



Facilities Planning Services Proposal  
**Warren County School District**

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## Executive Summary

### On-Time. On-Budget.

It's the most basic goal of any project, and it's particularly important for educational facilities - where delays and cost overages can impact each student's opportunity to learn and achieve. Just as our school district clients take on the monumental responsibility of educating their students, we, as their partners, take the responsibility for ensuring that all their goals for their building projects are accomplished.



### Look Deeper.

Look deeper into the most successful K12 building projects that you have seen and you will find there is something in common: the completed facility is a uniquely crafted reflection of the educational process which it houses. As your trusted and experienced guide, we provide the knowledge, technology and strategies to work within your budget and schedule and we look deeply into your needs in order to help you craft a very special facility.



### Management through Engagement.

Engagement is the engine of our management approach. Through all the phases of your project – planning, design, construction and start-up, we'll actively engage with you, all of the design professionals and the contractors in order to bring about a collaborative environment for all stakeholders to maximize their contributions to your project.

management  
Engagement

## *History of the Firm*

### **History of the Firm.**

Jon Thomas and David Williamson first met in 1991, while both were employed at the Pittsburgh headquarters of a national engineering and project/construction management firm. Over the next six years, they would collaborate on numerous K12 projects and building programs.

In 1998, following the acquisition of the firm where they were employed, Mr. Thomas and Mr. Williamson set out on their own and formed Thomas & Williamson. Built upon the partners' expertise in the field of project management, T&W gained immediate recognition for its specialization in providing integrated planning and management services for K12 clients in Western PA.

Nineteen years later, the firm has gained popularity - not only as K12 specialists - but among a small group of firms specialized in K12 projects in the area, T&W stands out with its unsurpassed depth of services. The firm is increasingly sought out to both manage and consult on projects with quick turnaround requirements, intense budget sensitivity and trail-blazing quality and educational programming standards.



## **Jon M. Thomas**

*Principal*

Co-Founder and President of Thomas & Williamson: Mr. Thomas has 35 years of experience as a Project Manager of school and institutional projects. His experience is equally apportioned in design and construction and includes a vast portfolio of K-12 school construction projects valued at over \$100 million annually.

An essential factor in the success of each project on which Mr. Thomas has served has been the integration of program and cost. "We always felt that it was absolutely essential to spell-out the program of the project, in fine detail, then associate the costs – before the design process began." In order to achieve this integration of program and cost, Mr. Thomas developed management systems that "model" the costs of projects based on educational programming information.

"The school districts with whom I have worked found a real benefit in being able to see where the cost concentrations of their projects would be as a result of their conceptual educational needs." The cost modeling systems were developed by Mr. Thomas in response to a school districts' need for instantaneous feedback on the cost of their projects. The combined understanding of building design and project cost has also enabled Mr. Thomas to bring substantial cost reductions to projects through Value Engineering.

"I guess that my focus has always been on continuous improvement. When you are managing a project with a definite completion point and budget in mind, it is sometimes difficult to comprehend the concept of continuous improvement. If you divide the processes of designing and constructing into phases, the results can be very positive. Instead of waiting until the drawings are completed to get bids – you perform a cost estimate and verify the

Our Principals



*Jon M. Thomas – President  
Thomas & Williamson*

scope hasn't changed appreciably from the initial program. If you review the project at the completion of each phase of design and construction, you will find it is quite easy to improve the outcome."

### **Education**

BS Civil Engineering Technology,  
Point Park University

Associate of Applied Technology  
Triangle Institute of Technology

Continuing Education Certification:  
Engineering - Penn State University  
Planning – University of Texas at Austin

### **Registration**

Pennsylvania EIT Certified

### **Experience**

35 years

### **Affiliations**

PASBO

Verland Foundation Board of Directors

## **David M. Williamson**

*Principal*

Co-Founder and Vice President of Thomas & Williamson, Mr. Williamson has over 40 years of experience as a project manager for school, university, institutional and governmental projects. Experienced in CPM scheduling, estimating, cost control and construction management, Mr. Williamson has worked on projects ranging from elementary school renovations to university recreation centers. In addition, Mr. Williamson served as an on-site construction manager for a variety of educational and institutional projects.

Mr. Williamson has also provided technical assistance to financial institutions, insurance companies and government agencies in overseeing construction projects. These services have provided an assessment of the overall project schedule, budget and scope of work. A critical aspect of this work is keeping the client informed of any significant issues that may impact the project schedule, budget, scope, or quality of work.

Prior to the start of construction, Mr. Williamson reviews the project documentation, audits the funding sources, critiques the cost estimate and project budget, investigates the anticipated cash flow, establishes requirements for construction financing, and reviews the permitting and compliance requirements. He also determines that proper controls have been established by the designers and contractors to ensure adherence to the preceding issues. After the start of construction, Mr. Williamson monitors the project to determine variations from the project budget and schedule and to ensure all compliance issues are addressed.

Mr. Williamson has also analyzed numerous multi-million dollar construction claims on over 30 projects with a constructed value of over \$500 million. This work includes the



*David M. Williamson – Vice President  
Thomas & Williamson*

development and analysis of as-planned, as-built, would-have-been, and contemporaneous scheduling techniques to determine delays and acceleration. Another key part of his work is determining labor productivity, financial entitlement issues and changed conditions.

As part of the technical construction claims services, Mr. Williamson has provided document reviews, discovery assistance, deposition outlines, negotiation assistance and expert witness testimony.

