



CONSTRUCTION SOLUTIONS GROUP

EXCELLENCE IN OWNER'S REPRESENTATION, PROGRAM MANAGEMENT AND CONSTRUCTION ADMINISTRATION



STATEMENT OF QUALIFICATIONS

TOWN OF MANSFIELD

Owner's Project Management Services
Mansfield Elementary School

SUBMITTED BY

Construction Solutions Group, LLC
P.O. Box 271860
West Hartford, CT 06127

DATE

July 30, 2018



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July 30, 2018

Mr. Randy Walikonis, Chairperson
c/o Tasha N. Smith, Executive Assistant to the Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268-2599

RE: Owner's Project Management Services - Mansfield Elementary School

Dear Mr. Walikonis:

Public school construction projects, regardless of size, scope and complexity, need to be managed judiciously and in a fiscally responsible manner. As your designated Owner's Project Manager, it would be our utmost duty to ensure that the Town of Mansfield's best interests are served throughout the course of this project - and that your budget, schedule and overall objectives and expectations are exceeded while administering the construction of the Mansfield Elementary School Project.

Construction Solutions Group, LLC ("CSG") is a Connecticut-headquartered firm that focuses exclusively on delivering **excellence in owner's representation**. Unlike other firms that offer owner's representation as one in a list of many diverse service offerings, this type of work is **CSG's sole focus**. We established our firm in response to a noticeable void in the Owner's Project Management (OPM) market, further described herein.

We have found it to be common practice for OPM firms to staff projects with personnel that lack actual, hands-on experience in the construction industry - instead, bringing backgrounds in commissioning or move management project to the assignment at hand. This is a disservice to the owner, who naturally expects an experienced professional with a construction background. CSG brings a deep understanding of construction scheduling, budgeting, change order review, and safety. The majority of our team members come from the construction management industry where we gained invaluable experience managing large, multi-site, complex projects in the field. OPM work demands a different skillset and resume. CSG has the **firsthand construction experience** that our clients have come to rely on.

As demonstrated in our response, you will find our team to be characterized by a rich history of working together on a **portfolio comprised entirely of Connecticut public school projects**. From new construction to renovations with additions and renovate as new projects, we have the experience to successfully manage the design and construction of the Mansfield Elementary School. Our cumulative background consists of over **50 years** on projects totaling over **\$800 million in value**.

We have been tracking this project closely, and understand that Mansfield is looking at two options for locating the school.

The first, as we understand it, is to locate the new school on the existing middle school site. We are aware of site constraints including acreage, topography and wetlands as well as logistics involved with building a new school adjacent to an occupied school. We recently provided OPM services for a project that is very similar in nature. As further described in our submittal, the newly constructed \$45 million Charter



Oak International Academy, a LEED Gold certified International Baccalaureate elementary school in West Hartford, was built upon the site of an existing, occupied facility. Similarly sized and valued, we are also currently providing OPM services for the construction of the \$34 million New Lebanon International Baccalaureate Elementary School in Greenwich, which like Charter Oak International Academy, will also be constructed on the site of the existing school. Most recently, we were awarded an assignment with the Town of Oxford to serve as OPM for the construction of a new \$45 million middle school, to be built on the same campus of other secondary schools in Town. We will leverage this valuable experience should this be the course of action.

We are also aware that the Building Committee is considering the possibility of locating the school in other areas of the Town. With CSG's experience constructing new schools in and around active, occupied sites, we are well-positioned to lead the Town Mansfield through this process safely and assuredly, based on recent, relevant, and successful experience that many of our competitors simply cannot reference.

The second option, as we understand it, is to locate a piece of property to build the new school upon. In rural communities, this approach typically comes with the added burden of Department of Energy and Environmental Protection (DEEP) design and approvals for wells and septic systems. CSG is familiar with several sites that have sewer and water that could work as potential sites. Identifying a site with sewer and water would result in significant cost savings, reduce permitting requirements and offer more flexibility in the project design. We are familiar with a particular 16 acre parcel in Town that may be worth considering as a viable option, which would result in saving tens of thousands of dollars in engineering fees and construction costs, as well as extensive associated review time with the DEEP.

When it comes to **Connecticut public school construction**, CSG is second to none. We have provided OPM services to municipalities and school districts throughout the State, and have worked on different projects and programs in varying capacities. Our competitors that work throughout New England simply cannot show the depth and breadth of local experience that our staff brings to this project. Each member of our proposed team has in-depth knowledge of the Office of School Construction Grants & Review ("OSCG&R") processes and procedures, including State High Performance building Standards, having been involved in numerous related projects as further described in our submittal.

