salem, OH)

Renovation and reprogramming of existing high-bay physical education wing and existing classrooms to house two floors of health science education and a new student lounge area, including 25,000 sq. ft. renovation, 6,000 sq. ft. addition and related sitework
\$3.5-million

Ohio State University Biological Sciences Building, 5th & 9th floor (Columbus, OH)

Complete renovation of two floors of OSU's Biological Sciences building (approx 25,000 sq. ft.), while the remainder of the facility remained occupied and fully operational
\$2.8-million

Lorain County Community College (Elyria, OH)

Construction of three new facilities and renovation of three existing facilities, overall square footage 267,300
\$60.3-million

Northeast Ohio Regional Sewer District (Cleveland, OH)

Re-facing of existing buildings, including all components of the exterior building envelope, 65,632 sq. ft.
\$2.7-million

Ohio School Facilities Commission (Columbus, OH)

Professional services provider for executive, pre-construction and project closeout partnering facilitation, including alternative dispute resolution services



Education

The Ohio State University
*Bachelor of Science in
Civil Engineering*

Green Advantage Associate

Affiliations

**National Society of
Professional Engineers**
Member

**Upper Arlington Board of
Zoning and Planning**
Vice Chairman

**Central Ohio Damage
Prevention Council**
Member

**American Concrete
Institute**
Member

**Builders Exchange of
Central Ohio**
Instructor

City of Upper Arlington
Firefighter / EMT for 25 Years

Awards

**Recipient of the
The Columbus Dispatch
"Community Service
Award" – 1996**

BOB TULLETT, P.E. Constructability Review

With over 35 years of experience in the construction industry and \$800-million in public and private K12 construction, Bob has extensive knowledge of all phases of construction, from bidding through close-out, with emphasis on cost control, quality, scheduling, client communication, and all issues involved in maintaining daily, existing operations during construction.

Bob is currently the Vice Chairman for the Board of Zoning and Planning for the City of Upper Arlington. This experience will be beneficial to Cleveland Heights-University Heights during constructability reviews, as it will provide the team with valuable insight on what public approval agencies look for in submissions, while also aiding in understanding the review process impact on schedule. Additionally, he is active in the Columbus Builders Exchange, instructing numerous courses ranging from project management to CPR / First Aid.

For constructability reviews, Bob will conduct a thorough analysis of the construction documents to ensure the project is both "bid-able" and "build-able" including:

- Checking the plans and specifications for completeness and consistency
- Ensuring subcontractor are not left with assumptions or interpretations, to minimize or eliminate change orders and RFI's during construction.
- Verifying multi-disciplinary coordination, weatherproofing, sequencing and adequate detailing.

Select Project Experience

Ohio Department of Administrative Services / State Architects Office

Constructability review services for a variety of DAS managed projects, including projects for Ohio Exposition Center, Ohio Army National Guard, Ohio University and Northeastern Ohio Universities, since 2008

Highland Local Schools (Sparta, OH)

Addition / renovation of K-5 elementary, Renovation of 6-8 middle school, New 9-12 high school, and Demolition of two elementary schools, LEED Silver
\$46.4-million

Northmor Local Schools (Galion, OH)

New K-12 building and Demolition of Jr/Sr high school and two elementary schools, LEED Silver
\$32.4-million

Zanesville City Schools (Zanesville, OH)

Two new PK-5 elementary schools, New 9-12 high school, Abate and demolish three existing facilities, LEED Silver
\$61-million

Miami Trace Local Schools (Ph. 1) (Washington Court House, OH)

New PK-5 elementary building, Demolition of six elementary schools
\$25.1-million

Miami Trace Local Schools (Ph. 2) (Washington Court House, OH)

New middle school
\$16.9-million

Hillsboro City Schools (Hillsboro, OH)

Addition to elementary and New middle school / high school
\$48.7-million



Education

Bowling Green State University
Bachelor of Science & Technology with a focus on Construction Management

LEED Accredited Professional

Affiliations

US Green Building Council

Notable Experience

- LEED Accredited Professional since 2005
- Coordination of sustainability requirements or LEED for 35 facilities
- Knowledge of OSFC programs and requirements
- Experienced on both new construction and renovation
- Experienced in Energy Audits and MEP Systems Analysis

CHAD BLIND, LEED AP **Sustainability Coordinator/Energy Analysis**

With over 13 years in the construction industry, Chad is experienced as a Project Manager, Project Engineer, Superintendent, Estimator and Sustainability Coordinator for numerous public and private K-12 facilities.

