

**Commissioners' Journal**  
**January 13, 2020**

*The Geauga County Board of Commissioners met in session on January 13, 2020 at 9:00 a.m. in the Commissioners' Chambers located at 470 Center Street in Chardon, Ohio.*

*It is declared and determined that all formal actions of the Board of County Commissioners concerning and relating to the adoption of all resolutions that were adopted in this meeting, and that all deliberations of the Board of County Commissioners that resulted in such formal action were open to the public and were in compliance with all legal requirements, including section 121.22 of the Ohio Revised Code.*

*The President of the Board, Timothy C. Lennon opened the meeting at 9:02 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.*

*\*Commissioner Spidalieri was absent from today's meeting.*

**COMMISSIONERS OFFICE – CONDUCT INTERVIEWS FOR CONSTRUCTION MANAGER AT RISK**

*The Commissioners Office will conduct Interviews with the following Construction Manager at Risk firms to explore submitted pricing proposals, further including the scope and nature of the proposed services and potential technical approaches. The interviews will be conducted as follows: Dunlop and Johnston at 9:00 a.m., Panzica at 10:00 a.m., ICON at 11:00 a.m. and Donley at 12:00 p.m. Commissioner Lennon noted that there would be no public comments or questions during the meeting today.*

*Dunlop and Johnston began at 9:00 a.m. and presented the following information:*

*President Randy Spencer explained some background on how he became President, introduced some team members not present today and let the following members introduce themselves and explain a little about their background and the position on the team, including Grant Raymond, Bob Welch, Jude Siefker and Gina Pastuszynski.*



AGENDA					
1	2	3	4	5	6
TEAM INTRODUCTIONS	CORPORATE CULTURE	D&J'S VISION FOR THE GEAUGA PROJECT	PRECONSTRUCTION SERVICES	CONSTRUCTION SERVICES	WHY D&J?



**Randolph Spencer**  
President/Project  
Executive  
**36 years at D&J**

Provides executive leadership and support to the project team. Reviews all contract documents and attends critical preconstruction and design meetings to lend input on constructability and cost expectations.



**Grant Raymond**,  
LEED AP  
Pre-Construction  
Lead &  
Sr. Project Lead  
**17 years at D&J**  
**27 years experience**

Serves as main point of contact through preconstruction. Assists TDA with managing the design process, compiles the project GMP documents and establishes quality expectations on the project. Upon commencement of construction, he'll transition the project point of contact to Jude Siefker, Project Manager.



**Bob Welch**  
Project  
Superintendent  
**14 years at D&J**  
**27 years experience**

Responsible for creation of site specific safety plan, OSHA compliance, subgrade scheduling, quality review and verification of approved material use, walkthroughs and final commissioning. He's dedicated full-time to the project during construction. Attends critical preconstruction meetings and provides input on constructability issues and schedule constraints.



**Jude Siefker**  
Project Manager  
**3 years at D&J**  
**16 years experience**

Assists with project constructability, project schedule, establishing quality control measures, and GMP creation during preconstruction. After final GMP acceptance, Jude will transition into the project's main point of contact. During construction, he oversees management of design expectations, project schedule, quality assurance, and project budget/billing.



**David Snyder**  
Chief Estimator  
**5 years at D&J**  
**25 years experience**

Ensures the project design falls within the project budget during the creation of the project GMP. Heavily involved during preconstruction and GMP creation.



**Carla Spencer, P.E.**  
Project  
Technical Lead  
**22 years at D&J**  
**25 years experience**

Manages the project paperwork process between D&J, subgrantees and the Georgia County Board of Commissioners. Creates the initial site safety plans for completion by Bob Welch, Project Superintendent, creation and management of submittal logs, RFI logs, proposal request tracking, project change order tracking, and closeout documentation.



**Gina Pastuszynski**  
Marketing/Business  
Development  
Manager  
**21 years of marketing**  
**experience**

Assists in RFQ/RFP creation, coordinates and promotes groundbreaking and ribbon-cutting ceremonies, and manages photography, public relations, and marketing.







- **Firm History:** Small, but mighty, firm focusing on quality over quantity
- **Well-established local Subcontractor relationships**
- **Safety. Quality. Schedule. Profitability. (SQSP)**

## 2 CORPORATE CULTURE



## 3 D&J'S VISION FOR THE GEAUGA PROJECT

- **Keep it simple. Do not overcomplicate the project.**
- **Approach the project with a General Contractor mentality.**
  - 1) *Work with Subcontractors as partners.*
  - 2) *Break down bid packages into traditional scopes.*
- **Work in phases to enable early occupancy by Jobs & Family Services and to meet client's goals.**
- **Do not rush final design.**



## 3 D&J'S VISION FOR THE GEAUGA PROJECT



## 4 PRECONSTRUCTION SERVICES

### KEEP IT SIMPLE

- Early Bid Packages:

- 1) *Site Package: grading and utilities*
- 2) *Concrete: entire building*
- 3) *Structural Steel: complete steel package*

- Strong communication with subtrades during design for input on Value Engineering, costs, and schedule.
- Value Engineering/Alternates for price control

## 4 PRECONSTRUCTION SERVICES



## SUBCONTRACTOR NETWORKING AT BUILDERS EXCHANGE CLAMBAKE





## 5 CONSTRUCTION SERVICES

- Safety! Safety! Safety!
- Quality – Starts in design, enforced during construction.
- Project schedule duration is realistic.



### Our Proposed Schedule Logistics:

- 1) *Site grading*
- 2) *Complete the building shell.*
- 3) *Phase 1 from the top down \*Partial Occupancy*
- 4) *Phase 2 from the top down*
- 5) *Balance of site*

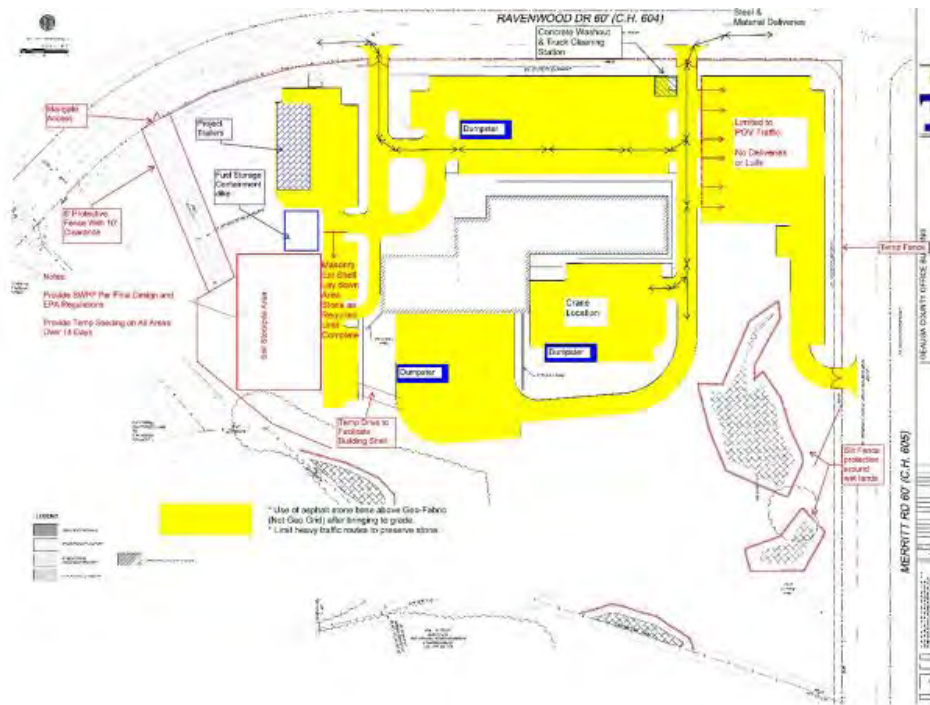
## 5 CONSTRUCTION SERVICES

### Our Proposed Site Logistics / Phase Plan:



- 1) *Stone sub-base use: Our plan utilizes the final hard surface area stone base to facilitate the construction of the building. Use of filter fabric below the stone base will limit the stone loss during construction.*
- 2) *Parking: By phasing in the stone base, we can provide adequate parking for workers during construction. Limiting deliveries to set paths will reduce stone loss during the project.*
- 3) *Project trailer location: The project trailer location was set to provide the maximum oversight of the project while it is being constructed.*
- 4) *Utilize our existing relationships with local inspectors and our University Hospitals experience for project phasing requirements.*