CSG looks forward to the opportunity to be of service to the Town of Mansfield. We understand that the Town of Mansfield is looking for professionals that possess the relevant experience and in-depth knowledge directly related to your defined scope of work. We excel because **we believe in innovation; not imitation**. We have done this time and time again look forward to rendering results that will exceed your expectations.

Please contact me at (860) 306-7134 or by email at jimg@csgroup-llc.com with questions, requests for additional information, or further clarifications regarding this submittal. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Jim Giuliano".

James P. Giuliano, President
Construction Solutions Group, LLC



CONSTRUCTION SOLUTIONS GROUP

SECTION 1

Executive Summary





EXECUTIVE SUMMARY

The following narrative has been prepared as a supplement to our qualifications materials in the previous sections, to specifically address the stipulations defined under Qualifications Submission Requirements in the solicitation and to summarize the information included in our Statement of Qualifications.

Experience as Owner's Representative on Similarly Sized/ Valued Renovation Projects, Including Occupied Schools

As demonstrated in our Section 3 (Relevant Project Experience) as well as on the resumes of our proposed key personnel, the CSG team far surpasses the Town of Mansfield's minimum qualifications requirement of having completed at least two (2) school construction projects in Connecticut valued at \$25 million in the past decade. The the projects selected for inclusion in this submittal are especially relevant, in that they involve the construction of new schools. Furthermore, CSG brings unique experience overseeing renovations and additions at occupied facilities, which will further position our team for success on this project.

Our cumulative background consists of over 50 years on public school construction projects totaling over \$750 million in value. CSG brings extensive experience serving as an Owner's Representative/Project Manager on Connecticut school construction projects, and specifically, projects of similar size, scope and value to the proposed renovation and expansion of the Mansfield Elementary School.

We have proven experience establishing, coordinating and reviewing project schedules, resulting in successful completion on time and in some cases sooner than planned. We pride ourselves on our ability to develop sound budgets and perform reliable estimating and constructability reviews, resulting in little to no variance between projected and final project costs.

CSG excels in our role as OPM because we are adept in scheduling, budgeting, change order review, and safety. The majority of our team members come from the construction management industry where we gained invaluable experience managing large, multi-site, complex programs.

References & Past Performance

Included in our submittal are a variety of active and recently completed new construction projects for clients including the City of Norwalk, the Town of West Hartford, the Town of Greenwich and other districts. All of these projects required close coordination with the building committee, local government and regulatory officials and stakeholders.



EXECUTIVE SUMMARY

DAS/OSCG&R Experience

CSG has managed over of \$300 million in OSCG&R-funded schools since its inception. Collectively, our personnel have managed over \$800 million in OSCG&R-funded schools in their career for a total of over one billion dollars in OSCG&R-funded schools experience.

Sustainable Practices

CSG has been managing school projects since the High Performance Building Standards were implemented by the State of Connecticut. Most recently, we completed a LEED Gold-certified project for the Town of West Hartford - Charter Oak International Academy. We are currently constructing the New Lebanon Elementary School in the Town of Greenwich, which is also targeting LEED Gold certification.

Ability to Deliver & Achieve Stated Goals

We understand the Town of Mansfield's objectives on this project, and are confident in our ability to deliver the required scope of services.





CONSTRUCTION SOLUTIONS GROUP

SECTION 2

Company Information





COMPANY INFORMATION

NAME OF COMPANY AND PARENT COMPANY, IF ANY:

Construction Solutions Group, LLC

PRIMARY AREAS OF SERVICE:

Owners representation, program management and construction administration services.

ADDRESS OF PRINCIPAL OFFICE AND OFFICE FROM WHICH THE PROJECT WILL BE MANAGED:

The principal office address for Construction Solutions Group, LLC is P.O. Box 271860, West Hartford, CT 06127. Work for this project will be managed from 1137 Main Street, East Hartford, CT 06108.