Chad is a LEED Accredited Professional, with a clear understanding of the LEED credit system and design and technology approach associated with achieving LEED credits. Chad has provided LEED coordination for more than 20 Ohio facilities.

As Sustainability Coordinator, Chad will bring his vast experience with LEED coordination and energy audits to assist the project team in:

- Ensuring the cost budget models include accurate costs for sustainable construction
- Providing detailed Return on Investment Analysis for Sustainable Opportunities
- Market Analysis for material and labor trends to ensure inclusion of cost for sustainable construction
- Evaluate and develop a plan for Proactive Material Procurement Measures

Chad will allocate up to 30% of his time for the duration of the contract, as needed.

Select Project Experience

Jonathan Alder Local Schools - Phase 2

New 70,000 sq. ft. elementary school and 55,000 sq. ft. addition / renovation to Canaan Middle School, LEED Silver
\$26.0-million

Franklin County's Miller Hall Assessment

Structural and physical conditions assessment, energy operational assessment and viability report development for Franklin County's Miller Hall, 29,070 sq. ft. facility constructed in 1925

Highland Local Schools (Sparta, OH)

Addition/renovation of K-5 elementary, renovation of 6-8 middle school, new high school and demolition of two existing elementary schools, LEED Silver for all new and renovated buildings
\$46.4-million

Liebert Learning Center (Westerville, OH)

New 80,000 sq. ft. training center, first LEED Gold facility for City of Westerville
\$12.2-million

Gahanna-Jefferson City Schools (Gahanna, OH)

New high school learning center, LEED Silver
\$15-million

Ohio Presbyterian Retirement Services - Veale Wellness Center (Willoughby, OH)

New 17,000 sq. ft. wellness center on existing senior living campus, LEED Certified
\$3.7-million



LEED AP

Education

The Ohio State University

*Bachelor of Science in
Agriculture and
Construction Systems
Management*

Notable Experience

- Assisted in program management for over 100 RPC districts in northern and northeastern Ohio for the OSFC
- Handled every phase of an ELPP project
- Knowledge of OSFC programs and requirements
- Experience with ELP Program from both Construction Management & Planning Consultant perspective
- Effectively master planned more than 20 districts

HOLLY ABREGO, LEED AP Operational Analysis

With 9 years of construction experience, Holly has worked closely with oversight of assigned RPC districts for the OSFC. Holly has handled every phase of an Expedited Local Partnership (ELPP) project, and is responsible for overseeing many of our assigned districts in ELPP, including those listed below.

Holly, a LEED AP since 2008, will dedicate up to 20% of her time for the duration of the contract, as needed.

As Operational Analyst, Holly will be responsible for:

- Working with the school district and Master Planning Consultant to analyze the operational impact of various master plan options on the physical facilities
- Working with the Sustainability Coordinator to review life cycle costs for various "green" components
- Coordinate the review of cost savings analysis options with physical facilities operational cost impacts

Select Project Experience

Lakewood City Schools (Licking, OH)

- New middle school & high school
 - Reno/add/demo of one middle school & one elementary school
 - Renovation to two middle schools and one high school
 - Five demolition projects
- \$148-million

Tallmadge City Schools (Summit, OH)

- New high school
 - Planning for ELPP Phase II scope
- \$28.7-million

Green Local Schools (Green, OH)

- New elementary school and reno/add at high school
- \$23-million

Streetsboro City Schools (Streetsboro, OH)

- New elementary, renovation of middle school, renovation & addition of high school
 - Planning for Phase II scope
- \$16.2-million

Tuslaw Local Schools (Stark, OH)

- New high school & renovation of middle school
 - Two demolition projects
- \$16.2-million

Expedited Local Partnership Program

Classroom Facilities Assistance Program (Planning & Coordination)

Garfield Heights City Schools (Garfield Heights, OH)

- Renovation of two elementary schools & new high school
- \$52-million

Expedited Local Partnership Program

Classroom Facilities Assistance Program (Planning & Coordination)



Proposal For:

