



Capital Plan Development Study 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.

Twenty 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 36 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.

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

36 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

46 years

Capital Planning

SERVICES OVERVIEW

You face many challenges as the stewards of your organization's financial and operational stability. And as is true for any organization, whose primary assets are its facilities, your assets can quickly become liabilities - if proactive steps are not taken to adequately assess and plan for the correction of the inherent risks to the serviceability of all components of your facilities.

These assessment and planning exercises require skills and experience that are generally not available in-house for most organizations. Specialists must be retained in order to adequately survey the conditions, identify the need for present and future repairs, develop the budgets and cash-flow requirements for the repairs and establish an implementation and management strategy to ensure that your assets are secure.

Thomas & Williamson is that specialist – and partner - who helps ensure the success of your capital plan.





A WINNING CAPITAL PLAN

Thomas & Williamson has long served both large and small organizations – ranging from public school districts and universities with facility assets valued in the hundreds of millions of dollars to individual home-owners with facility assets valued in the hundreds of thousands. Regardless of the scale of the development, a successful capital plan is executed in the following steps:

- 1) Each facility is surveyed and the existing conditions are thoroughly cataloged.
- 2) The serviceable life of each facility component is determined and the repair needs are identified, each, along with a conceptual definition of the repair.
- 3) The cost of the repairs are estimated in detail.
- 4) The costs are presented for all current and future repairs, including the construction cost, cost of permitting and fees, design fees, financing costs and contingencies. The overall long-term budget is time-scaled in five-year increments, based on the anticipated life-span, present condition and warranty period for each building component of each facility. The cash-flow requirements for the capital plan are presented and reviewed to verify that an adequate funding stream can be put in place to support the plan.
- 5) An implementation plan is developed to ensure that repairs posing the greatest risk to the survivability of the facilities are addressed first. Time is allocated for the planning, design and construction/repair of each sequence or phase of work.
- 6) The progress of planning, designing and implementing the work is monitored. Any adjustments to the scope of work are recorded.

Perhaps most importantly, however, these steps should be briefly revisited periodically throughout the various phases of the capital plan execution in order to make refinements, respond to construction and financial market conditions and to conform to changing conditions in your physical plant.

Scope of Work

Code Reviews. We will conduct code reviews in order to determine what types of upgrades the facilities must undergo to be in compliance with the prevailing building codes and accessibility guidelines set forth by the Americans with Disabilities Act. It may be the case that components or assemblies constitute an existing non-conforming use (grandfathered). However, we will note deviations from the current requirements so that in the event that a comprehensive upgrade is undertaken, the full potential of the replacement work is known.

Developing the Scope of Work. We utilize a database to organize and hold all of the information collected. During this phase of the study, we will develop a scope of work for each deficiency noted as well as the scope for in-kind replacement of systems.

Where we find that an adjustment in the building performance is needed in order to meet current standards or your own district preferences, the scope of work will identify such enhancements as well as the justification for the change. Additionally, inasmuch as many districts are seeking greener buildings, we'll note alternatives that are available, through which a system replacement can deliver a longer life-cycle or improved operating efficiency.



Cost Estimates

Cost Estimates. T&W will prepare cost estimates for each required repair and upgrade. The estimates prepared will be specific to the line items of work. That is, we will provide you with the pricing such that you will be able to identify the cost associated with making repairs for the specific items selected.

All estimates will be coded in CSI format corresponding with the survey and scope of work entries listed in the database. Additionally, the details of our estimated (taken to a more granular level) will be provided in an appendix in our reports. When it comes time to implement that repairs to your facilities, the quantities of work, labor costs, material costs and mark-ups will be available to the professional that you select to design those repairs.