NAME, ADDRESS, TELEPHONE NUMBER AND EMAIL ADDRESS OF THE PRINCIPAL CONTACT PERSON TO RECEIVE NOTIFICATIONS AND TO REPLY TO INQUIRIES FROM THE TOWN AND/OR SCHOOL BUILDING COMMITTEE:

James P. Giuliano, President
P.O. Box 271860
West Hartford, CT 06127
860-306-7134
jimg@csgroup-llc.com

YEARS ENGAGED IN ABOVE SERVICES UNDER PRESENT NAME:

Construction Solutions Group, LLC has been establishment for four years.

HISTORY AND EXPERIENCE

Please refer to our company profile on the following page, as well as the projects cited in Section 3 (Relevant Project Experience).



CONSTRUCTION SOLUTIONS GROUP

COMPANY PROFILE



ENFIELD HIGH SCHOOL
ENFIELD, CT

Innovation, not imitation.

Construction Solutions Group, LLC (CSG) was established in 2014 by James P. Giuliano to provide owner's representation, program management, construction administration and related consulting services.

CSG is a strategic collaboration of professionals providing a level of expertise garnered from their collective years in the school construction industry that is incomparable to our competitors. CSG does not provide construction owner's project management services as an aside to other core services such as move management or commissioning - rather, owner's project management services is our core service. Our staff serve as an extension of yours - working with your best interests in mind throughout all phases of project planning, design and construction.

CSG is registered as a Small Business Enterprise (SBE) by the State of Connecticut Department of Administrative Services.

AREAS OF EXPERTISE

- Educational Specifications
- SCG-049 Grant Applications
- Office of School Construction Grants Management
- Referendum Services
- Design Management
- Design & Construction Procurement
- Budget & Schedule Management
- Bidding Oversight
- Construction Administration
- Closeout Services



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SECTION 3

Relevant Project Experience





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TOWN OF WEST HARTFORD

CHARTER OAK INTERNATIONAL ACADEMY

Construction of New Facility

West Hartford, CT

PROJECT OVERVIEW

Scope: New Construction

Size: 87,000 sf

Budget: \$43,275,000

OWNER CONTACT

Mr. Robert Palmer

Director of Plant and Facility Services

Town of West Hartford

860-561-7925



Owner's Representative services for the construction of a new LEED Gold certified International Baccalaureate elementary school. This segmented curved structure features a two-story multi-purpose media/library center, a circular courtyard in the center of the building, a stepped and sunken amphitheater and outdoor learning spaces. High-efficiency lighting and a geo-thermal well system supplying individual classroom heat pumps were incorporated in the design of this energy efficient facility.



CONSTRUCTION SOLUTIONS GROUP



GREENWICH PUBLIC SCHOOLS

NEW LEBANON ELEMENTARY SCHOOL

Construction of New Facility

Greenwich, CT

PROJECT OVERVIEW

Scope: New Construction
Size: 62,000 sf
Budget: \$28,000,000

OWNER CONTACT

Mr. Eugene Watts
Senior Buyer
Greenwich Public Schools
(203) 623-7411



Providing Clerk of the Works services for the demolition of the existing school building and construction of a new two-story elementary school, including all site related improvements. The goal of the Project is to provide a technologically advanced, energy efficient school, addressing traffic issues while maintaining the fabric of the community.