## 5 CONSTRUCTION SERVICES



## 6 WHY D&J?

- Our General Contractor mentality is such that:

- 1) *We manage the project through relationships.*
- 2) *We have well-established, long-term, working relationships with local subcontractors.*
- 3) *We understand deadlines.*
- 4) *We do not reward ourselves with Self-Perform work packages.*
- 5) *We're lean and mean as a smaller firm with minimal overhead cost, but we possess the expertise of a large firm.*

## 6 WHY D&J?



## Grant Raymond: Preconstruction & Project Lead



The 168,000 sq. ft. Avon Middle School was completed in 13 months during the Polar Vortex.

Certificate of Occupancy was granted on deadline.

## 6 WHY D&J?

## Jude Siefker: Project Manager



The Veterans Affairs Medical Center – Spinal Cord Injury Inpatient Suites project included setting a new air handling unit on the roof of the 6-story building.

The new unit allowed the VA to section off the surgery with stand alone environmental controls along with providing additional capacity for future expansion.

## 6 WHY D&J?

## Bob Welch: Project Superintendent



Firestone/Litchfield Community Learning Center was a 338,082 sq. ft. project.

Our contract was for \$38 million.

Turned over a portion of the school while still completing the natatorium due to our expertise in project phasing.

## 6 WHY D&J?



Commissioners' Journal  
January 13, 2020



**PROUDLY SERVING OUR CLIENTS FOR  
109 YEARS!**



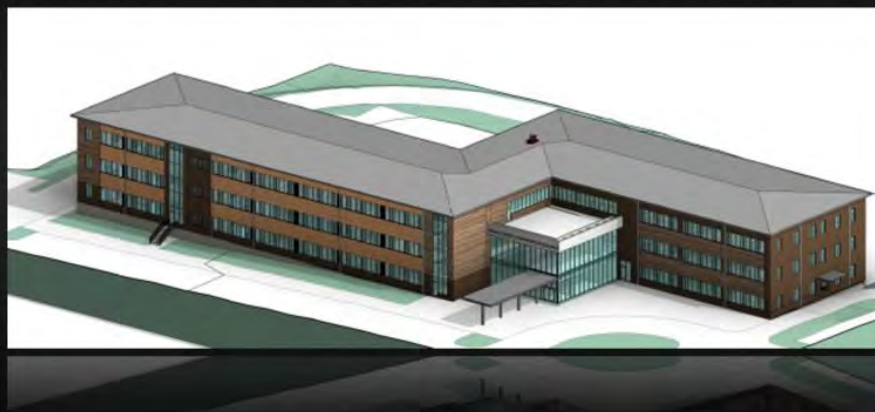
*Mr. Lennon asked a few questions about a project they had completed, pricing proposal percentage and current projects they are working on.*

*Panzica began at 10:00 a.m. and presented the following information:*

*Development Director, Steve Varelmann explained that Executive Vice President Mark Panzica couldn't be there today due to having the flu. Team members present today included Bill Davis, Mike Monaco, Ken Flesse and Adam Parker.*



Geauga County Administration Building





Commissioners' Journal  
January 13, 2020




Our Firm

- Founded in 1956
- \$300M Bonding Capacity
- \$150M Work Annually
- Construction Management-at-Risk
- Design-Build
- Owners Representative











Our Experience



Geauga County Safety Center





Geauga County Medical Center




Montville Admin Bldg



Gilmour Academy







Our Team



MARK PANZICA, P.E., LEED AP  
Executive Vice President  
\*Geauga County Resident



BILL DAVIS, LEED AP  
Vice President, Senior PM  
\*Geauga County Resident



ADAM PARKER  
Project Manager  
\*Geauga County Resident



KEN FLESSE  
Chief Estimator



MIKE MONACO  
Project Superintendent  
\*Geauga County Resident



CHRIS KOEPF  
Project Engineer  
\*Geauga County Resident



Each team member introduced themselves and talked a little bit about themselves and their role with the company and on their projects.




Project Goals & Concerns






*There was a brief discussion about any goals or concerns on the project, with Mr. Lennon adding that this project is to not only provide for the employees but the residents of the County a point of service and entry in the County, more central location and details about the project.*




CM-at-Risk


- Mitigates risk
- Incorporates CM into planning & design documents
- Ability to fast track early construction components prior to completion of design
- Opportunity for County to participate in subcontractor selection









Our Approach



Proactive Performance Plan



Constant Integration → Consistent Success





Commissioners' Journal  
January 13, 2020



Local Trades

- Our Goal = **25% Geauga County** Subcontractors
- Engage Geauga County organizations early
- Promote Partnering for capacity
- Subcontractor database



Estimating

Project Budget

- Establish Project Budget
- Constant Estimate Validation
- Local Subcontractor Involvement
- Pre-Qualification Process
- Bidding Process
- Panzica Quality Commitment

Cost Reduction Strategies

- Quality Starts in Pre-Construction
- Scope Review with Subcontractors
- Collaborative Sessions with Owner & Design Team
- Minimize Changes/Re-Design Early

ESTIMATING COMPLIANCE SUMMARY						
Project	MP Budget	CD/GMP Estimate	Estimate Variance	Low Bid	Bid Variance	Budget Variance
Berea-Midpark High School	\$69,323,102	\$66,821,619	-3.61%	\$67,587,942	1.15%	-2.50%
One University Circle	\$93,403,100	\$94,197,553	0.85%	\$94,186,125	-0.01%	0.84%
Centric	\$60,132,000	\$56,958,626	-5.28%	\$56,994,712	0.06%	-5.22%
Flats East Bank	\$60,000,000	\$59,792,684	-0.35%	\$59,341,610	-0.75%	-1.10%
Sunbeam	\$23,520,406	\$24,557,563	4.41%	\$24,423,692	-0.55%	3.84%
Averages	\$61,275,722	\$60,465,509	-1.32%	\$60,506,816	0.07%	-2.55%



Schedule



Commissioners' Journal  
January 13, 2020



Communication

- Open-Book Communication
- Beginning in Pre-Construction
- Weekly Owner-Architect-CM Mtgs
- 4-Week Look-Ahead Schedules
- Review Open Items
- Monthly Executive Summary



Value Enhancement

**Gilmour Academy**

- 14,000 SF 2-Story, Brick Masonry
- Closed Cell Insulation
- Cost Savings = \$35,000 - 40,000



**Centers for Dialysis Care**

- Lobby centerpiece – blue backlit wall
- Used Custom Fabrication
- Cost Savings = \$100,000