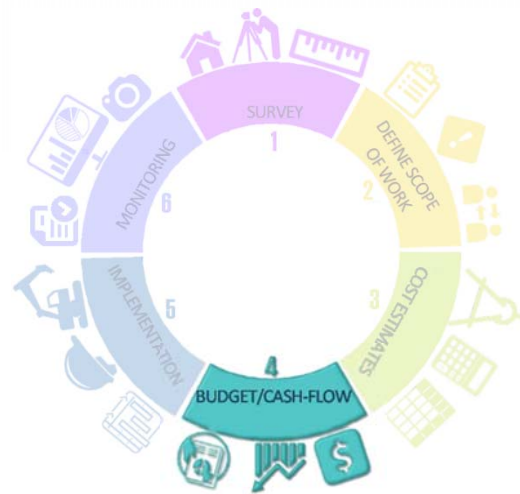
Budget/Cashflow

The Budget. A budget, goes much further than just a hard cost estimate, it is all of the other costs that go into successfully completing the work that need to be put on the table.

Our philosophy of detailed cost estimating does not stop at hard construction costs but continues with the development of a meticulously detailed budget. The bottom-line total budget cost for any construction project includes the estimated hard costs, design fees, soft costs and financing fees. Within the category of soft costs, there are numerous line items to consider. The T&W Project Budget Worksheet includes 26 lines of various soft costs that are encountered from the start to end of a project. While not all of the projects within a capital plan would use each of these cost, you can be assured that T&W has budgeted for all costs to get the project off the ground and completed successfully.

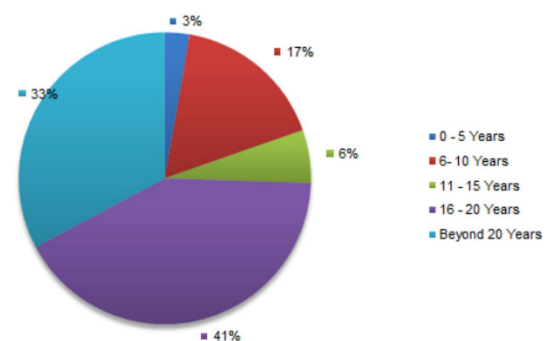
Cashflow Considerations. In contrast to project budgeting, where there is a finite window for the expenditures associated with the improvements, the development of a capital plan must incorporate a long-term spending strategy which is backed-up by reliable forecasts of when the expenditures are likely to become due.

Our database connects the dots for you and provides long-range forecasts of the service lives of the building components, along with the present value of the improvement. We time-scale each expenditure and group those expenditures within 5-year implementation windows.



You will be able to see not only the immediate costs you face, but also those which lie ahead on the 5, 10, 15, and 20-year spending horizon as well. An overall project budget will be associated with each of these implementation periods.

	Implementation Years				
	0 - 5 Years	6 - 10 Years	11 - 15 Years	16 - 20 Years	Beyond 20 Years
Total Hard Costs	\$ 2,910,120	\$ 503,272	\$ 3,442,313	\$ 1,506,753	\$ 4,192,558
Total Soft Costs	\$ 727,394	\$ 125,794	\$ 860,418	\$ 376,618	\$ 1,047,944
Total Project Costs	\$ 3,637,515	\$ 629,066	\$ 4,302,730	\$ 1,883,371	\$ 5,240,502
Cumulative Project Costs	\$ 3,637,515	\$ 4,266,581	\$ 8,569,311	\$ 10,452,682	\$ 15,693,184