Cost & Constructability Consulting Services

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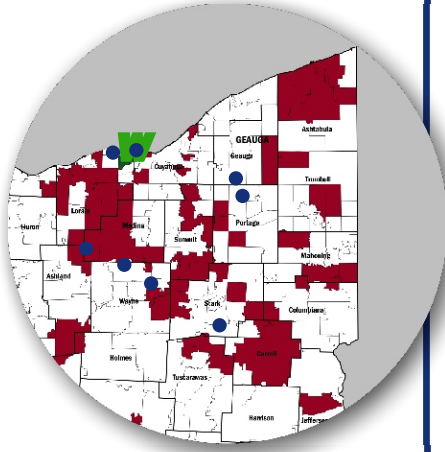
Section #5.....Local Participation / Experience

Section #6.....Sustainability Initiatives

Section #7Master Planning Approach

Section #8.....Schedule

NE Ohio K12 Experience:



Facilities Assessment

**Operational Cost
Analysis**

**Master Plan
Development**

Community Outreach

**Total Budget
Development**

Team Collaboration

Local Experience

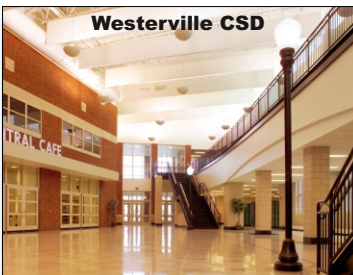
To date, Quandel has been involved with nearly \$2.4-billion in school construction management projects in 37 Ohio counties, as well as providing services as a Regional Program Consultant for the Ohio School Facilities Commission in Northeastern and Eastern Ohio since 2000. Through our experience, we have worked with more than 100 northeastern Ohio districts, providing assessment, master planning, cost estimating and design review services.

Through our experience in Northeastern Ohio, we recognize that while ***Cleveland Heights-University Heights strives for excellence and high quality in all aspects of the community, they execute those goals with a focus on craftsmanship, value and an eye to the future, not extravagance.*** We feel that Cleveland Heights-University Heights values and goals for your facilities align very closely with our guiding principles and are excited at the prospect of being part of the team that shares such a similar focus.

Local Participation

We are pleased to have teamed with **Construction Support Solutions (CSS)** from Avon Lake, Ohio for the Cleveland Heights-University Heights Cost & Constructability services. CSS has provided Construction Management, General Construction and Owner's Representative services for some of Northeastern Ohio's largest owners including the Regional Transit Authority (GCTRA), the Northern Ohio Area Wide Coordinating Agency (NOACA), the Ohio Department of Rehabilitation and Correction (ODRC), the Ohio Department of Transportation (ODOT) and numerous large public school districts including Fairview Park City, Elyria City and West Geauga Schools.

The Quandel / CSS team will work closely together, with the district and your independent Master Planning consultant, to provide cost budget estimates, cost savings analysis, master schedule development, constructability reviews, virtual model development and community outreach support, if needed.



Proposal For:

Cost & Constructability Consulting Services

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Our Commitment To LEED & Sustainability:

- 35 LEED registered projects (41 buildings) totaling \$786-million
- 26 full-time LEED® Professionals™
- 18 full-time LEED® Green Associates™
- Internal mission / process for management of LEED projects

Our team understands the benefits to designing & constructing projects with LEED or sustainability goals, both from an environmental and operational standpoint. Our team will work with Cleveland Heights-University Heights and the team throughout the planning, design and constructability review process to ensure that each master planned facility achieves the desired level of sustainability .

Several years ago, Quandel began the process of seeking LEED accreditation for our key project management and on-site superintendent staff. Quandel currently has 26 full-time LEED® Professionals™ and 18 team members who are LEED® Green Associates™.

During the design phase of the project, we will act as a LEED Advisor to:

- Identify the LEED components that will meet the requirements for occupants to function in a cost-effective and productive manner.
- Coordinate and analyze these components to ensure that they fit within the required budget.

Sustainability Management

Chad Blind, Project Manager/Estimator, will be involved in all budgeting, cost estimating, and sustainability goal pursuits. Chad has more than 13 years experience and has been a LEED Accredited Professional for 5 years. He has a clear understanding of the USGBC LEED credit system and design and technology approach associated with achieving credits. He has been involved in the estimating and sustainability planning and management for numerous K-12 facilities around Ohio.