Quality & Constructability

- Aesthetics & Performance
  - Structural Systems
  - Building Envelope
  - Finishes
- Mockups
- Benchmarking
- Preconstruction Testing



Access Floors @ Cuyahoga County Public Library



Window Wall Mock-Up @ Centric Apartments



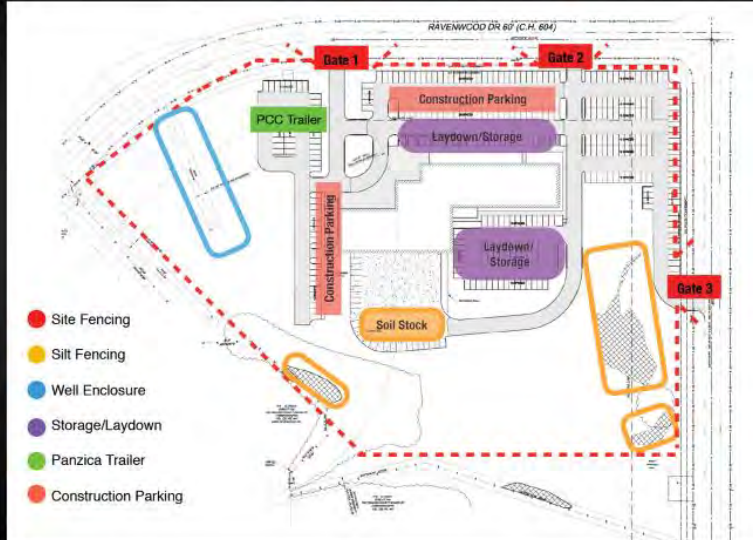


## Commissioners' Journal January 13, 2020



### Logistics

- Safety is #1 priority
- Parking within site
- Flexible phasing plan
- Generous space allows multiple trades to work concurrently



### Safety

- Public & Employee Safety Comes 1<sup>st</sup>
- Full Time Safety Director - Weekly Safety Audits
- Proactive Site-Specific Safety Plan
- Subcontractor Safety Onboarding
- Daily Safety Meetings
- AGC "Zero Incidence Rate" Award in 2014, 2015, 2016, 2017, 2018



**SAFETY**  
24/7




### Why Panzica?

- Schedule & Budget Adherence
- Geauga County Subcontractor Engagement
- Extensive Experience
  - Cuyahoga County Commissioners
  - City of Cleveland
  - Administrative Buildings
  - Municipal Facilities



City of Cleveland Third District Police Headquarters

Commissioners' Journal  
January 13, 2020




## Thank You!


*"Communication plus your attention to detail were instrumental in making the project successful."*  
– M. Gordon, Mayor of Beachwood/Beachwood Service Center

*"Panzica's diligent efforts in change management resulted in the project coming in substantially under budget."*  
– P. MacEwan, Cuyahoga Community College/Tri-C Natatorium

*"The Panzica team demonstrated professionalism, dedication and flexibility in completing this project on a tight timeline with sometimes challenging circumstances."*  
– S. Norman, Prism Ventures/Children's Surgery Center

*"Your organization was able to successfully interpret the very complex programming document provided by the FBI, which was used as a guide in order to develop the final construction documents. Panzica Construction delivered as promised!"*  
– R. Berryhill – Carnegie Mgmt./Cleveland FBI





*There was brief discussion about their work on other projects with TDA, fee structure and their take on CMR versus CMA.*

*ICON began at 11:00 a.m. and presented the following information:*

*ICON Team members thanked the Board for considering them, members present included Project Executive Matt Collier, Project Executive Tu Scaparotti, Project Manager Rich Dopatka, Preconstruction Services John Hitchcock, Superintendent Mark Zuk and MIS Manager Lucas Bernesser.*





**Geauga County Board of Commissioners**

**PRESENTATION OF QUALIFICATIONS**  
FOR CONSTRUCTION MANAGER AT RISK SERVICES  
JANUARY 13, 2020







Commissioners' Journal  
January 13, 2020



**Geauga County**  
**Board of Commissioners**

A LITTLE ABOUT US  
YOUR TEAM



MATT COLLIER  
Project Executive



TU SCAPAROTTI  
Project Executive



RICH DOPATKA  
Project Manager



JOHN HITCHCOCK  
Preconstruction Services



MARK ZUK  
Superintendent




LUCAS BERNESSER  
MIS Manager



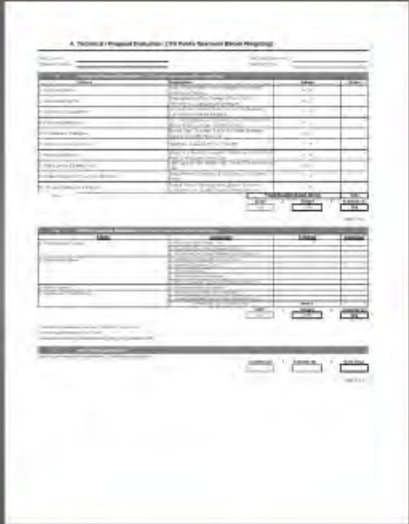
PRESENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020





**Geauga County**  
**Board of Commissioners**

PRESENTATION OF QUALIFICATIONS  
TODAY'S AGENDA



A LITTLE ABOUT US


- ICON PROJECT TEAM & EXPERIENCE
- PROPOSED STAFFING

OUR PROCESS


- ESTIMATING STRATEGIES
- SUBCONTRACTING PLAN
- PROCUREMENT STRATEGIES
- QUALITY ASSURANCE / QUALITY CONTROL

YOUR PROJECT

- SITE LOGISTICS & SAFETY PLAN
- TIMELINE
- UNIQUE CHALLENGES & SOLUTIONS
- VALUE ADDED



PRESENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020





**Geauga County**  
**Board of Commissioners**

A LITTLE ABOUT US  
OHIO CONSTRUCTION EXPERIENCE



- \$ 2.9 Billion of Ohio Construction Experience
- \$ 953 Million of CMR Projects





PRESENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020



Commissioners' Journal  
January 13, 2020



Geauga County  
Board of Commissioners


A LITTLE ABOUT US  
EXPERIENCE WITH TDA



thendesign architecture


OVER \$400 MILLION WORTH OF  
OHIO PROJECTS SINCE 2012






thendesign architecture


PRESENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020






Geauga County  
Board of Commissioners

A LITTLE ABOUT US  
PROJECT ORGANIZATION





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graph TD
    TDA[tda] --- PE[Project Executives  
Tn Scaparotti  
Matt Collier]
    GC[Geauga County Board of Commissioners] --- PE
    GC --- EC[Executive Committee  
Board of Commissioners  
Geauga County  
TBD  
County Representative  
ThnDesign Architecture (TDA)]
    PE --- PM[Project Manager  
Rich Dogalia]
    PM --- DPC[Director of Preconstruction  
John Hitchcock]
    PM --- CML[Construction Management Lead  
Michael Scaparotti]
    DPC --- EST[Estimator  
Mertyn Blundell]
    DPC --- PS[Project Scheduler  
Chris Paetsch]
    CML --- SUP[Superintendent  
Mark Zuk]
    CML --- QM[QA/QC Manager  
Bob James]
    CML --- SL[Safety Lead  
Michael White]
    CML --- PTL[Project Technical Lead  
Daryl Higgins]
    CML --- PSC[Project Scheduler  
Chris Paetsch]
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thendesign architecture

PRESENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020






Geauga County  
Board of Commissioners


OUR PROCESS  
ESTIMATING AS A COLLABORATIVE PROCESS

Summary of Project Costs	ICON		CONCORD		DELTA	
	Cost/GSF	System Cost	Cost/GSF	System Cost	Variance	Var %
Division 01 - General Requirements	14.53	1,365,022	15.61	1,466,232	(101,210)	-7.43%
Division 02 - Existing Conditions	1.60	150,000	1.60	150,000	-	0.00%
Division 03 - Concrete	8.25	775,033	7.76	729,000	46,032	44.64%
Division 04 - Masonry	2.61	145,106	1.44	135,688	109,418	13.80%
Division 05 - Metals	22.67	2,129,909	19.53	1,840,286	289,623	30.01%
Division 06 - Wood, Plastics, and Composites	1.27	119,733	1.66	155,664	(35,931)	-11.91%
Division 07 - Thermal and Moisture Protection	21.67	2,035,773	24.25	2,278,196	(242,423)	-0.20%
Division 08 - Openings	20.30	1,906,823	20.34	1,910,594	(3,771)	4.35%
Division 09 - Finishes	21.52	2,021,467	20.58	1,933,484	88,013	31.58%
Division 10 - Specialties	3.09	290,113	4.06	381,728	(91,615)	24.71%
Division 11 - Equipment	3.86	362,366	2.90	272,814	89,552	34.78%
Division 12 - Furnishings	4.19	393,514	2.73	256,643	136,871	31.35%
Division 14 - Conveying Equipment	1.33	125,000	1.75	164,191	(39,191)	-5.90%
Division 21 - Fire Suppression	4.00	375,755	4.28	401,684	(25,929)	9.73%
Division 22 - Plumbing	11.78	1,105,777	10.64	999,134	107,643	-1.58%
Division 23/25 - HVAC, Integrated Automation	32.38	3,041,803	32.89	3,089,529	(47,726)	7.44%
Division 26 - Electrical	16.30	1,530,994	15.08	1,417,133	113,861	-8.38%
Division 27 - Communications	9.12	856,352	9.42	885,267	(28,915)	-50.07%
Division 28 - Electronic Safety and Security	2.93	275,216	4.40	413,003	(137,787)	-7.47%
Division 31 - Earthwork	2.38	223,769	2.56	240,480	(16,711)	-1.55%
Division 32 - Exterior Improvements	5.59	525,451	5.74	538,827	(13,376)	-1.07%
Division 33 - Utilities	2.71	255,000	2.74	257,717	(2,717)	0.96%
Design Contingency	214.07	20,110,805	212.01	19,917,295	193,510	23.80%
FS&E Allowance	17.13	1,608,864	21.20	1,991,730	(382,866)	0.00%
Total Estimated Subcontracted Costs	248.11	22,969,670	240.13	22,559,025	(410,645)	-0.83%



thendesign architecture

PRESENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020





Commissioners' Journal  
January 13, 2020

Geauga County Board of Commissioners		OUR PROCESS					
		DEMONSTRATED ESTIMATING SUCCESS IN CMR FORMAT					
Project	No. of Packages	Bids Received	71% or GMP Estimate	Apparent Low Bids		Average of Bids	
CMSD John Marshall High School	20	79	37,374,980	34,378,702	-8.0%	37,206,746	-0.45%
Brooklyn CSD HS & PK-7	15	58	21,202,211	18,946,184	-10.6%	20,591,809	-2.88%
Coyventry High School	19	81	23,667,731	22,645,104	-4.3%	25,427,136	7.44%
Norton City Schools	13	55	28,286,408	26,487,498	-6.4%	30,581,722	8.11%
North Ridgeville CSD 3-8 School	21	68	50,170,870	46,845,704	-6.6%	49,526,007	-1.29%
CMSD Campus International School	21	66	20,214,347	18,122,818	-10.3%	20,632,983	2.07%
CMSD OH Perry PK-8 School	21	72	14,718,443	14,084,077	-4.3%	15,755,402	7.05%
CMSD Fullerton PK-8 School	20	72	14,528,704	13,679,513	-5.8%	15,261,898	5.05%
CMSD Waverly PK-8 School	20	67	16,765,323	15,300,104	-8.7%	16,616,034	-0.89%
Willoughby Eastlake North HS	26	75	38,206,049	35,276,250	-7.7%	40,694,639	6.51%
Willoughby Eastlake Longfellow ES	26	77	17,050,665	16,909,435	-0.8%	19,602,485	14.97%
Riverside Madison ES	19	67	16,137,432	16,375,783	1.5%	17,970,835	11.36%
Riverside Concord ES	19	67	15,908,797	16,158,300	1.6%	17,909,568	12.58%
Westlake PK-4 School	20	69	34,401,087	31,093,840	-9.6%	33,029,420	-3.99%
Revere Bath Elementary School	21	78	17,802,895	18,498,362	3.9%	20,729,590	16.44%
Amherst Powers Elementary School	21	65	24,692,080	24,033,046	-2.7%	26,042,788	5.47%
CMSD West Side High School	19	54	33,490,899	32,932,517	-1.7%	35,289,851	5.37%
TOTALS	341	1,170	424,618,921	401,767,237	-5.4%	442,869,214	4.30%



PRESENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020



**Geauga County**  
**Board of Commissioners**

**OUR PROCESS**

**EFFECTIVE COST MANAGEMENT AND REPORTING**

**COST MANAGEMENT:**

**SIGNIFICANT EXPERIENCE IN:**

- PROJECT COST MODEL DEVELOPMENT
- SOFT COSTS
- HARD COSTS
- CONTINGENCY
- PROJECT COST ACCOUNTING AND DISTRICT EXPENDITURE RECONCILIATION
- SOFT COST TRACKING
- CONTINGENCY TRACKING; OWNER'S, CM'S, AND BID GAIN SAVINGS
- CONTRACT STATUS REPORTING
- EARLY COST EXPOSURE IDENTIFICATION
- CHANGE ORDER TRACKING
- PAY APPLICATION PROCESSING
- CLOSEOUT TRACKING

Contract	Total Contract	Commission	Permit	SOFT COSTS	Resolving	Permit Fees	5.77%	On Project Cost
	(USD)	(USD)	(USD)	(USD)	(USD)	(USD)	(USD)	(USD)
SA KMO Taping and Excavating	2,215,800	133,257						2,162,553
SA CT Taylor Construction Co., Inc.	2,653,002	145,300		10,500			259,437	2,598,565
SA Virentini (Masonry)	9,468,008	19,446		23,500			978,845	9,346,183
SA Adene Corporation	3,116,848			77,000			110,673	2,869,177
SA GreenSpace Construction Services	3,193,600	78,205		56,000			286,216	2,763,179
FOR A.M.E., Inc.	1,463,400	13,000					160,155	1,440,245
SA Envision Mechanical, Inc.	1,549,389			29,600			132,844	1,416,545
SA CT Taylor Construction Co., Inc.	5,612,000			133,000			941,169	5,137,831
SA Breckinridge	660,519						64,906	783,225
SA Permian Equipment	790,578			7,792			78,452	786,346
SA E&D Specialty Steel, Inc.	1,249,170	1,149,170						
SA Mueller	8,453,500							
SA Eisenstein Electrical, Inc.	6,158,352	488,405	38,000	52,980			325,126	7,528,045
SA Southeast Security Group	2,195,141	75,910		37,700			131,198	4,597,629
SA CT Taylor Construction Co., Inc.	2,320,000	422,778	234,628				288,365	1,878,156
SA First Turf, LLC	542,375	542,375						1,605,381
SA CT Taylor Construction Co., Inc.	124,200	334,200						-
Loose Furnishings - FRB Budget	1,625,919						128,358	1,647,527
Security - 400 Roll Allowance	385,000						38,000	
Permit - 400 Roll Allowance	54,000							54,000
Permit - 400 Roll Allowance	55,000							55,000
Permit - 400 Roll Allowance	55,000							55,000
Total Costs	49,886,245	5,251,911	662,428	146,350	96,942	845,000	1,007,885	49,862,146