### **Education**

BS Civil Engineering,  
Carnegie-Mellon University

MS Civil Engineering  
Carnegie-Mellon University

MBA  
University of Pittsburgh

### **Registration**

Pennsylvania Registered Engineer

### **Experience**

45 years

## Executive Summary

### Demographics.

The primary purpose for a demographic study is to assemble and derive the critical data needed for making informed decisions about school facilities. A demographic study from our firm will identify areas within the district where the Administration may need to address alternative means of housing students. These alternatives may involve re-aligning school boundaries, or perhaps the possible expansion or closure of existing facilities and the possible identification of future site requirements. Proposed solutions that allow the school district in making decisions on future enrollment to ensure that appropriate facilities and programs are provided in accommodate the realistic population trends.



### Enrollment Projections.

Davis Demographics is regarded nationwide as an expert in the task of preparing enrollment projections. Our firm is regularly called upon by state agencies and school advocacy organizations to provide expert opinion and guidance. The uniqueness of our ability to provide student projections by residence is largely due to our groundbreaking development and ongoing enhancement of highly specialized Geographic Information System (GIS) software, which is used in all our forecasting projects.





## *Firm Introduction*

### **Firm Introduction**

For nearly 25 years, Davis Demographics has been a premier provider of K-12 demographic studies to school districts across the nation. One hundred percent of our planning/demographic consulting work is done through the use of GIS mapping/planning software, and we lead our industry with cutting-edge demographic tools. Since our clientele is exclusively K-12 school districts, we firmly understand school district needs in the area of planning and growth management.

Davis Demographics has assisted hundreds of school districts across the U.S. with their demographic analysis and facility planning efforts. Everything from short-term and long-range projections, to master planning and build-out studies, to determining future facility needs location and timing. We have extensive experience working alongside district staff, supporting and facilitating committee meetings, conducting community forums, and guiding School Boards through complex issues. Many school districts think of our staff as part of their own planning team, and we've worked closely together with many of our clients for decades, earning and maintaining their trust.

Because our demographic consulting work is through the use of GIS software, we have extensive experience with geospatial technologies and location-based analysis, including demographic analysis, geocoding, enrollment projections by residence and by school, boundary realignment, intra-

district attendance and transfer matrix, long-range planning and many related tasks. No demographic firm knows GIS better, and no demographic firm has assisted more school districts over the past 24 years than Davis Demographics.





## **Lorne Woods**

*Senior School Planner*

Mr. Woods has been with Davis Demographics since 2007. He has assisted over 50 school districts in his time with Davis Demographics, and works directly with school district personnel providing student enrollment forecasting services, creating open enrollment reports, custom mapping projects, phasing of residential development projects along with the online mapping and cloud-based applications of project information. In 2013, Lorne helped establish Davis Demographic's second office in Dallas. He manages a staff whose support school districts in Texas and areas east of the Rockies.

Lorne is actively involved with the technical side of Davis Demographics's work, which involves GIS software use not only by Davis Demographics staff members, but also by school district personnel who choose to license Davis Demographics's exclusive GIS software programs. Lorne's goal is to help the new GIS user become comfortable working with the software, eventually leading personnel to become self-sufficient in daily GIS tasks. He is responsible for directing the technical support for Davis Demographics's many software clients, which number nearly 250 school districts in 31 states. Lorne also coordinates ongoing training opportunities with Davis Demographics software clients, both in the Davis Demographics offices, and onsite at the school district office. Lorne has become a frequent trainer at client sites throughout the country.

Lorne took on the role of project manager for Davis Demographics's largest-ever project, a massive mapping project in the state of Hawaii involving 180+ elementary school attendance boundaries for the state's entire school system. With Hawaii's extensive rural areas and unique topography, combined with a lack of existing maps for some areas, the task was



*Lorne Woods – Senior School Planner  
Davis Demographics*

challenging. Lorne rose to the task using a combination of cutting-edge GIS mapping tools, various communication technologies, and a considerable dose of "Mr. Nice Guy" as he developed comfortable working relationships with the personnel of Hawaii Department of Education and with Kamehameha Schools.

### **Education**

Bachelors of Arts  
California State University

### **Trainer**

SchoolSite™ Planning Software  
ArcGIS® software products from ESRI

### **Certificates**

GIS  
Urban Planning

### **Experience**

11 years

### **Member**

CEFPI / Council of Educational Facility Planners International  
SCAUG / South Central Arc Users Group  
AAG / American Association of Geographers  
& AAG - GeoMentor

## *Work Plan*

T&W is a firm that is dedicated to supporting the technical and facility-related needs of our K-12 public school clients. Our wide range of facility planning services allows our clients to properly assess and formulate the most optimum plan for today, as well as, for the future that lies ahead.

We have consulted with many school districts in Western Pennsylvania who have needed assistance in identifying options for the continued operation of their facilities. We have provided studies that have ranged in complexity from simple building inspections to comprehensive district-wide facility studies that analyze every detail of our clients' operations and help our clients to transform their facility portfolios and provide long-lasting solutions that improve their program and operations.

As a result of these past experiences and successes, we have developed an integrated suite of planning services that are specially designed to address the factors effecting the operations of public school districts and their facilities.

The following Work Plan describes in detail our services for a Demographics & Enrollment Study.



## Work Plan

### 1.0 Demographics and Enrollment Study

Our services include the development of enrollment projections and the analysis of the factors influencing those projections. The majority of this service will be performed by our consultant – Davis Demographics and Planning, Inc (DDP). The study will focus on developing enrollment forecasts by current and planned enrollment zones and will analyze and discuss the impact of:

- District population trends;
- Birth rates and fertility rates;
- Planned housing developments and completion of housing plans in progress.