CONSTRUCTION SOLUTIONS GROUP



CITY OF NORWALK

COLUMBUS MAGNET SCHOOL

New Facility Construction

Norwalk, CT

PROJECT OVERVIEW

Scope: New Construction

Size: 66,428 sf

Budget: \$41,912,270

OWNER CONTACT

Mr. Alan Lo

Building and Facilities Manager

City of Norwalk

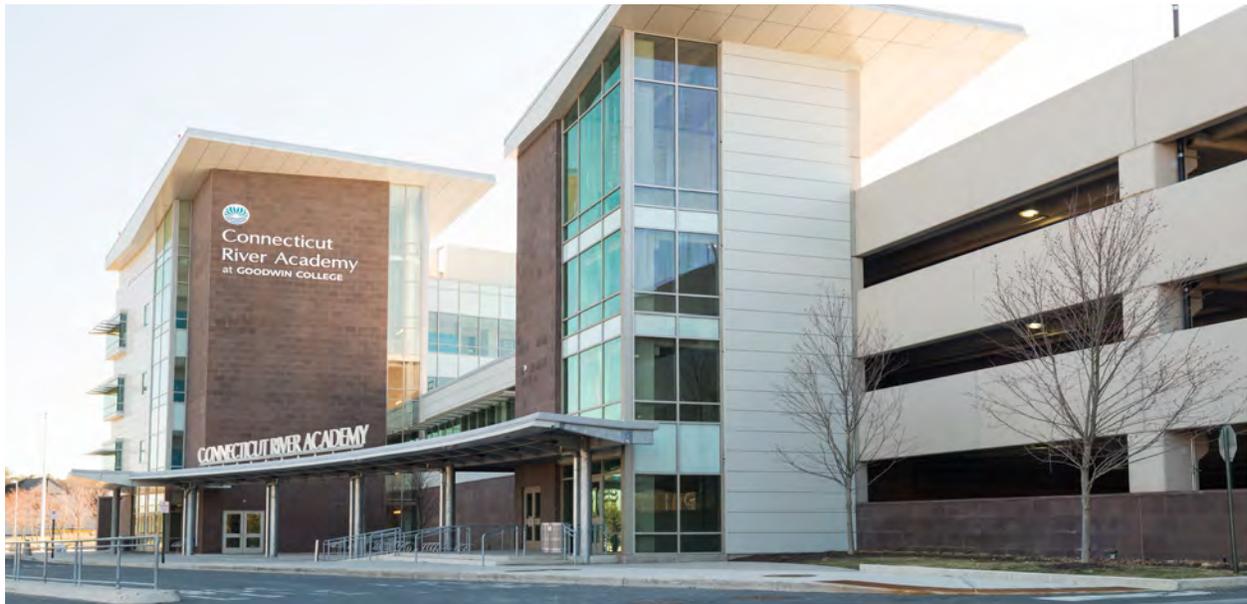
(203) 854-7877



Owner's representative services for the construction of a new 66,428 square foot school housing more than 400 students in grades K-8. This new school will have a multi-level design, allowing for outdoor space on rooftops and maximizes open space to create a campus-like environment. The school will continue to operate as a magnet school in the Bank Street model, which emphasizes experiential learning and art, and will incorporate a Makerspace in the design.



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GOODWIN COLLEGE

CONNECTICUT RIVER ACADEMY

Construction of New Facility

East Hartford, CT

PROJECT OVERVIEW

Scope: New Construction

Size: 104,000 sf

Budget: \$54,000,000

Represents personal experience of Chris Cykley while employed by CREC



Educational specification development, grant application, preconstruction and construction phase services were provided for the construction of this new high school with a curriculum that provides students, if they so choose, with one year of college credit upon graduation. The school is located on the banks of the Connecticut River and includes a new dock, research vessel and 280-car parking garage. On-site construction monitoring services, including extensive remediation of contaminated soils, were also provided considering that the site previously housed a tank farm.



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GOODWIN COLLEGE

CONNECTICUT RIVER ACADEMY

Manufacturing Program Expansion

East Hartford, CT

PROJECT OVERVIEW

Scope: New Construction

Size: 14,000 sf

Budget: \$10,500,000

OWNER CONTACT

Mr. Bryant Harrell

Vice President Physical Facilities & IT

Goodwin College

860-913-2037

Owner's Representative services are currently being provided for the construction of a new standalone instructional manufacturing center. This new facility will include spaces for Manufacturing Process, Energy Technology, Logistics and Lean Technology, Materials Science, Quality Control & Six Sigma Lab.



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GOODWIN COLLEGE

EARLY CHILDHOOD INTRADISTRICT MAGNET SCHOOL

New Facility Construction

East Hartford, CT

PROJECT OVERVIEW

Scope: New Construction

Size: 34,000 sf

Budget: \$16,000,000

Represents personal experience of Chris Cykley while employed by CREC



Preconstruction and construction phase services were provided for this Pre-K and K Reggio Emilia themed pre-school. The school's curriculum is project based and applies the world-famous Reggio Emilia model. This model empowers children to reach their full potential by controlling the direction of their learning.

Image courtesy Svigals + Partners (bottom)



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CAPITOL REGION EDUCATION COUNCIL

ANA GRACE ACADEMY OF THE ARTS

Construction of New Facility

Bloomfield CT

PROJECT OVERVIEW

Scope: New Construction

Size: 150,000 sf

Budget: \$108,000,000

Represents personal experience of Karen DePersia while employed by CREC



Pre-construction services were provided for the Ana Grace Academy of the Arts, originally slated to be an elementary and middle school located in the historic Coltsville Neighborhood of Hartford. The project scope and location have changed, and design is currently underway on a 28 acre parcel in Bloomfield.