Commissioners' Journal  
January 13, 2020



## Geauga County Board of Commissioners





### CONTRACTING OPPORTUNITIES PRE-BID OPEN HOUSE

**GETTING INVOLVED**  
Presented by the Geauga County Office of Design/Build  
Room 117 School Building  
Thursday, 1/13/2020  
5:00 PM  
Location: Board of Education Office  
14410 Cleveland Hwy. South  
Burton, Ohio 44020

**FACTS ABOUT THE PROJECT**  
The new John Marshall High School is the new home of the  
Burton and School District.  
• Project Cost: \$12.5 Million  
• Square Footage: 150,000  
• 300 Classrooms (1000)  
• Construction Start: Spring 2021  
• Construction Complete: Fall 2023  
• Owner: Burton Local School District  
• CM at Risk: CM/Construction Manager  
• Architect: Kohn Pedersen Fox Associates LLP

**BID PACKAGE**  
• CM - Construction Management  
• ME - Mechanical  
• E - Electrical  
• PL - Plumbing  
• PA - Process  
• ST - Structural  
• SI - Site  
• SC - Site Construction  
• SD - Site Development  
• SE - Site Engineering  
• SF - Site Foundation  
• SH - Site Hazardous  
• SJ - Site Joint  
• SK - Site Kitchen  
• SL - Site Landscaping  
• SM - Site Masonry  
• SN - Site Noise  
• SO - Site Office  
• SP - Site Parking  
• SQ - Site Quality  
• SR - Site Restoration  
• SS - Site Safety  
• ST - Site Structural  
• SU - Site Utility  
• SV - Site Ventilation  
• SW - Site Water  
• SX - Site X-ray  
• SY - Site Yards  
• SZ - Site Zone

**FIND OUT MORE**  
Call 440-446-1000  
or visit [www.geaugaohio.com](http://www.geaugaohio.com)



PRESENTATION OF QUALIFICATIONS FOR CM/R SERVICES  
JANUARY 13, 2020





## Geauga County Board of Commissioners

### OUR PROCESS



**CONTRACTING OPPORTUNITIES**  
PRE-BID OPEN HOUSE

**GETTING INVOLVED**  
Presented by the Geauga County Office of Design/Build  
Room 117 School Building  
Thursday, 1/13/2020  
5:00 PM  
Location: Board of Education Office  
14410 Cleveland Hwy. South  
Burton, Ohio 44020

**FACTS ABOUT THE PROJECT**  
The new John Marshall High School is the new home of the  
Burton and School District.  
• Project Cost: \$12.5 Million  
• Square Footage: 150,000  
• 300 Classrooms (1000)  
• Construction Start: Spring 2021  
• Construction Complete: Fall 2023  
• Owner: Burton Local School District  
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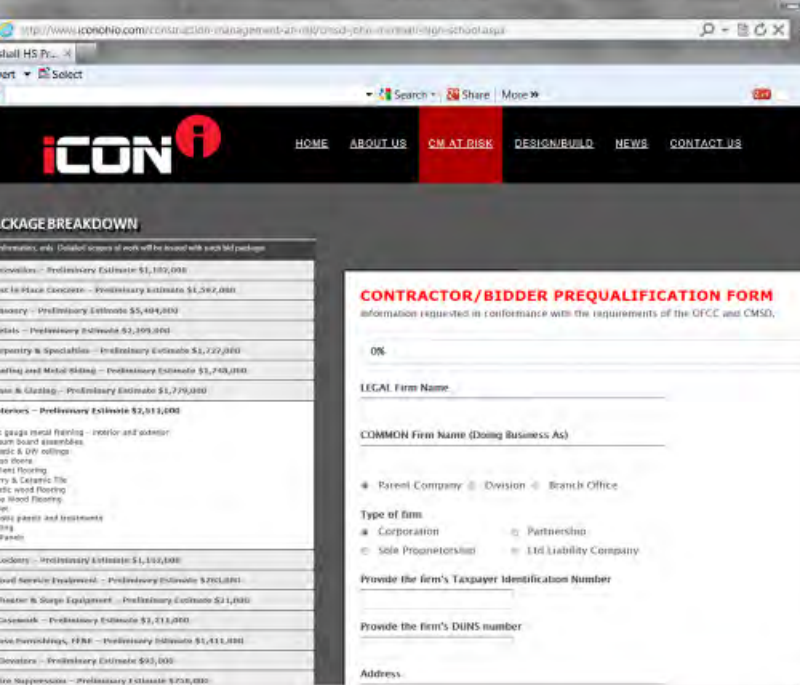
PRESENTATION OF QUALIFICATIONS FOR CM/R SERVICES  
JANUARY 13, 2020





## Geauga County Board of Commissioners

### OUR PROCESS



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PRESENTATION OF QUALIFICATIONS FOR CM/R SERVICES  
JANUARY 13, 2020





Commissioners' Journal  
January 13, 2020



**Geauga County**  
**Board of Commissioners**

OUR PROCESS  
ABILITY TO SELF PERFORM

**ICON TEAM CONSTRUCTION CAPABILITIES**

- SELECTIVE DEMOLITION
- CAST-IN-PLACE CONCRETE
- STRUCTURAL / MISCELLANEOUS STEEL
- PRE-ENGINEERED METAL BUILDINGS
- ERECTION OF PRECAST CONCRETE
- EXTERIOR METAL PANELS
- CARPENTRY (ROUGH AND FINISH)
- INTERIOR CONSTRUCTION



**tda**  
the design architecture

PRESENTATION OF QUALIFICATIONS FOR CMIR SERVICES  
JANUARY 13, 2020

**iCON**



**Geauga County**  
**Board of Commissioners**

OUR PROCESS  
LONG LEAD AND BULK PURCHASING STRATEGIES

**MILL ORDER STEEL/PRE-DETAIL:**

ICON's UNIQUE CAPABILITIES

- AISC CERTIFIED STEEL ERECTORS AND FABRICATORS
- ABLE TO QUANTIFY APPROPRIATE SHAPES AND SIZES
- HAS CONTACTS WITH ROLLING MILLS

MILL ORDER PROCESS

- RAW SHAPES, SIZES AND LENGTHS ARE DETERMINED AT COMPLETION OF DESIGN DEVELOPMENT
- MILL ORDER IS SHOPPED AND PLACED WITH LOWEST PROVIDER
- SCHEDULE OF RAW MATERIALS IS PROVIDED TO STEEL CONTRACTORS AS AN ALLOWANCE.