DD&P will utilize GIS planning technologies and develop the forecasts as follows:

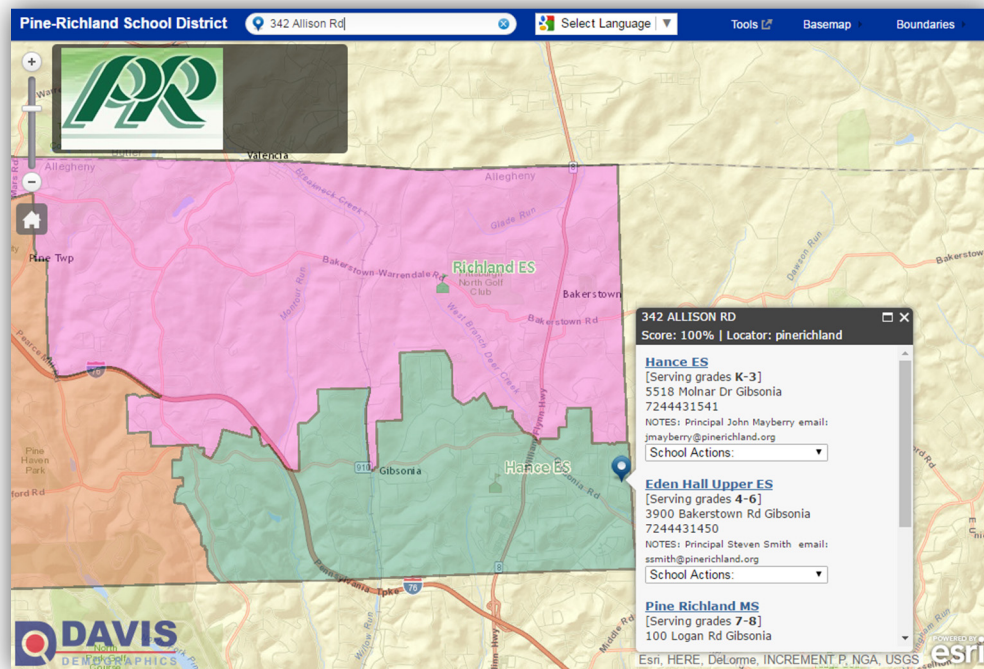
- 1.1 Acquisition/setup of computer GIS base maps for District; acquire from local county source;
- 1.2 Creation of GIS data: existing school boundaries, small planning areas and school points;
- 1.3 Geocoding of four years of district-supplied student data with addresses;
- 1.4 Research and analysis of other relevant demographic statistics for use in developing enrollment forecast variables (i.e. historical birth data, migration trends, etc.)
- 1.5 Acquisition of development project information and timing;
- 1.6 Development of 10-yr resident enrollment forecasts by grade level for each planning area, school building, attendance zone and district-wide.

Deliverables will include a comprehensive report including:

- Relevant district background, past enrollment trends and demographic profile;
- Data sources and use with appropriate tables and charts;
- Detailed forecast methodology discussion;
- Enrollment projection results;
- Open enrollment reports illustrating impact of resident vs. attending enrollment;
- Appropriate maps illustrating existing planning areas and attendance zones, with thematic maps showing areas of growth, student density and socio-economic characteristics.
- Two (2) on-site visits by DDP Consultant for preliminary review with Administrators and a Presentation to the School Board upon project completion.
- District access to all GIS data for use with GIS software.

## Work Plan

- Complimentary SchoolSite Locator® subscription through June 2019.  
This interactive website gives the user ability to view the District's enrollment boundaries and search addresses to see in what boundary a specific house is located.



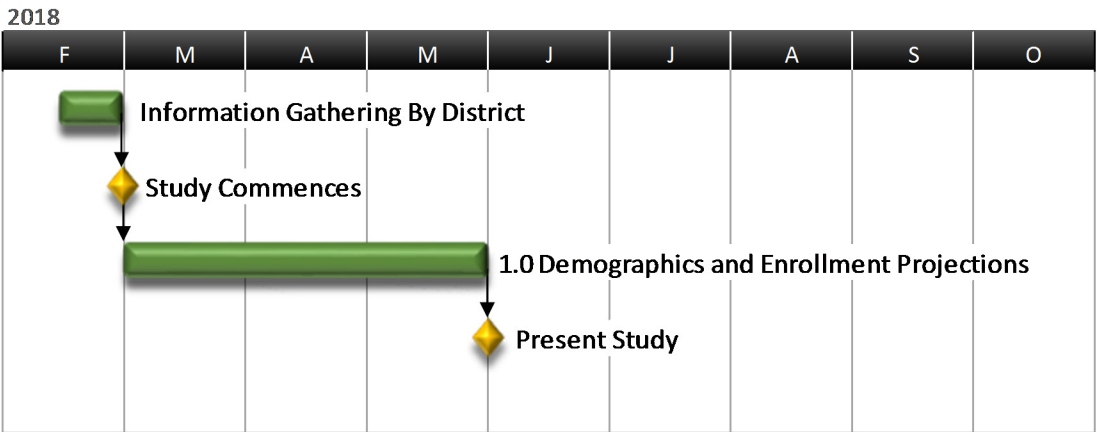
SAMPLE: Pine-Richland School District [click here to launch in your browser](#)

Furthermore, T&W will develop a district-wide map, printed and mounted on foam board, which will depict the current attendance boundary lines and major geographic features.

\*See the Services Section of the Proposal for additional information regarding enrollment projections.