Sustainable Project Examples/Initiatives

To date, Quandel has been involved with 35 LEED registered projects (41 buildings) totaling \$786-million. Two facilities have completed construction and achieved their LEED GOLD certification goals: Liebert Learning Center completed construction October 2009 and the Cincinnati Fire Station 51 was completed November 2009. Additionally, Quandel has completed numerous Ohio K-12 projects including:

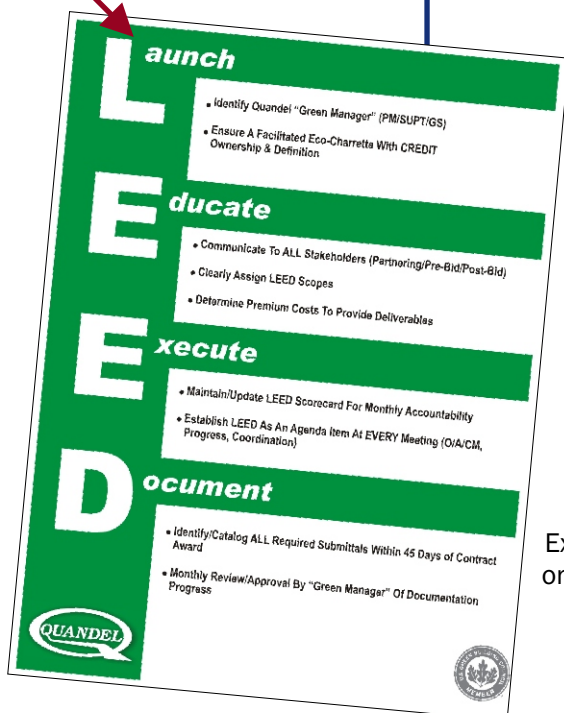
Gold Certification:

- North College Hill City Schools (Cincinnati, OH)

Silver Certification:

- Edgewood City Schools (Trenton, OH)
- Graham Local Schools - Phase 3 (Saint Paris, OH)
- Gahanna-Jefferson City Schools (Gahanna, OH)
- Greeneview Local Schools (Jamestown, OH)
- Highland Local Schools (Sparta, OH)
- Jonathan Alder Local Schools (Plain City, OH)
- London City Schools (London, OH)
- Miami East Local Schools (Casstown, OH)
- Miami Trace Local Schools - Phase 2 (Washington CH, OH)
- Northmor Local Schools (Galion, OH)
- Wayne County Schools Career Center (Smithville, OH)
- Zanesville City Schools - Phase 2 (Zanesville, OH)

Examples of our two sustainability initiatives and their outcomes are included on the following pages.



LEED Project Example #1
Zanesville City Schools



LEED Project Example #1
Zanesville City Schools

After completing a successful \$34-million building program for Zanesville City Schools in 2005, Quandel was selected to provide construction management services on Phase 2 of the district's overall building program.

Phase 2 began in Fall 2007 and includes a new high school and two new elementary schools totaling \$61-million. From the start, the district set a goal of LEED Silver certification. After careful cost estimates and review, the district elected to move forward with a geothermal system.

LEED components that have resulted in a positive benefit for Zanesville City Schools include:

LEED Component: **Geothermal Heating System**
Positive ROI: **Ground loop heat exchange dissipates heat in the summer and gains heat from the ground in the winter; saves up to 30% heating / cooling costs and pays for itself in 5-10 years**

LEED Component: **Occupancy sensors in all rooms**
Positive ROI: **Sensors shut off a room's lights when not in use resulting in lower electricity costs**

LEED Component: **White PVC membrane roof**
Positive ROI: **Reflects more light and reduces heat absorbed into building - lowers cooling costs**

LEED Component: **Temperature controls in each room**
Positive ROI: **Each room can be adjusted - 3 degrees to lower heating costs**

The building program was complete in September 2010 and is on target for LEED Silver certification.

LEED Project Example #2
Emerson Network Power -
Liebert Learning Center



LEED Project Example #2
Emerson Network Power - Liebert Learning Center

Quandel provided construction management services for the new 70,000 square foot facility in Westerville, Ohio. It is the first building in the city of Westerville to receive LEED Gold Certification.

LEED certification was an important goal for this project. Quandel immediately began working with the design team in the early stages of design to determine the best way to achieve LEED certification through both building design and construction execution.