Renderings courtesy Antinozzi Associates



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CAPITOL REGION EDUCATION COUNCIL

DISCOVERY ACADEMY

Facility Addition/Renovation

Wethersfield, CT

PROJECT OVERVIEW

Scope: Renovate as New

Size: 87,000 sf

Budget: \$51,000,000

Represents personal experience of Karen DePersia while employed by CREC



Owner representative services, design, pre-construction, abatement, FF&E and move services, and photo-voltaic installation for a state-of-the-art STEM magnet school (Pre K-5) with a two-level, open atrium entry, emphasizing the indoor-outdoor relationship. The project feature energy-efficiency and sustainable design and included a 67,000 square foot renovation and a 20,000 square foot addition.



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CAPITOL REGION EDUCATION COUNCIL

PUBLIC SAFETY ACADEMY

New Facility Construction

Enfield, CT

PROJECT OVERVIEW

Scope: New Construction

Size: 145,000 sf

Budget: \$68,000,000

Represents personal experience of Chris Cykley while employed by CREC

Educational specification development, grant application, preconstruction and construction phase services were provided for this new magnet high school. The school design includes crime scene lab, fire sciences lab, "wet" lab, fire safety training lab, emergency medical technician lab, dispatch lab and the infrastructure to support an Emergency Operations Center in the future. The grade configuration consists of grades 6-12.



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GOODWIN COLLEGE

ACADEMY OF ADVANCED DESIGN AND CONSTRUCTION

New Facility Construction

East Hartford, CT

PROJECT OVERVIEW

Scope: New Construction

Size: 84,000 sf

Budget: \$32,000,000

Represents personal experience of Chris Cykley while employed by CREC

Educational specification development, grant application, preconstruction and construction phase services were provided for the construction of this new science and technology high school located on the campus of Goodwin College. Special features include a student controlled media wall in the lobby that displays live feeds from the in-house television studio, sound proof lab, robotics lab, virtual reality studio, network design, computer programming and job shadowing and internships in the area of technology.



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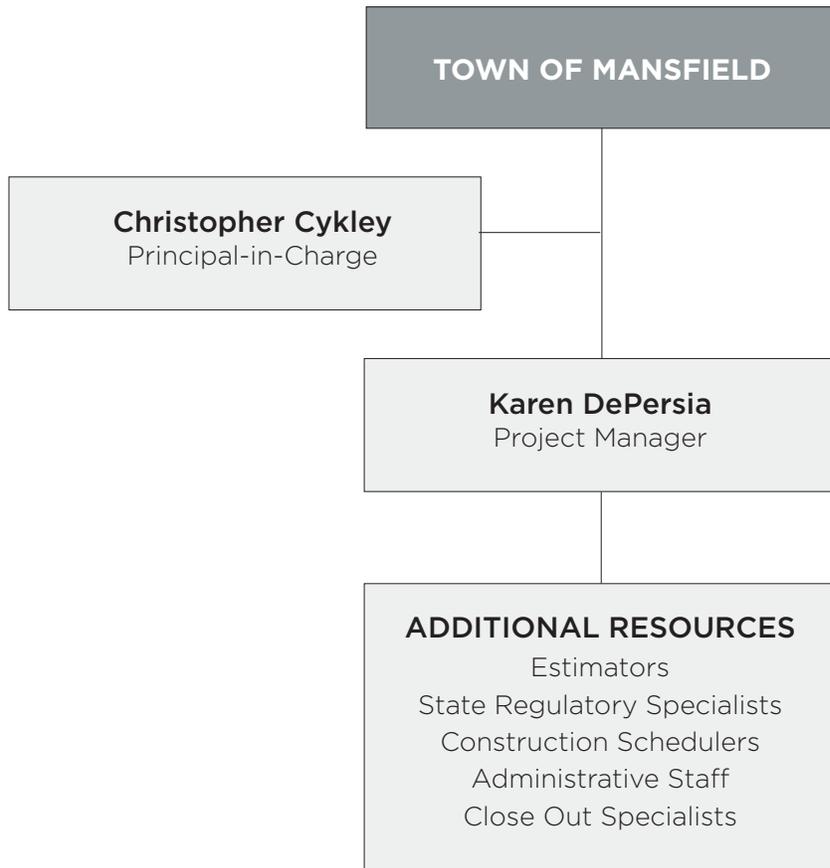
SECTION 4

Proposed Project Team



PROPOSED PROJECT TEAM

Our proposed organizational structure for this contract is illustrated below. Resumes for key personnel are included at the end of this section.