*Work Plan*

**Proposed Schedule for the Study**



## *Demographic Studies*

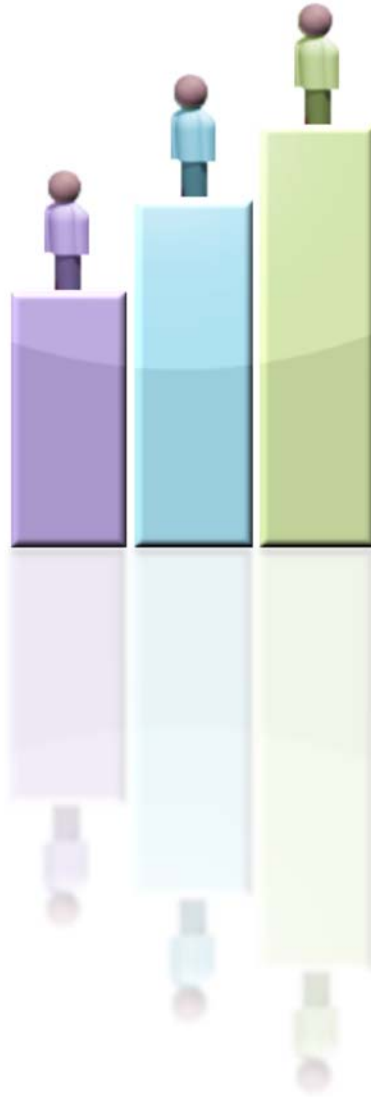
### **Which Projection Method?**

In most cases, a cohort survival analysis is a sufficient tool for making decisions regarding the future adequacy of school building capacities. But in rare instances, where the communities feeding a school district are experiencing dramatic increases or decreases in population, a more in-depth study is warranted. In such cases, it is advisable that the demographic conditions of the community be assessed in order to establish a context for considering the reliability of the statistical evaluations.

### **Quantitative Analysis.**

A cohort survival analysis is strictly a quantitative analysis, entirely subject to birth rates and the historic rates of change among preceding grade level enrollments. Changes in a community's demographics are ignored in such studies.

In order to determine why changes are occurring or likely to occur, we engage a social demographic consultant, to assist in the in-depth qualitative study of the factors which influence population changes - including migration to and from communities and the demographic characteristics of the area's population.



## Demographic Studies

### **Qualitative Analysis.**

The *qualitative* factors to be studied include the following which describe the demographics of the community:

- local and regional population growth rates
- commercial and industrial development trends in the community
- zoning restrictions
- real estate values
- socio-demographic profiles of communities within the school district including: aging and mortality rates; racial and ethnic composition of the population; median household income; household size and composition; median age of heads of households; adult levels of educational attainment; labor force trends; and median household income.
- land area and geographical boundaries
- access to urban centers
- new and planned housing starts
- housing saturation rates
- vacancy rates

Our demographic consultant will research the trends, using U.S. Census Bureau data, third-party national data suppliers, mapping information and will personally compile data through interviews with representatives of municipalities, utility companies, developers, real estate companies and community development/redevelopment organizations.

A comprehensive demographic study adds meaning and compliments the hard data of the enrollment projection. The analysis of a community's demographic trends is essential for a school district where the population is emerging or declining and

lays the philosophical groundwork for the incorporation of growth data in your facilities master plan.



## Enrollment Projections

### Cohort Survival Analysis.

We utilize our own specially-designed program to analyze enrollment, housing and population trends and to develop two, four and ten-year enrollment projections. When analyzing this information we are able to enter data, analyze information and configure the projection district-wide and on a school-by-school basis. We have been using our system since 1998 and have delivered exceptionally accurate forecasts for our regular school district clients.

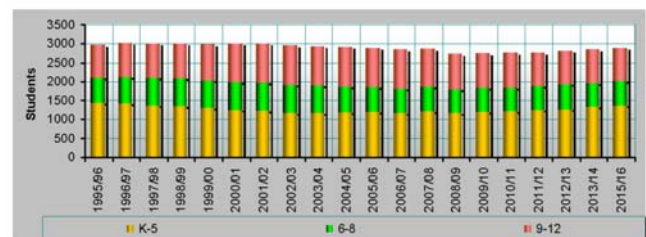
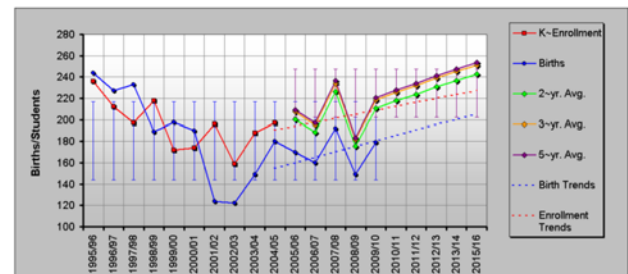
We collect and compile ten years of historic enrollment and birth data and 20 years of housing data. This data is used to calculate the various survival rates. Our forecast method is unique in that it delivers significantly enhanced graphic output for each grade's survival rate projections versus the survival rate trends.

Another unique aspect of our projection is our follow-up. When the new third-day enrollment figures are available, we compare our forecasts made the previous year. We identify anomalies in the data and re-calculate a hybrid forecast. We find this practice to be essential to improving the accuracy of our forecast. Any time that a Pennsylvania school district is contemplating the long term use of its facilities, the enrollment must be carefully analyzed. The projections provided by PDE are often too erratic to accept unconditionally. We bring a higher degree of analysis to the table to help make your long term facility use decisions easier.

Actual					Trends			Projected Enrollment: Grade K			
Grade K Enrollment Year	K-Enroll	Birth Year	Births	Retention Rate	Birth Trend	Enrollment Trend	Retention Rate Trend	2-Year Average	3-Year Average	5-Year Average	10-Year Average
1995/96	236	1990	244	0.9672							
1996/97	212	1991	227	0.9339							
1997/98	197	1992	233	0.8455							
1998/99	218	1993	199	1.1534							
1999/00	172	1994	198	0.8687							
2000/01	174	1995	190	0.9158							
2001/02	196	1996	124	1.5806							
2002/03	159	1997	122	1.3033							
2003/04	189	1998	149	1.2617							
2004/05	197	1999	180	1.0944	155	190	1.0571				
2005/06		2000	170		160	194	1.1412	200	207	209	198
2006/07		2001	160		165	198	1.2357	188	195	197	175
2007/08		2002	192		170	201	1.0491	226	234	236	210
2008/09		2003	149		175	205	1.3768	176	182	183	163
2009/10		2004	179		180	209	1.1668	211	218	220	196
2010/11		2005	185		185	213	1.1466	218	226	228	202
2011/12		2006	190		190	216	1.1356	224	232	234	208
2012/13		2007	196		196	220	1.1253	231	239	241	214
2013/14		2008	201		201	224	1.1154	237	245	247	220
2014/15		2009	206		206	227	1.1060	243	251	254	225
2015/16											

from	2003/04	2002/03	2000/01	1995/96
to	2004/05	2004/05	2004/05	2004/05
Retention Rate	1.1781	1.2198	1.2312	1.0925