LEED components that have resulted in a positive benefit for the Owner include:

LEED Component:*A reflective roof design*
Positive ROI:*Less absorbed heat resulting in less use of air conditioners and lower electricity*

LEED Component:*Low flow water fixtures*
Positive ROI:*These fixtures use less water resulting in lower water bills*

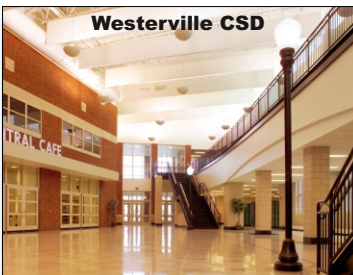
LEED Component:*Irrigation system is fed from a retention pond*
Positive ROI:*Owner does not have to pay for any domestic water for irrigation but still has a full irrigation system*

LEED Component:*High efficiency roof top units with energy wheels*
Positive ROI:*Saves energy use costs over long run*

LEED Component:*Automatic light sensors*
Positive ROI:*Sensors shut off a room's lights when not in use resulting in lower electricity costs*

In addition, the Owner wanted to include components that will encourage employees to participate in energy efficiency. Two of the results of this goal were the installation of bicycle racks and showers to encourage employees to bike to work, and 22 parking spaces for hybrid and carpool vehicles.

During construction, Quandel carefully tracked site erosion control, dust control, and the use of regional, recycled, and certified wood materials. In addition Quandel monitored indoor air quality through daily clean up and ductwork covers. Quandel worked with all subcontractors to ensure that the LEED design items were installed and completed correctly and in compliance with the USGBC.



Proposal For:

Cost & Constructability Consulting Services

Section #1Cover Letter

Section #2.....Company Overview

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Section #5.....Local Participation / Experience

Section #6.....Sustainability Initiatives

Section #7Master Planning Approach

Section #8.....Schedule

Master Planning Collaboration

We have been fortunate to work with numerous architects, owner representatives and independent master planning consultants on the development of master plans for hundreds of Ohio school districts. From this we have learned that teamwork and communication are the essential tools to success. Teamwork begins with us listening to your needs, fully understanding your vision and objectives, establishing our role and communicating our plan to deliver them to you. We will work closely with each member of your team to ensure that we deliver a successful project.

Some key areas of focus where we can support the goals of the team and the independent master planning consultant include:

- **Evaluating existing facilities** for long term use, sustainability, modernization.
- **Developing TOTAL cost budget models for multiple master plan options**, including consultant fees, testing fees, legal fees, utility/tap fees, LEED or sustainability components, commissioning, "bricks & sticks" construction costs, loose furnishings, and site improvements.
- Providing **cost savings analysis** and recommendations.
- **Site assessment** of existing or proposed facility locations, includes analysis of proposed or existing utilities, assistance in obtaining soils investigation, if necessary, and assistance with obtaining traffic-engineering study services, if necessary.
- Cost quantifying reprogramming/renovation options versus new construction options.
- Guidance, if required, in developing a district-wide facilities Master Plan in **accordance with State of Ohio / Ohio School Design Manual guidelines**.
- **Master schedule development, project phasing, and swing space/temporary relocation phasing**.
- **Operational efficiency analysis** based on differing master plan scenarios

We believe strongly in teamwork and find the best way to build teamwork is through **TRUST**. Again, by operating each day by our guiding principles, we will keep all project team members abreast of issues, successes, and challenges, and maintain an **open and honest line of communication** so that Cleveland Heights-University Heights can make timely decisions in the best interest of the master plan development and ultimate facilities project.





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Estimated CHUH CSD Planning Timeline

Consultants Selected
Mid-September 2011

Initial Planning &
Assessment
October 2011

Operating Issue
November 2011
ballot

Development &
budgeting of Master
Plan options
(Nov 11 - Mar 12)

Master Plan Finalized
April 1, 2012

Preliminary Modeling
Community Outreach
(Apr - Oct 2012)

The Cleveland Heights-University Heights CSD Cost & Constructability services for the development of a district Master Plan is an exciting opportunity. Based on our understanding of your preliminary timeline and goals, the following is our approach to delivering the project successfully.

OUR PLAN

We understand you are looking to develop a team to provide professional services for the development of a district-wide facilities master plan with the intent of a November 2012 bond issue to begin the implementation of the plan. Although your specific program is unique to you, we are very familiar with the master planning and budgeting for Ohio K12 facilities and look forward to working closely with you and your selected master planning consultant to develop a comprehensive long range plan that not only addresses the needs of today's students and operational constraints, but a plan that is sustainable and flexible enough to accommodate the District's educational needs for the next 50 years.

Our primary objective will be to provide the cost and constructability information based on the details of your objectives, with a focus on effective design, budget management and a scheduled completion goal of April 2012. Under this model, most constructability issues and concerns are addressed during the actual design process, which translates to better maintained design integrity, fewer disputes and project cost savings, though we will support the team and master planning consultant in analyzing and development budgets based on existing facilities.