BENEFITS

- AVOIDS SIGNIFICANT WASTE AND MARK-UPS ASSOCIATED WITH WAREHOUSE STEEL
- ELIMINATES DELAYS FOR SPECIAL ORDERS
- REDUCES OVERALL COSTS



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PRESENTATION OF QUALIFICATIONS FOR CMIR SERVICES  
JANUARY 13, 2020

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**Geauga County**  
**Board of Commissioners**

OUR PROCESS  
PRECONSTRUCTION PHASE QUALITY ASSURANCE

**DOCUMENT REVIEW AND MANAGEMENT**

PRECONSTRUCTION PHASE DOCUMENT REVIEW

- CONSTRUCTABILITY
- COMPLETENESS & CLARITY
- COMPATIBILITY WITH OWNER'S PROGRAM

CONSTRUCTION PHASE DOCUMENT MANAGEMENT

- MANAGE VERSION CONTROL
- PROCESS SHOP DRAWINGS AND SAMPLES
- TRACK O&M MANUALS AND WARRANTIES
- TRACK ALL DOCUMENT CHANGES FOR AS-BUILD DOCUMENT DELIVERY




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PRESENTATION OF QUALIFICATIONS FOR CMIR SERVICES  
JANUARY 13, 2020

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Commissioners' Journal  
January 13, 2020





**Geauga County**  
**Board of Commissioners**

**OUR PROCESS**  
CONSTRUCTION PHASE QUALITY ASSURANCE


**QUALITY ASSURANCE PROCEDURES**

- TESTING AND INSPECTION
- ENHANCED COMMISSIONING
- PRE-INSTALLATION CONFERENCES
- SUBMITTAL REVIEWS
- MOCK-UP PANELS
- FIELD OBSERVATIONS
- ROOFING CONSULTANT
- IAQ MANAGEMENT
- LEED PROCEDURES TRAINING
- START-UP CHECKLIST
- TRAINING
- PUNCH LIST MANAGEMENT
- 11 MONTH WALK-THRU





PRESENTATION OF QUALIFICATIONS FOR CMIR SERVICES  
JANUARY 13, 2020





**Geauga County**  
**Board of Commissioners**


**OUR PROCESS**  
PROJECT MANAGEMENT SOFTWARE





PRESENTATION OF QUALIFICATIONS FOR CMIR SERVICES  
JANUARY 13, 2020







**Geauga County**  
**Board of Commissioners**

**NEW ADMINISTRATION BUILDING**  
SITE CONSIDERATIONS


**SITE CONSIDERATIONS**

- CONSTRUCTION FENCING
- SEPARATE, MONITORED STUDENT & STAFF ACCESS
- INVOLVEMENT OF LOCAL SAFETY FORCES
- COORDINATION OF WORKING HOURS, DELIVERIES, ETC
- SITE ACCESS POINTS FOR CONSTRUCTION
- IDENTIFICATION BADGES
  - FBI/BCI BACKGROUND CHECK
  - DRUG FREE WORKPLACE COMPLIANCE
  - OSHA 10 & 30 HOUR TRAINING
- GOOD NEIGHBOR POLICY






PRESENTATION OF QUALIFICATIONS FOR CMIR SERVICES  
JANUARY 13, 2020





Commissioners' Journal  
January 13, 2020




Geauga County  
Board of Commissioners

NEW ADMINISTRATION BUILDING  
GOOD NEIGHBOR POLICY

GOOD NEIGHBOR POLICY

- ENGAGE RESIDENTS IN MEANINGFUL DISCUSSION
- BE ACCESSIBLE – DIRECT CONTACT WITH ON-SITE STAFF MEMBERS
- BE EMPATHETIC – WE ARE AFFECTING THEIR PERSONAL LIVES
- CONTROL CONTRACTOR PARKING & DELIVERIES
- KEEP THE DUST DOWN
- KEEP THE MUD OFF THE STREETS
- KEEP THE GRASS CUT
- WEBCAMS





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PRESSENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020






Geauga County  
Board of Commissioners

NEW ADMINISTRATION BUILDING  
SAFETY REQUIREMENTS

PROJECT SAFETY REQUIREMENTS


- COMPREHENSIVE SAFETY PROGRAM
- FBI/BCI BACKGROUND CHECK
- DRUG FREE WORKPLACE COMPLIANCE
- OSHA 10 & 30 HOUR TRAINING REQUIREMENTS FOR ALL WORKERS
- DEDICATED SAFETY OFFICER, MIKE WHITE





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PRESSENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020




NOTICE

THIS IS AN ACTIVE WORKING SITE  
ALL SAFETY REGULATIONS ARE STRICTLY ENFORCED

THIS PROTECTIVE EQUIPMENT  
MUST BE WORN

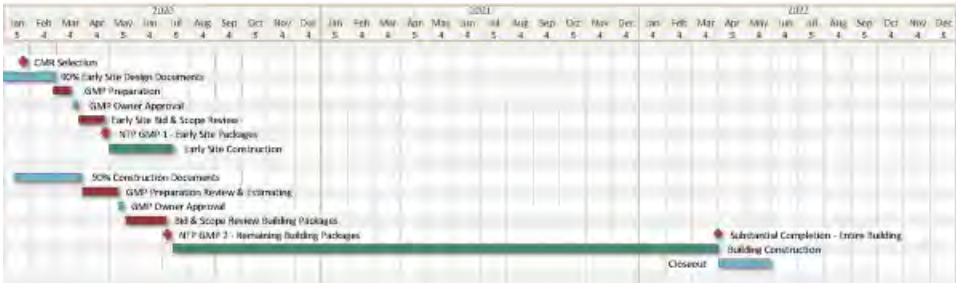
AUTHORIZED PERSONNEL ONLY  
VISITORS & DRIVERS MUST SIGN IN AT OFFICE

GEAUGA COUNTY BOARD OF COMMISSIONERS




Geauga County  
Board of Commissioners

NEW ADMINISTRATION BUILDING  
TIMELINE




KEY SCHEDULE DATES:

- EARLY SITE GMP NTP 4/30/2020
- EARLY SITE START 5/7/2020
- EARLY SITE COMPLETION 7/15/2020
- BUILDING GMP NTP 7/6/2020
- SUBSTANTIAL COMPLETION 1/31/2022
- FINAL COMPLETION 2/21/2022




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PRESSENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020



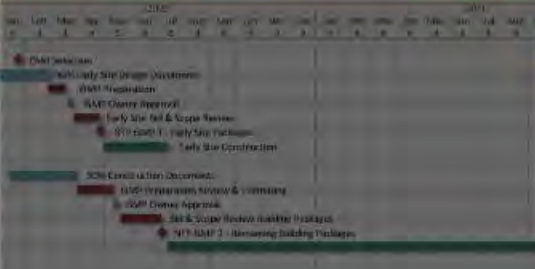
Ms. Scaparotti noted that they updated the timeframe to complete the entire project in February.