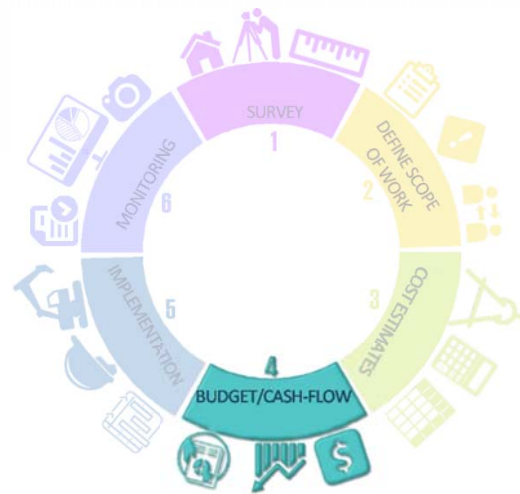
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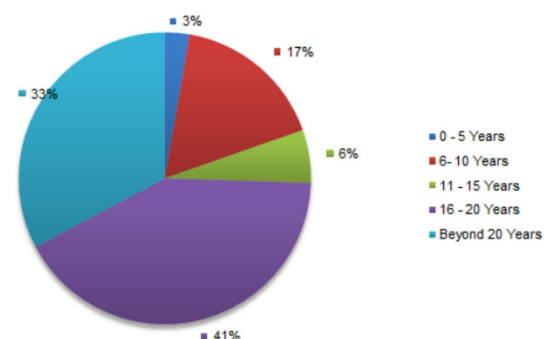
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Implementation

T&W will provide the necessary advice and guidance to organize the order in which your improvements are executed. We map out all of the steps to be taken by all parties involved in the design and construction of the improvements to ensure that those entities work in a concerted effort to achieve the goals of your capital **plan**.

Priority Level. There are numerous factors that go into weighing the various priorities of executing the individual components of the capital plan. In nearly every capital plan, most clients are restricted - *or at least they believe they are restricted* - by the availability of funding. And often, that singular priority focus leads to improper spending, as the client tends to spend all of the funds that are available, even though the urgency did not exist.

It doesn't generally make much sense to replace components of your facilities which possess an abundance of remaining serviceable life. However, building owners regularly squander the value of their assets by replacing systems that are under warranty or by inadvertently inflicting collateral damage by replacing multiple components in a system or an entire system, when only spot repairs were required.

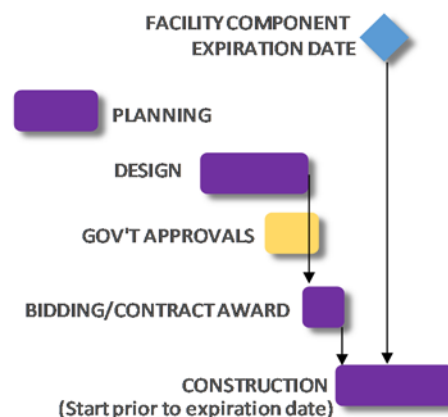
A good way to avoid hasty spending is to employ a prioritization model such as the simple list of priorities below:

- Level 1 – Asset Protection
- Level 2 – Health/Safety Improvement
- Level 3 - Building Code Compliance
- Level 4 – Operational Improvement



We'll help you to develop a custom priority model to avoid the pitfalls of an over-aggressive plan and keep the focus on value retention and optimization.

Implementation Schedule. While some improvements require minimal pre-planning and perhaps no design at all, other improvements can require extensive planning, the retention of various design professionals, lengthy governmental approval processes and competitive bidding among multiple types of contractors. We'll provide the timeline required to execute each component of the plan and dovetail those timing requirements to comport with forecasts for expiration of the various facility components.



Monitoring

Careful and regular monitoring of the status of the implementation of your capital plan is an essential element of your plan's success. A capital plan can certainly include program elements such as new buildings, equipment, site development or substantial renovation projects. However, in most cases, capital plans deal with – at least in part – improvements and repairs to existing facilities. Therefore, what differentiates the approach taken in implementing a capital plan versus a comprehensive construction project is that in executing a capital plan, an organization sets forth on an ongoing sequential process of making the improvements – versus a project. In a comprehensive construction project, there is a start, an anticipated fixed duration and a predetermined completion date.

For many reasons, the process of implementing most capital plans is one of carrying-out a series of small projects. The values of your facility assets will not all diminish together overnight – accordingly, some parts of your facilities will remain usable longer and therefore, should be replaced in the same sequence in which they are anticipated to expire.