## *Planning Team*

Thomas & Williamson is fortunate enough to attract employees and consultants from the top of a variety of fields, each possessing unique skills and experience. The key employees selected specifically for the Warren County School District:

### **Jon M. Thomas**

#### **Team Manager**

Co-founder and president of Thomas & Williamson: Mr. Thomas has 35 years of experience as a project manager of school and institutional projects. His experience is equally apportioned in design and construction and includes a vast portfolio of K-12 school construction projects valued at over \$2 billion.

### **Alicia A. Zevola**

#### **Executive Administrator**

Mrs. Zevola has 17 years of experience in construction. Previously, Alicia has participated in planning, programming and facilitating documentation for such schools as North Allegheny, Avonworth, West Allegheny and Palisades School District.

### **Blake W. Leibert**

#### **Project Engineer**

Mr. Leibert has over 7 years of project engineering experience. Most recently, he completed a study for West Allegheny School District that analyzed their athletic facilities. Blake has completed numerous studies for the West Allegheny School District, Warren County School District, North Allegheny School District, North Hill School District, Butler Area School District, Mars Area School District and Pine-Richland School District.

### **Katie Dedola**

#### **Planner**

Mrs. Dedola has 9 years of experience in the design industry, and with it, a unique set of skills. Katie had recently worked on a facilities master plan study for the Butler Area School District, a demographic and educational facility study for Pine-Richland School District and a High School facility study for Warren County School District.

### **Lorne Woods**

#### **Senior School Planner (Consultant)**

Mr. Woods has been with Davis Demographics since 2007. He has assisted over 50 school districts in his time with Davis Demographics, and works directly with school district personnel providing student enrollment forecasting services, creating open enrollment reports, custom mapping projects, phasing of residential development projects along with the online mapping and cloud-based applications of project information. Lorne has recently partnered with T&W on the West Allegheny School District Study and the Pine-Richland School District Study, published in 2016.

**Blake Leibert**

*Project Engineer*

Mr. Leibert has been working for Thomas & Williamson as a Project Engineer for seven years. He recently completed a Districtwide Facility Assessment Study for Mars Area School District that gave the District detailed insight into the conditions of their educational buildings. The study encompassed the review of seven facilities including a code review, assessment of existing building components and cost estimating.

Blake is an integral part of the feasibility study teams and a necessary link in the exchange of vital information between the client and architect. In addition, he is responsible for compiling the data necessary to complete a comprehensive feasibility study that will meet the needs of our clients today and in the future.

The ability to prepare programming information and provide cost information from the inception of the project has allowed us to provide additional cost savings to our clients. Before the program becomes a project, cost savings ideas can be instituted without sacrificing educational quality standards.

Blake has been involved in numerous facilities studies in the past few years. These include studies for the West Allegheny School District, North Allegheny School District, Warren County School District and Butler Area School District. His work performed for these studies included the analysis of current and potential enrollment capacity, building renovation and addition cost estimates, development of conceptual floor plans, and building surveys.

As well as planning experience, Blake also has experience overseeing construction on-site. His most recent on-site experience was at North Hills High School where he

Resumes



oversaw the \$1 million dollar renovation to the Library. In 2011, he assisted the Project Manager on the Montour High School Renovations and Additions Project. Blake worked closely with building inspectors, as well as keeping the client well-informed of the project with daily, weekly, and monthly reports.

**Education**

Bachelor of Science in Civil Engineering  
Technology  
University of Pittsburgh at Johnstown

**Experience**

7 years

**Certification**

NCEES EIT Certified

**Alicia A. Zevola**

*Executive Administrator*

With a BA in Education and 17 years of experience in project administration, Alicia brings an insider's perspective to planning and management of Thomas & Williamson's clients' projects. As an Educator, she is able to assist clients with all their instructional needs.

Alicia has been an integral part of the project management team and a necessary link in the exchange of vital management information among various team members and projects managers. She is also an essential link in the communicating between the job site and the home office. She is responsible for facilitating communication between construction managers and contractors, managers and Owners.

As an Executive Administrator, Alicia's responsibilities include preparing and distributing Change Orders, Payment Applications and Contract documents. Alicia also assists in the preparation of Project Reports, which are presented to the school board each month.

She is currently working on projects for North Hills School District and West Allegheny School District. Previously, Alicia has participated in planning, programming and facilitating documentation for such schools as North Allegheny School District, Fox Chapel Area School District, Mars Area School District, Carlynton School District and Crawford Central School District.

**Education**

BA Elementary Education,  
Point Park University

**Experience**

17 years

**Katie Dedola**

*Planner*

Mrs. Dedola brings 9 years of experience in the design industry, and with it, a unique set of skills that translates well to assisting Thomas & Williamson's clients.

Katie's previous design experience has given her a building trade perspective, allowing her to develop essential space planning skills, as well as the ability to interpret construction drawings. She also cultivated essential communication skills helping to identify clients' needs while balancing those needs with expectations and budget requirements.

As a Project Administrator, Katie's responsibilities include preparing, maintaining and distributing documents vital to providing and facilitating communications between the client, architect, contractors and team members. These documents include: project reports, submittal logs, RFI's, change orders and payment applications. She also assists in the bid process and in the preparation of estimates.