Commissioners' Journal  
January 13, 2020




**Geauga County**  
*Board of Commissioners*


**NEW ADMINISTRATION BUILDING**  
EFFECTIVE USE OF CMR CONTINGENCY




**ICON CONTINGENCY USAGE**  
**SCHEDULE MANAGEMENT:**

- WINTER PROTECTION
- OVERTIME AND WEEKEND WORK
- FOUNDATION DEEPENING
- BUILDING ACCESS & SECURITY





PRESENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020





**Geauga County**  
*Board of Commissioners*

**NEW ADMINISTRATION BUILDING**  
REPORTING AND MONTHLY STATUS REPORTS

**COMMUNICATING WITH THE COUNTY**

- PUBLIC MEETINGS
- MONTHLY STATUS REPORTS
  - CUSTOMIZED TO MEET OWNER REPORTING REQUIREMENTS
- MONTHLY MEETING WITH TREASURER





PRESENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020





**Geauga County**  
*Board of Commissioners*

**NEW ADMINISTRATION BUILDING**  
COMMUNITY ENGAGEMENT AND EVENT PARTICIPATION

**COMMUNICATING WITH THE COMMUNITY**

- HARD HAT TOURS
- GROUNDBREAKING EVENTS
- VIDEO MONTHLY STATUS REPORTS
- CABLE ACCESS INTERVIEWS
- PRESS RELEASES
- SOCIAL MEDIA UPDATES
- DEDICATION CEREMONIES
- WEBCAMS
- LINK TO ICON WEBSITE
- NEWSLETTER & OTHER PUBLICATIONS






PRESENTATION OF QUALIFICATIONS FOR CMR SERVICES  
JANUARY 13, 2020





**Commissioners' Journal**  
**January 13, 2020**




**Geauga County**  
*Board of Commissioners*

**NEW ADMINISTRATION BUILDING**  
THE OPPORTUNITY

**GEAUGA COUNTY BOARD OF COMMISSIONERS TEAM OPPORTUNITY:**

PLANNING, DESIGNING & CONSTRUCTING A FACILITY THAT:

- REFLECT THE NEEDS OF GEAUGA COUNTY
- ARE DELIVERED WITHIN THE AVAILABLE BUDGET
- ARE BUILT OF SUSTAINABLE MATERIALS IN AN ECOLOGICALLY SENSITIVE MANNER
- EVIDENCE SUPERIOR QUALITY AND ENDURING MATERIALS
- ARE COMPLETED ON TIME
- ENGAGE ADMINISTRATION, STAFF AND COMMUNITY IN THE CONSTRUCTION PROCESS
- DEMONSTRATE THE VALUE OF INVESTING IN OUR PUBLIC BUILDINGS



**t d a** **iCON**

landscape architecture

**t d a** **iCON**

landscape architecture interior construction

PRESENTATION OF QUALIFICATIONS FOR CM/R SERVICES  
JANUARY 13, 2020

*Ms. Scaparotti briefly explained how ICON firm developed from the relationships of the team members on other projects over the years. There was a brief discussion about the project they are working on for Berkshire Schools and the affects they are seeing on the construction market.*

*Donley began at 12:00 p.m. and presented the following information:*

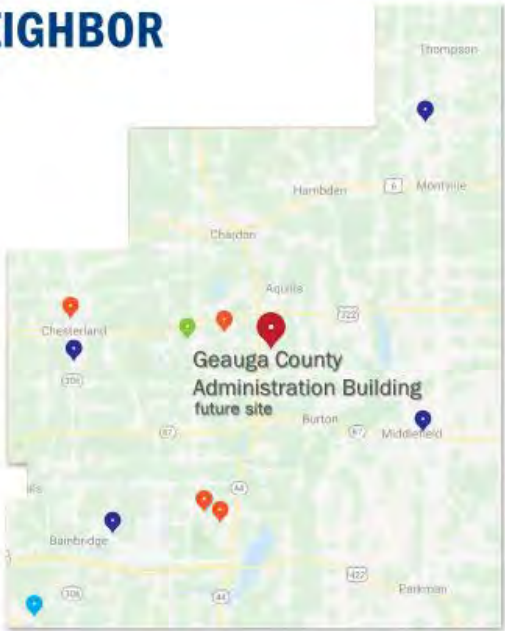
*Laura Koback, Marketing, John Clark, Project Superintendent, Brian Laubscher, Director of Preconstruction, Jack Baumann, Director of Project Development, Don Dreier, Executive Vice President, Greg Consolo, Vice President Construction Management, and Pat Canada, Project Manager.*



YOUR NEIGHBOR

- Donley's Team Geauga County Residents
  - Don Dreier
  - Pat Canada
  - Mary Ianiro
  - Gregg Przepiora

- Gauga County Public Library projects
- Sisters of Notre Dame project
- Truth for Life Project



focus on

**AT-RISK**

construction

over  
**FIFTEEN**

**\$20**

to

**\$40**

million

projects  
in the last  
**5 years**





*Commissioner Dvorak expressed that on time and on budget is important. Mr. Lennon added that completing this within our budget is important along with the quality of the building. Mr. Dvorak added that a user friendly, efficient building so that in thirty years, there is a solid structure that lasts.*



*Mr. Baumann explained his experience having sat in the shoes the Commissioners are in, the bumps in the road he dealt with, how to select someone and the rocks he saw along the way.*