In addition to the obvious need to monitor the quality and status of the repairs, the other goals of our monitoring services are to:

- 1) Verify that the initial forecasts of the forecast expiration dates remain viable. Sometimes, conditions – such as climatic conditions – can vary from the norm and the serviceable life of a system can be extended or reduced.



- 2) In the event that a system is triaged, through partial repairs or rehabilitation, it is important to closely monitor those systems in order to ensure that the repair remains effective.
- 3) Just as climatic and usage conditions can change for better or worse over the long-term, financial and construction market changes can occur as well. These changes in market conditions must be reflected in the balance of work remaining in the plan at any given point of its execution.
- 4) Contingency line items should be established for each line item of the plan. The status of the contingencies (underrun or overdrawn) as well as any other indirect cost should be reconciled periodically.

It is for all of these reasons that we have designed an approach and web-based access to our database and management system so that we can integrate the data and forecasts that we develop with your facilities management operations, your financial objectives and your governance at the board level.

Study Experience

West Allegheny School District

Imperial, Pennsylvania

Contact:

Mr. Ken Fibbi
(724) 695-5223

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 Administration Office

Warren County School District

Warren, Pennsylvania

Contact:

Dr. Norbert Kennerknecht
(814) 723-5223

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

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) 787-0408

Project Feasibility Study:

- Conceptual Estimate
- Conceptual Design

1-Athletic Facility

Study Experience

Manhasset UFSD

Manhasset, New York

Contact:

Dr. Lawrence Bozzomo
(267) 261-4360

Districtwide 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

Districtwide 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

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

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

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

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

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

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

Districtwide 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. Patrick Mannarino
(412) 318-1004

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

Districtwide 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

Project Feasibility Study

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

1-Career Center

Study Experience

Butler Areas School District

Butler, Pennsylvania

Contact:

Dr. Brian Slamecka
(724) 214-3106

Districtwide Facilities Master Plan:

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

District-wide Facilities Master Plan:

- 1-High School
- 1-Junior High School
- 1-Intermediate School
- 11-Elementary Schools

Warren County School District

Warren, Pennsylvania

Contact:

Dr. Norbert Kennerknecht
(814) 723-5223

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

Districtwide Facilities Master Plan:

- Facility Assessments
- District Office Programming

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

Clarence Brown Education Center

Butler, Pennsylvania

Contact:

Mrs. Kristen White
(724) 776-1581

Project Feasibility Studies:

- Facility Assessments
- 1-Education Center

Pine-Richland School District

Gibsonia, Pennsylvania

Contact:

Dr. Brian Miller
(724) 625-7773

Districtwide Facilities Master Plan:

- Demographics & Enrollment Study
- Building Capacity Study
- Conceptual Redistricting Planning

- 1-High School
- 1-Middle School
- 1-Upper Elementary School
- 3-Elementary Schools

Study Experience

North Hills School District

Pittsburgh, Pennsylvania

Contact:

Dr. Patrick Mannarino
(412) 6318-1004

Facility Planning Study:

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

1-District Administration Office

West Allegheny School District

Imperial, Pennsylvania

Contact:

Mr. Ken Fibbi
(724) 695-5223

Project Feasibility Studies:

- Demographics & Enrollment Study
- Building Capacity Study
- Conceptual Redistricting Planning

3-Elementary Schools

1-Middle School

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

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
- Space Utilization Study
- Conceptual Design

1-High School (Science Dept. Wing)

Study Experience

Portland Public Schools

Portland, Maine

Contact:

Mr. Xavier Botana
(207) 874-8110

Year of Service: 2019

Districtwide Enrollment & Capacity Studies:

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

9-Elementary Schools

3-Middle Schools

3-High Schools

Fox Chapel Area School District

Pittsburgh, Pennsylvania

Contact:

Mr. Dan Breitreutz
(412) 967-2474

Year of Service: 2019

Project Feasibility Studies:

- Cost Modeling/Budget Development
- Time/Dollar-Scaled Facility Assessments
- Facility Assessments

3-Elementary Schools

1-Middle Schools

1-High Schools

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 are:

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.