Katie has been involved in Facility Planning study's for the following school districts: Warren County School District, Pine-Richland School District and the Butler Area School District.

**Education**

BS Interior Design,  
Indiana University of Pennsylvania

**Experience**

9 years

## Study Experience

### **West Allegheny School District**

*Imperial, Pennsylvania*

Contact:

Mr. Ken Fibbi  
(724) 695-5223

Year of Service: 2012

#### **Project Feasibility Studies:**

- Programming
- Space Utilization Study
- Enrollment /Capacity Analysis
- Cost Modeling/Budget Development
- Time/Dollar-Scaled Facility Assessments
- Facility Assessments
- Conceptual Design

2-Elementary Schools  
1-District Office

### **Warren County School District**

*Warren, Pennsylvania*

Contact:

Dr. Norbert Kennerknecht  
(814) 723-5223

Year of Service: 2012

#### **Project Feasibility Studies:**

- Programming
- Space Utilization Study
- Conceptual Design

2-Elementary Schools

### **North Allegheny School District**

*Pittsburgh, Pennsylvania*

Contact:

Mr. Robert Gaertner, PE  
(412) 369-5432

Year of Service: 1999-2003

#### **Project Elementary Studies Phase 2:**

- Space Utilization Study
- Demographics Study
- Enrollment Projections/Capacity Analysis
- Cost Modeling/Budget Development
- Time/Dollar-Scaled Facility Assessments
- Facility Assessments
- Conceptual Design
- Technology Planning

7-Elementary Schools

### **Montour School District**

*Robinson Township, Pennsylvania*

Contact:

Mr. Jason Burik  
(412) 490-6500

Year of Service: 2011

#### **Project Feasibility Study:**

- Conceptual Estimate
- Conceptual Design

1-Athletic Facility

## Study Experience

### **Manhasset UFSD**

*Manhasset, New York*

Contact:

Dr. Lawrence Bozzomo  
(267) 261-4360

Year of Service: 2000

#### **District-wide Facilities Master Plan:**

- Programming
- Space Utilization Study
- Enrollment/Capacity Analysis
- Cost Modeling
- Facility Assessments

2-Elementary Schools  
1-Secondary School  
1-District Office  
1-Transportation Facility

### **Miller Place UFSD**

*Miller Place, New York*

Contact:

Dr. Grace J. Brindley  
(631) 474-2700

Year of Service: 2000

#### **District-wide Facilities Master Plan:**

- Space Utilization Study
- Enrollment/Capacity Analysis
- Cost Modeling
- Facility Assessments

1-Primary School  
1-Intermediate School  
1-Middle School  
1-High School  
1-District Administration Facility  
1-District Maintenance Facility  
1-District Athletic Facility

### **Palisades School District**

*Bucks County, Pennsylvania*

Contact:

Mr. Dave Keppel  
(610) 847-5131

Year of Service: 2000 - 2010

#### **Project Feasibility Studies:**

- Programming
- Space Utilization Study
- Enrollment Projections/Capacity Analysis
- Cost Modeling/Budget Development
- Facility Assessments
- Conceptual Design

1-High School  
2-Elementary Schools  
1-Athletic Facility

### **Elizabeth Forward School District**

*Pittsburgh, Pennsylvania*

Contact:

Mr. Edward Campbell  
(412) 638-5630

Year of Service: 1998

#### **Project Feasibility Studies:**

- Programming
- Space Utilization Study
- Enrollment Projections/Capacity Analysis
- Cost Modeling/Budget Development
- Facility Assessments
- Conceptual Design
- Detailed Site Utilization Studies

1-Athletic Facility  
1-High School Complex Master Plan



## Study Experience

### **North Allegheny School District**

*Pittsburgh, Pennsylvania*

Contact:

Mr. Robert Gaertner, PE  
(412) 369-5432

Year of Service: 2012

#### **Project Feasibility Studies:**

- Programming
- Space Utilization Study
- Enrollment Projections/Capacity Analysis
- Cost Modeling/Budget Development
- Facility Assessments
- Conceptual Design

- 2-High Schools
- 2-Middle Schools
- 5-Elementary Schools
- 1-District Office
- 1-Transportation Facility
- 2-Athletic Facilities

### **West Jefferson Hills School District**

*Jefferson Hills, Pennsylvania*

Contact:

Mr. Bruce Elms  
(412) 384-6845

Year of Service: 2004

#### **Project Feasibility Studies:**

- Programming
- Space Utilization Study
- Enrollment Projections/Capacity Analysis
- Cost Modeling/Budget Development
- Time/Dollar-Scaled Facility Assessments
- Conceptual Design

- 1-High School
- 1-Elementary School
- 1-District Office

### **Warren County School District**

*Warren, Pennsylvania*

Contact:

Dr. Norbert Kennerknecht  
(814) 723-5223

Year of Service: 1999

#### **Project Feasibility Studies:**

- Programming
- Space Utilization Study
- Enrollment /Capacity Analysis
- Cost Modeling/Budget Development
- Facility Assessments
- Conceptual Design

- 1-Middle School
- 2-Elementary Schools

#### **District-wide Space Utilization Study:**

- 3-High Schools, 1-Junior/Senior High School
- 1-Middle/High School
- 3-Middle Schools
- 15-Elementary Schools

### **Gateway School District**

*Pittsburgh, Pennsylvania*

Contact:

Dr. Richard Domencic  
(717) 938-9577

Year of Service: 2001

#### **Project Feasibility Studies:**

- Programming
- Space Utilization Study
- Enrollment Projections/Capacity Analysis
- Cost Modeling/Budget Development
- Facility Assessments
- Conceptual Design