BUDGETING

Our budgeting efforts will begin immediately and the budget will be monitored and controlled through detailed costing throughout the planning process. We will develop overall budgets for each master plan option considered, typically referred to as a Total Cost Worksheet that includes all costs that you may be exposed to including construction costs, non-construction costs, equipment costs, etc. Utilizing this process ensures there is a cost allocation for every design component, gives the entire team a road map of the overall budget potentials & the allocations available for the various components, and empowers our Owners to align their budget with their desired outcomes. Some of the tools we may utilize to ensure your schedule is met include:

ON SCREEN TAKE OFF

On-Screen Take-Off is a highly accurate, time-saving software to digitally measure areas and lengths on screen in a progressive process. By utilizing a graphic representation detailing how an estimate was developed, this tool provides a valuable history throughout the process and "removes the mystery" of what was included in the initial conceptual estimate as compared with later design estimates. Over the past three years, we have developed estimates totaling more than \$600-million, and on average, we are within 2% of actual costs.

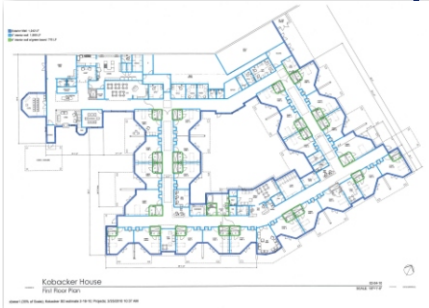
Our goal in this process is to provide you with numbers you can rely on in a Control Estimate so you can make sound financial decisions. This makes understanding what is on the drawings and what is not while developing the Control Estimate very important. The entire team is engaged in this process, and detailed pricing is developed on ALL items. Risk items are also identified and mitigated during this process.

BUILDING INFORMATION MODELING (BIM)

Another management tool we will utilize is **Building Information Modeling (BIM)**, a revolutionary process that brings a building to life before the first shovel of dirt is turned.

Schedule & Budget Strategies

Sample OnScreen Take-Off Plots



BIM Results Example - Kobacker House

We have saved our clients thousands of dollars, months of potential lost time, and helped to avoid the construction “headaches” that occur with unforeseen changes during construction (example on previous page). Our experience with BIM includes 20 projects ranging from \$3M to \$70M, and our main goal in utilizing BIM is to enhance our standard processes and results.

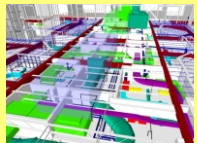
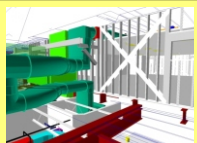

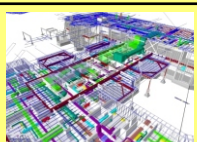

Quandel's full-time BIM Manager, Kevin Wanner, will work with the team after a final master plan has been accepted to model all building components. Using the model, Kevin and the team can provide a strong visual tool to assist the district with communicating your plan and its potential to your community, staff and students.

Ultimately, BIM can also be linked to Primavera 6 scheduling software to develop a graphic representation of how each portion of the project is supposed to look on any given day. This graphic schedule can give the project team and all subcontractors a better understanding of the building components and coordination needed for all building components.

Our goal throughout this process is to get you the best scope, for the best price, with the best quality.

Scheduling & Phasing

We are also prepared to assist with the development of a master project schedule that addresses the entire process from team development through design and bidding. A master schedule will help the team understand critical milestones during the assessment and planning process, and provide a framework for educating and communicating with the community when it is time for the bond issue.

BIM MODEL	BIM STRATEGY	BENEFIT	SAVINGS
	AHU 2 Supply and Return revisions with beriatric lift	Eliminated rework	2 Weeks \$12,000
	Redesign of truss girder to accommodate 2nd floor ductwork	Truss girder modified prior to fabrication	1 Week \$7,000
	A graphic, 3D mock-up/room study for final space planning of Kobacker resident rooms	Modifications were made during design, instead of in the field.	
	MEP trades set piping and duct hangers concurrently after truss placement, ensuring precise placement	Prefabrication strategies were used for all MEP trades reducing installation time	No delay 2-3 Week Improvement \$50,000
	In order to fit the VAV units above the community rooms, the ceiling needed to be lowered by 3-inches	Early troubleshooting for ceiling height corrections & ordering correct wall partitions before installation	2 Weeks \$5,000