Carrie Crawford

Project Manager

Ms. Crawford has 9 years of experience in architectural design and construction management. As well as Carrie's project management duties, she has recently completed a study for the West Allegheny School District conducting a study to review the functionality of the High School's existing science department. The study involved programming the spaces, conceptual floor plans and budgetary information. She played a key role in the Fox Chapel Area SD's districtwide facilities study and recently completed the Portland Public Schools districtwide enrollment and Capacity study.

Alicia A. Zevola

Executive Administrator

Mrs. Zevola has 19 years of experience in construction. Previously, Alicia has participated in planning, programming and facilitating documentation for such schools as North Allegheny, West Allegheny SD and Portland Public Schools.

Chelsea Carr

Project Coordinator

Ms. Carr brings 8 years of experience to Thomas & Williamson. She had recently worked on a Districtwide Enrollment & Capacity Study for Portland Public Schools and is currently working on a projects for the Mars Area School District.

Alexandra Rode

Project Engineer

Ms. Rode has 1 years of experience in project engineering. Alex's had recently worked on a Districtwide Enrollment & Capacity Study for Portland Public Schools and a Districtwide Facilities Assessments study for the Fox Chapel Area School District.

Scott Simonsen

Project Administrator

Mr. Simonsen has over 30 years of experience in managing, planning and construction. Scott's vast knowledge makes him an asset to the planning team. Scott is also a graduate of the Warren County School District.

Carrie Crawford

Project Manager

Ms. Crawford brings 9 years of experience in architectural design and construction management to Thomas & Williamson. Most of her design and construction management experience has been working on but not limited to K-12 projects.

Carrie's skillset has proven to be an asset to the firm. She jumped right into managing two renovation projects for the Carlynton School District that ran very smooth. She is currently onsite at West Allegheny School District managing the additions & renovations to McKee and Wilson Elementary Schools. While onsite, Ms. Crawford is responsible for maintaining daily records of the construction process, weekly and monthly reports, conducting weekly construction meetings, coordinating all the construction activities, estimating and negotiating potential change orders, and maintaining the construction project schedule.

Prior to joining Thomas & Williamson, she worked for another local firm as an Interior Designer and Construction Manager. Her assisted in the management of a \$65 million dollar new high school project and oversaw a \$35 million dollar middle school renovation. In the past 8 years, Carrie has also assisted in the design of several projects including work at the McKeesport Area School District, West Jefferson Hills School District, and the Borough of Blawnox.



Education

BS Interior Design
LaRoche College

Experience

9 years

Alicia A. Zevola

Executive Administrator

With a BA in Education and 19 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 Fox Chapel Area 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, North Hills School District, Mars Area School District, Montour School District, Carlynton School District and Crawford Central School District.

**Education**

BA Elementary Education,
Point Park University

Experience

19 years

Chelsea F. Carr

Project Coordinator

With a BS in Education, Chelsea brings a diverse set of skills to Thomas & Williamson. She began her career in the mental health field, where she learned extreme patience and professionalism. Driven by her determination and desire to reside in Pittsburgh, she soon perused a role in the Construction Industry.

In her five years in the Construction Industry, she has worked in multiple capacities. Chelsea has served roles in Office Administration, Event Planning, Accounts Payable, as a Project Manager Assistant, and Executive Project Engineer. She currently holds a place as Project Coordinator for Thomas & Williamson.

As a Project Coordinator, Chelsea's responsibilities will include maintaining submittal logs, updating RFIs, preparing and distributing change orders, and will aid with various construction processes. She will also assist in the preparation of project reports, which are presented to the school board each month.

She is currently aiding with projects for Mars Area School District, West Jefferson Hills School District and Fox Chapel Area School District.