- 1-High School
- 2-Athletic Facilities

## Study Experience

### **Avonworth School District**

*Pittsburgh, Pennsylvania*

Contact:

Dr. Valerie McDonald  
(412) 369-8738

Year of Service: 2005, 2007 & 2009

#### **District-wide Facilities Master Plan:**

- Project Visioning
- Programming
- Space Utilization Studies
- Demographics Study
- Enrollment/Capacity Analysis
- Cost Modeling
- Facility Assessments
- Land Development Study

1-High School/ Middle School  
1-Intermediate School  
1-Primary School  
1-District Office

### **North Hills School District**

*Pittsburgh, Pennsylvania*

Contact:

Dr. Pat Mannarino  
(412) 318-1004

Year of Service: 2009 & 2011

#### **Project Feasibility Study:**

- Project Visioning
- Thematic Development
- Programming
- Space Utilization Study
- Enrollment /Capacity Analysis
- Cost Modeling/Budget Development
- Facility Assessments
- Conceptual Design

2-Elementary Schools  
1-Middle School

### **Moon Area School District**

*Moon Twp., Pennsylvania*

Contact:

Mr. Alan Bennett  
(412) 264-9440

Year of Service: 2006

#### **District-wide Facilities Master Plan:**

- Programming
- Space Utilization Studies
- Enrollment/Capacity Analysis
- Cost Modeling
- Time/Dollar-Scaled Facility Assessments
- Project Abandonment – Risk Analysis

1-High School  
1-Middle School  
4-Elementary Schools  
1-District Office

### **Warren County Career Center**

*Warren, Pennsylvania*

Contact:

Dr. Norbert Kennerknecht  
(814) 723-5223

Year of Service: 2015, 2016 & 2017

#### **Project Feasibility Study**

- Programming
- Space Utilization Study
- Enrollment /Capacity Analysis
- Cost Modeling/Budget Development
- Facility Assessments
- Conceptual Design
- Regional Job Market Assessment

1-Career Center

## Study Experience

### **Butler Area School District**

*Butler, Pennsylvania*

Contact:

Dr. Brian Slamecka  
(724) 214-3106

Year of Service: 2014

#### **District-wide Facilities Master Plan:**

- Enrollment Analysis & Projections
- Facility Assessments
- Cost Modeling/Budget Development
- Conceptual Design
- Space Utilization Study
- Special Education Redistricting
- Operating Costs Analysis & Forecasts
- Grade Level Reconfiguration Options
- Staffing Cost Study
- Impacts to Reimbursement Analysis
- Redistricting & Transportation Planning
- Property Disposition & Reuse Analysis

1-High School

1-Junior High School

1-Intermediate School

11-Elementary Schools

### **Clarence Brown Education Center**

*Butler, Pennsylvania*

Contact:

Ms. Kristen Salina  
(724) 776-1581

Year of Service: 2014

#### **Project Feasibility Studies:**

- Facility Assessments

1-Education Center

### **Warren County School District**

*Warren, Pennsylvania*

Contact:

Dr. Norbert Kennerknecht  
(814) 723-5223

Year of Service: 2014

#### **Project Feasibility Studies:**

- Programming
- Space Utilization Study
- Enrollment/Capacity Analysis
- Cost Modeling/Budget Development
- Facility Assessments
- Conceptual Design

1-High School

### **Mars Area School District**

*Mars., Pennsylvania*

Contact:

Dr. William Pettigrew  
(724) 679-1596

Year of Service: 2015

#### **Facility Assessments:**

- 1-High School
- 1-Middle School
- 4-Elementary Schools
- 1-District Office

#### **Facility Assessments**

- 1-District Office

## Study Experience

### **Pine-Richland School District**

*Gibsonia,, Pennsylvania*

Contact:

Dr. Brian Miller

(724) 625-4444

Year of Service: 2016

#### **Facilities Planning Services:**

- Demographics Study
- Enrollment Analysis & Projections
- Space Utilization Study
- Grade Level Reconfiguration Options
- Redistricting & Transportation Planning

1-High School

1-Middle School

1-Intermediate School

3-Elementary Schools

### **West Allegheny School District**

*Imperial, Pennsylvania*

Contact:

Mr. Ken Fibbi

(724) 695-5223

Year of Service: 2016

#### **Project Feasibility Studies:**

- Programming
- Cost Modeling/Budget Development
- Limited Facility Assessments
- Conceptual Design

1-High School (Athletic Wing)

1-High School Track & Field

## References

### Contacts



**Dr. Brian Slamecka, Assistant Superintendent of Secondary Schools:** Butler Area School District, 110 Campus Lane, Butler, PA 16001, Phone: (724) 214-3106, Fax: (724) 287-8721, Email: brian\_slamecka@butler.k12.pa.us, Project: Districtwide Facility Study 2014.



**Dr. Brian Miller, Superintendent:** Pine-Richland School District, 702 Warrendale Road, Gibsonia, PA 15004, Phone: (724) 625-7773, Fax: (724) 625-1490, Email: brmiller@pinerichland.org, Projects: Demographics & Enrollment Study and Carson and Ingomar Middle Schools (at North Allegheny School District).



**Dr. Patrick Mannarino, Superintendent:** North Hills School District, 135 Sixth Avenue, Pittsburgh, PA 15229, Phone: (412) 318-1004, Fax: (412) 318-1084, Email: mannarinop@nhsd.net, 10 Projects since 2004 including: Ross ES, McIntyre ES, Highcliff ES, West View ES, Middle School and High School.



**Mr. Ken Fibbi, Director Buildings & Grounds:** West Allegheny School District, 110 Bruno Lane, Imperial, PA 15126, Phone: (724) 695-5223, Fax: (724) 693-8324, Email: kfibbi@westallegheny.k12.pa.us Projects: McKee ES, Wilson ES, High School Alterations & Additions and Track & Field Replacement



**Mr. Joe Ambrosini, Business Manager:** New Castle Area School District, 420 Fern Street, New Castle, PA 16101, Phone: (724) 656-4771, Fax: (724) 656-4767, Email: jambrosini@ncasd.com, Project: H. W. Lockley Early Learning Center.