picking  
the  
**RIGHT  
TEAM**

trust  
accountability  
history

navigating  
the  
**PROCESS**

risk  
proper staffing  
strength in  
preconstruction

steward  
of your  
**RESOURCES**





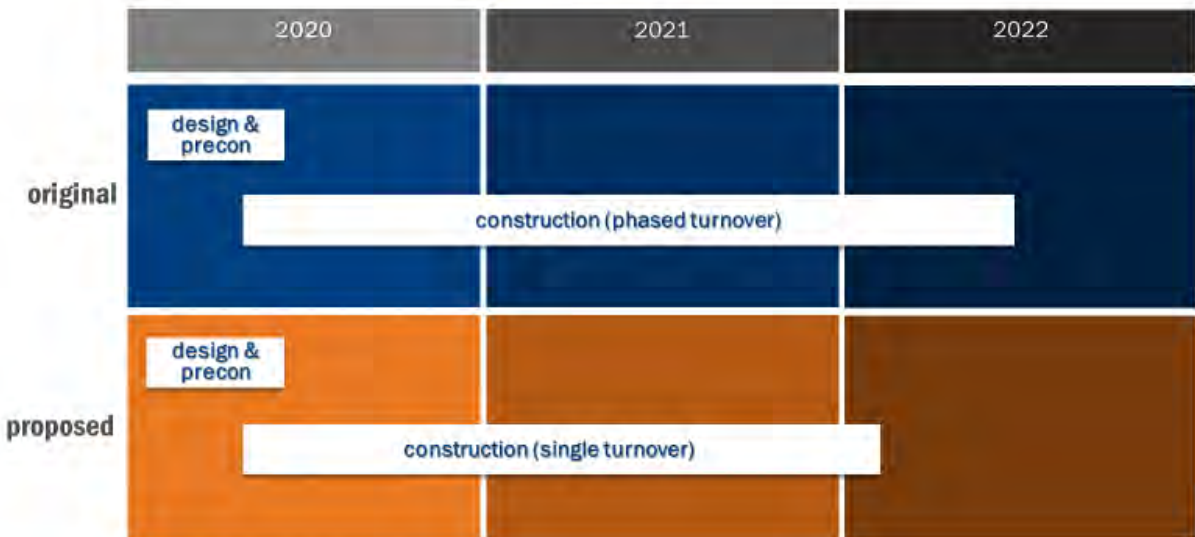
# COLLABORATION and TRANSPARENCY



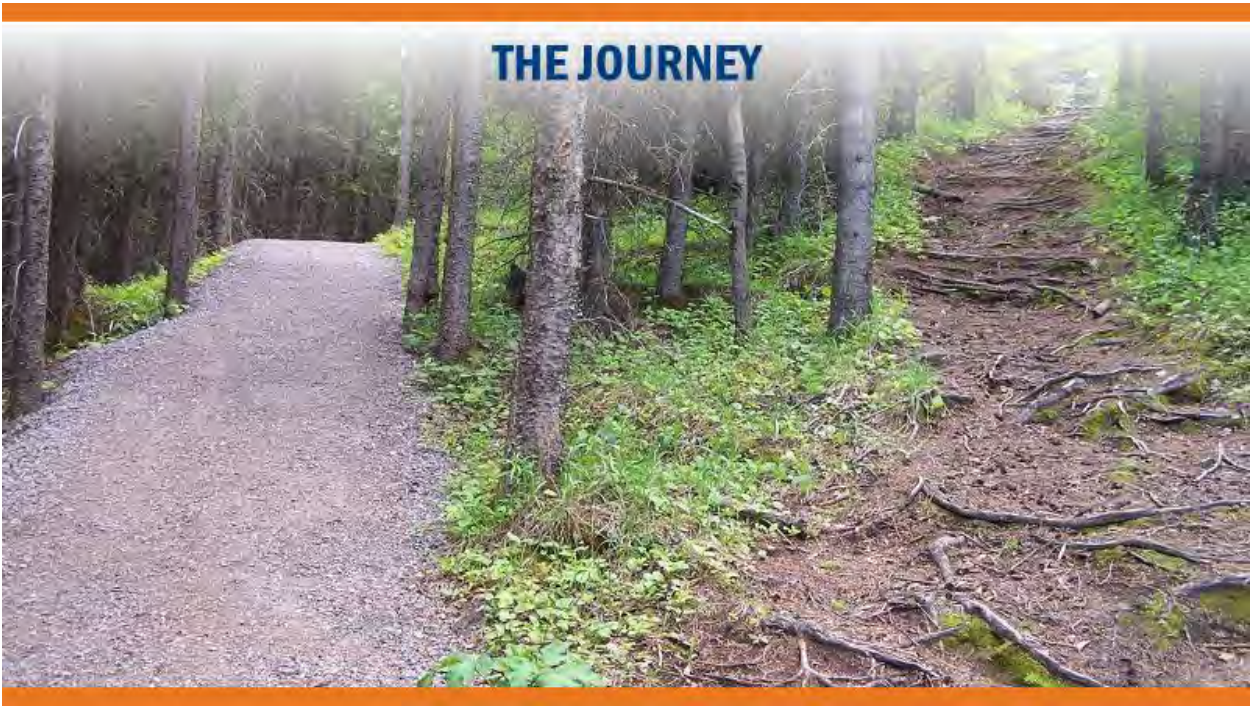
## SIMILAR PROJECT SCHEDULES



## SCHEDULE









ESTIMATING AND GMP PROCESS

DONLEY'S PROCESS - CONTINUOUS ESTIMATING



TYPICAL PROCESS

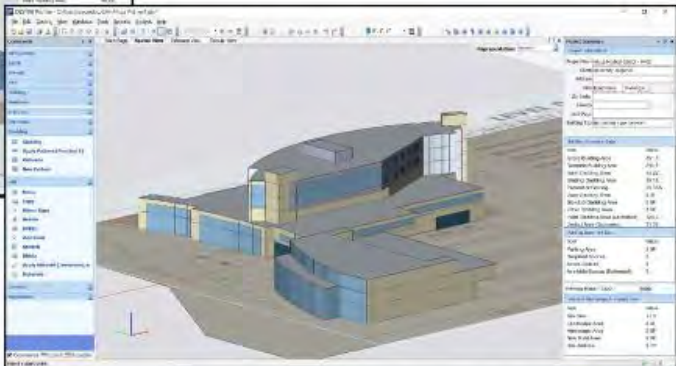


our track record  
on average  
**YIELDS**  
**10%**  
**SAVINGS**  
over the initial  
schematic level estimate

NO SURPRISES



ESTIMATING TECHNOLOGY



DELIVERING YOUR VISION

On Budget



BIDDING TOOLS

**BUILDINGCONNECTED**

**BP2: Sitework & Utilities**

OVERVIEW FILES MESSAGES BIDDERS BID FORM BID LEVELING

ESTIMATED COST: \$200,812

Level Bid: \$219,200

LINE ITEMS

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
<b>BISTRO:</b>				
Site Clearing & Demolition	1 hr @ \$1,000	1	\$1,000	\$1,000
Earthwork Cut	1 yd <sup>3</sup> @ \$5,500	300	\$5,500	\$1,650,000
Earthwork Fill	1 yd <sup>3</sup> @ \$2,500	300	\$2,500	\$750,000
Erosion & Sediment Control (SWPPP)	1 hr @ \$1,500	1	\$1,500	\$1,500
Storm Drainage Lanes	125 ft @ \$52.80	125	\$52.80	\$6,600
Storm Drainage Structures	1 hr @ \$4,300	1	\$4,300	\$4,300
Balance of Work Not Identified Above	1 hr @ \$500	1	\$500	\$500

VALUE ENGINEERING SAVINGS

TRI-C – WESTSHORE CAMPUS

5%  
BELOW  
INITIAL  
ESTIMATE\*

\*balance returned to owner



VALUE ENGINEERING SAVINGS

GCPL – THOMPSON BRANCH



VALUE ENGINEERING SAVINGS

GCPL – THOMPSON BRANCH



VALUE ENGINEERING SAVINGS

GCPL – THOMPSON BRANCH



## VALUE ENGINEERING SAVINGS

GCPL – THOMPSON BRANCH



## CONSTRUCTION



**COORDINATION  
COLLABORATION  
COMMUNICATION**

## SITE MODEL



*\*What cannot be shown in still, is the actual video slides that were done to show construction based on timeline of the building.*





# SAFETY

# 166

## SAFETY AUDITS

were completed on the Tri-C Westshore project in Westlake





# QUALITY

Define  
Design  
Communicate  
Execute  
Inspect

# COMMUNICATION TOOLS



[Our Services](#)[Our Work](#)[About](#)[News](#)[Jobs](#)



### About

This project is part of the City's long-term vision to improve the waterfront area. The City of Jackson is currently working on the Jackson Street Pier. The project is a multi-phase development that will include a new pier, a new parking lot, and a new public space. The project is a multi-phase development that will include a new pier, a new parking lot, and a new public space. The project is a multi-phase development that will include a new pier, a new parking lot, and a new public space.

### Project Webcam



Commissioners' Journal  
January 13, 2020



*There was a brief discussion on self-performing, experience with TDA, current projects and bond amounts, relationships with subcontractors, owner's representative, communication and success of the project.*

*Mr. Lennon noted that they are hoping to decide very soon.*

**OTHER**

*The Board reviewed upcoming events.*

**MEETINGS**

*Tue., 1/14 Planning Commission meeting at 7:30 a.m. in the Planning Commission meeting room, Bldg. #1C, 470 Center Street, Chardon*

*Tue., 1/14 The Commissioners will hold regular session at **9:30 a.m.***

*Thu., 1/16 Geauga Trumbull Solid Waste Management District, Board of Directors meeting, 10:30 a.m. District Office*

*Mon., 1/20 **County offices will be closed for general business due to Martin Luther King Jr. holiday. Twenty-four-hour operations will continue to operate as usual.***

*Thu., 1/23 The Commissioners will hold regular session at 9:00 a.m.*

*Mon., 1/27 Family First Council, 1:30 p.m. Job and Family Services*

*Tue., 1/28 The Commissioners will hold regular session at 9:00 a.m.*



**Commissioners' Journal**  
**January 13, 2020**

***BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD***

*Motion:*            *by Commissioner Dvorak, seconded by Commissioner Lennon to adjourn the meeting at 1:06 p.m.*

*Geauga County Board of Commissioners*

---

*Timothy C. Lennon*

---

*Ralph Spidalieri*

---

*James W. Dvorak*

---

*Christine Blair, Commissioners' Clerk*

**Commissioners' Journal**  
**January 13, 2020**

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