**Education**

BS Education,
Indiana University of Pennsylvania

Experience

8 years

Alexandra Rode

Project Engineer

Ms. Rode brings 1 year of experience in project engineering, and with it, an analytical and organized approach to project management and design that translates well to assisting Thomas & Williamson's clients.

Alex's previous experience in the robotics industry has given her a wide range of technical and interpersonal skills. Her time in the industry required she learn design, customer service, financial and organizational skills in addition to her engineering background.

As a Project Engineer, Alex's responsibilities include capacity, feasibility and facility studies for school districts. She works to create a user-friendly interface for customers to access their published studies.

Alex's current projects include the Portland Public Schools and Fox Chapel Area School District Facility Studies.



Education

BS Mechanical Engineering,
Cornell University

Experience

1 year

Scott Simonsen

Project Manager

Mr. Simonsen brings 31 years of experience to the organization. Scott is a proven project leader with years of successful managing, planning, and execution of a wide range of construction efforts. He is also a team contributor who gets involved and solves problems, pays attention to detail, earns and maintains the confidence of the client, and is adept at multi-tasking.

Scott has performed construction management services for many years as a Senior Project Manager with companies such as Delran Builders Company, Aramark and retail, and Erickson Construction. He has used his skill set for multiple projects ranging in value from \$1 million to \$100 million; markets include education, communications, and commercial office space.

Scott's responsibilities included project planning and review, municipal and state reviews and approvals, conceptual estimating and budgeting, contracts and contract negotiation, bidding and awards, schedule and cost controls, construction supervision, interface with design teams, and client representation.

Scott joined Thomas & Williamson in 2009 as a Project Manager. He was assigned to Tinicum Elementary School Additions and Renovations to ensure the school is built according to the drawings and specifications and is completed within the budget and on schedule by coordinating the efforts of nine prime contractors. The capital cost of this project was \$10 million. The work included a new Multi-purpose Room, Media Center, Administration Suite, Computer Lab, 15 classrooms, Music Wing and renovations to the existing school.



Education

Temple University, Philadelphia, PA
Bachelor of Science in Civil and
Construction Engineering

Villanova University, Villanova, PA
Project Management Professional
Certificate (PMP) – In progress

Williamsport College, Williamsport PA
Professional Certification in Carpentry and
Construction

Experience

31 years

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 & WAHS Pool Building.



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, District Administrative Office and Districtwide Facility Study.



Mr. Daniel Breitreutz, Director of Ancillary Services: Fox Chapel Area School District, 611 Field Club Road, Pittsburgh, PA 15238, Phone: (412) 967-2474, Email: Daniel_Breitreutz@fcasd.edu, Projects: Dorseyville MS, O'Hara ES & Fairview ES.



Mr. Xavier Botana, Superintendent: Portland Public School, 353 Cumberland Ave., Portland, MA 04101, Phone: (207) 874-8110, Email: botanx@portlandschools.org, Projects: Portland Public Schools Districtwide Enrollment and Capacity Study.

Work Plan and Fee Schedule

Warren County School District | Capital Plan Development (including Facilities Assessment Services)