**Dr. Francis Barnes, Former Superintendent and PA Secretary of Education:** Client since 1995. Huntington Area School District, Palisades School District, Chester Upland School District (as PDE receiver), Phone: (267) 718-1027, Email: fvbarnes@gmail.com, Projects: Four elementary schools at HASD, two elementary schools and one high school at PSD and two projects at CUSD.



**Dr. Lawrence Bozzomo, Former Superintendent:** North Allegheny School District and Manhasset UFSD, 3 Cornerstone Court, Doylestown, PA 18901, Phone: (267) 261-4360, Email: bozzlar@yahoo.com, Projects: One high school and five elementary schools at NASD, Facilities Master Plan at Manhasset UFSD. Client since 1995.



**Dr. William Pettigrew, School Board Director and Former Superintendent:** Mars Area School District, 106 Chancellor Court, Mars, PA 16046, Phone: (724) 679-1596, Email: grewdr@hotmail.com, Projects: Nine projects since 2002, including Centennial School, Mars Elementary, High School Auditorium, High School Additions and Alterations and Districtwide Facility Study.

## Fee Proposal

We propose to provide the facility planning services for the total fee of twenty-six thousand five hundred seventy-two dollars (\$26,572.00). A detailed breakdown of our work plan and associated fees can be found in the following pages in this section.

Professional fees include all salaries, benefits, payroll expenses, standard insurances, non-volume reproductions, software, hardware, travel as specified, mileage as specified, meals, telephone, fax, regular mail and home office expenses.

Our rates are calculated using our standard insurance package which includes the following:

- Professional Liability: \$1,000,000.00
- General Liability: \$1,000,000.00
- Medical Insurance: \$500,000.00
- Automobile Liability: \$1,000,000.00
- Umbrella Policy: \$2,000,000.00

The following constitute reimbursable costs will be invoiced in addition to the indicated fees:

- Volume copying and reproducing
- Testing Lab Services
- Overnight/Express Mail
- Special Consultants

We also want you to know that our fees are completely negotiable. If it is the case that you desire to receive the services in the way we provide them - we are not going to let a fee amount stand in the way of you retaining T&W.

### Rates

Project Assignment	Name	Hourly Rate
Principal	Jon Thomas	\$225.00/hr
Project Engineer	Blake Leibert	\$70.00/hr
Executive Administrator	Alicia Zevola	\$60.00/hr
Planner	Katie Dedola	\$50.00/hr

## Work Plan and Fee Schedule

Warren County School District | Facilities Study



The information contained in this document is the property of Thomas & Williamson, LLC. The Warren County School District board of directors and administration ("the district") is granted limited access to view this information solely for the purpose reviewing the author's recommended work plan and associated fee to conduct a study of the district's facilities, operations, operating budget and other factors subject to a potential reconfiguration of the district's facilities. The district shall not forward, copy, transcribe or in any way duplicate this document without our prior written approval. The district shall not discuss the information contained herein with any potential competitor, advisor or consultant.

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WBS	Task/Sub-task	Qty	Totals	Principal	Project Engineer	Executive Admin.	Planner	Demographics Consultant
<b>0.0</b>	<b>Meetings</b>							
0.1	Meetings/conference calls with municipalities to collect residential housing information and other pertinent information	1	\$2,060	\$0	\$1,610	\$450	\$0	
0.2	Progress Meeting: Demographics (Meeting Location: WCSD District Administrative Offices)	1	\$525	\$0	\$525	\$0	\$0	
0.5	Final presentation (Meeting Location: WCSD District Administrative Offices)	1	\$2,213	\$1,688	\$525	\$0	\$0	
	Subtotal Costs for 0.0 - Meetings		\$4,798	\$1,688	\$2,660	\$450	\$0	
	Travel Expenses (\$0.545/mi.)		\$474					
	<b>Total Costs for 0.0 - Meetings &amp; Presentation</b>		<b>\$5,272</b>					
<b>1.0</b>	<b>Demographics and Enrollment Study</b>							
1.1	Coordination between T&W and Davis Demographics	1	\$1,010	\$450	\$560	\$0	\$0	
1.2	Develop maps, by township (18 total), showing current enrollment zones	18	\$2,790	\$0	\$630	\$2,160	\$0	
1.3	Acquisition / setup of computer GIS base maps for District	1	\$0	\$0	\$0	\$0	\$0	↓
1.4	Creation of GIS data: existing school boundaries, plan areas, etc.	1	\$0	\$0	\$0	\$0	\$0	↓
1.5	Geocoding of four years of district-supplied data	1	\$0	\$0	\$0	\$0	\$0	↓
1.6	Research & analysis of other relevant demographic statistics	1	\$0	\$0	\$0	\$0	\$0	↓
1.7	Acquisition of development project information & timing	1	\$0	\$0	\$0	\$0	\$0	↓
1.8	Development of 10-yr enrollment forecasts	1	\$0	\$0	\$0	\$0	\$0	↓
	<b>Total Costs for 1.0 - Demographic Trends &amp; Enrollment Projections</b>		<b>\$21,300</b>	<b>\$450</b>	<b>\$1,190</b>	<b>\$2,160</b>	<b>\$0</b>	<b>\$17,500</b>
	<b>Total Cost for Study:</b>		<b>\$26,572</b>					

Total costs include three (3) hard copies of the study to be provided to the District in addition to electronic format on CD or USB drive. If the District requires additional hard copies, an expenditure cost for reproductions will be presented for approval.