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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Volume	Task/Sub-task	Qty	Totals	Principal	Gen'l Mgr. Constr.	Project Engineer	Executive Admin.	Planner
2	Facilities Assessments							
2.1	Elementary Facilities Inspection & Assessment Reports							
2.1.1	Extensive Assessments	0	\$0	\$0	\$0	\$0	\$0	\$0
2.1.2	Abbreviated Assessments	3	\$6,405	\$675	\$330	\$5,400	\$0	\$0
2.1.3	Identify Code Deficiencies and Triage Repairs Only	0	\$0	\$0	\$0	\$0	\$0	\$0
2.2	Secondary Facilities Inspection and Assessment Reports							
2.2.1	Extensive Assessments	0	\$0	\$0	\$0	\$0	\$0	\$0
2.2.2	Abbreviated Assessments	4	\$10,940	\$900	\$440	\$9,600	\$0	\$0
2.2.3	Identify Code Deficiencies and Triage Repairs Only	0	\$0	\$0	\$0	\$0	\$0	\$0
2.3	Elementary Facilities Cost Modeling							
2.3.1	Extensive Assessments	0	\$0	\$0	\$0	\$0	\$0	\$0
2.3.2	Abbreviated Assessments	3	\$6,045	\$675	\$330	\$3,600	\$0	\$1,440
2.3.3	Identify Code Deficiencies and Triage Repairs Only	0	\$0	\$0	\$0	\$0	\$0	\$0
2.4	Secondary Facilities Cost Modeling							
2.4.1	Extensive Assessments	0	\$0	\$0	\$0	\$0	\$0	\$0
2.4.2	Abbreviated Assessments	4	\$9,020	\$900	\$440	\$4,800	\$0	\$2,880
2.4.3	Identify Code Deficiencies and Triage Repairs Only	0	\$0	\$0	\$0	\$0	\$0	\$0
2.5	Elementary Facilities Time-scaling of Repair Costs							
2.5.1	Extensive Assessments	0	\$0	\$0	\$0	\$0	\$0	\$0
2.5.2	Abbreviated Assessments	3	\$2,805	\$675	\$330	\$1,800	\$0	\$0
2.6	Secondary Facilities Time-scaling of Repair Costs							
2.6.1	Extensive Assessments	0	\$0	\$0	\$0	\$0	\$0	\$0
2.6.2	Abbreviated Assessments	4	\$3,740	\$900	\$440	\$2,400	\$0	\$0
Total Costs			\$38,955	\$4,725	\$2,310	\$27,600	\$0	\$4,320

Total - All Services: \$38,955

Reproductions of the study are not included in this amount.
Access to our web app and Sharepoint site are included for two (2) years. Additional access is available currently at \$5.00 per month.
Milage, lodging, insurance, meals and in-house reproductions are included.
Bulk reproduction is not included.

Elementary Buildings include:
Eisenhower Elementary (@ 0.5 equivalent)
Sheffield Elementary (@ 0.5 equivalent)
Warren Area Elementary
Youngsville Elementary/Middle School

Secondary Buildings include:
Beaty-Warren Middle School
Eisenhower Middle/High School
Sheffield Middle/High School
~~Warren High School~~
Youngsville High School

Control Panel

Staffing Matrix											
Principal		Gen'l Mgr. Constr.		Project Engineer		Planner /Estimator		Executive Admin.			
Thomas		Simonsen		Rode / Crawford		Carr/Tibbens		Zevola		Totals	
\$225		\$110		\$75		\$65		\$60			
Incr Hrs	Total	Incr Hrs	Total	Incr Hrs	Total	Incr Hrs	Total	Incr Hrs	Total	Incr Hrs	Total
1	0	1	0	32	0	0	0	0	0	34	0
1	3	1	3	24	72	0	0	0	0	26	78
1	0	1	0	12	0	0	0	0	0	14	0
1	0	1	0	40	0	0	0	0	0	42	0
1	4	1	4	32	128	0	0	0	0	34	136
1	0	1	0	12	0	0	0	0	0	14	0
1	0	1	0	24	0	0	0	16	0	42	0
1	3	1	3	16	48	0	0	8	24	26	78
1	0	1	0	8	0	0	0	4	0	14	0
1	0	1	0	32	0	0	0	24	0	58	0
1	4	1	4	16	64	0	0	12	48	30	120
1	0	1	0	8	0	0	0	4	0	14	0
1	0	1	0	12	0	0	0	0	0	14	0
1	3	1	3	8	24	0	0	0	0	10	30
1	0	1	0	12	0	0	0	0	0	14	0
1	4	1	4	8	32	0	0	0	0	10	40
21		21		368		0		72		482	