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PROPOSED PROJECT TEAM

CHRIS CYKLEY, PRINCIPAL IN CHARGE

- Current Job Title: Vice President
- Primary Responsibilities: Overall Client Satisfaction and Project Delivery
- Years with CSG: 3
- Estimated Time Commitment: 5%

Chris' 20 year background encompasses engineering, construction and owner's project management. He received his Bachelor of Science degree in Civil Engineering from the University of Hartford and is an OSHA-Authorized Construction Trainer. His technical knowledge became further solidified by hands-on, in-the-field knowledge that he developed throughout the course of his career, serving in a range of positions including survey crew chief and designer to construction manager and general contractor.

His expertise is particularly concentrated in the educational sector, where he brings a comprehensive understanding of the challenges associated with public school construction to each project that he undertakes. He is respected among industry peers, known for being conscious of overall project objectives while remaining steadfastly focused on budget and schedule adherence. Prior to joining CSG, Chris worked for Meyers Associates, Macchi Engineers and KBE Building Corporation. Most recently, he was a Project Manager for the Capitol Region Education Council (CREC) where he gained unique experience managing projects from an owner's perspective, which proves to be invaluable in serving clients to this day.

KAREN DEPERSIA, PROJECT MANAGER

- Current Job Title: Senior Project Manager
- Primary Responsibilities: Management of Construction Process; FF&E and Move Management Coordination; Office of School Construction Grants Management
- Years with CSG: 1
- Estimated Time Commitment: 40%

Karen has over 30 years' experience in architecture, design, project management and construction. She attended Syracuse University and received a Bachelor of Fine Arts degree in Interior Design. Through the course of her career she has held the role of Director of Design for multiple architectural firms including the international architectural firm of the Leo A. Daly Company, training and managing staff in design, specifications, and project management throughout construction.



CONSTRUCTION SOLUTIONS GROUP

PROPOSED PROJECT TEAM

She brings specialized knowledge and expertise in the specification, procurement, and installation of Furnishings, Fixtures and Equipment (FF&E), including technology interface and proficiency in move management services, as well as coordinating occupied, multi-phased transitions.

Karen's expertise ranges from grant application and conceptual design through project close-out. She is proficient in grant application/management as well as the delivery of preconstruction and construction phase services associated with the construction of complex, multi-phased projects in both the private and public sectors.





CONSTRUCTION SOLUTIONS GROUP



PRINCIPAL IN CHARGE

CHRISTOPHER CYKLEY, MCPPO

Chris' 20 year background encompasses engineering, construction and owner's project management His technical knowledge became further solidified by hands-on, in-the-field knowledge that he developed throughout the course of his career, serving in a range of positions including survey crew chief and designer to construction manager and general contractor.

EDUCATION AND CERTIFICATIONS

B.S. Civil Engineering, University of Hartford · OSHA Authorized Construction Trainer · Massachusetts Certified Public Procurement Official

RELEVANT PROJECT EXPERIENCE

Charter Oak International Academy · West Hartford, CT

New Construction · \$45,000,000

Role: Project Executive

Firm of Record: Construction Solutions Group, LLC

New Lebanon Elementary School · Greenwich, CT

New Construction · \$28,000,000

Role: Project Manager

Firm of Record: Construction Solutions Group, LLC

Goodwin College Connecticut River Academy Manufacturing Program · East Hartford, CT

New Construction · \$10,500,000

Role: Project Executive

Firm of Record: Construction Solutions Group, LLC

Academy for Advanced Design and Technology · East Hartford, CT

New Construction · \$40,000,000

Role: Project Manager

Firm of Record: Capitol Region Education Council

Connecticut River Academy · East Hartford, CT

New Construction · \$57,300,000

Role: Project Manager

Firm of Record: Capitol Region Education Council

East Hampton High School · East Hampton, CT

Renovate as New · \$56,000,000

Role: Project Manager

Firm of Record: Capitol Region Education Council

CREC Public Safety Academy · Enfield, CT

New Construction · \$66,500,000

Role: Project Manager

Firm of Record: Capitol Region Education Council



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PROJECT MANAGER

KAREN DEPERSIA

Karen has over 30 years' experience in architecture, project management and construction. Karen is proficient in the management of complex, multi-phased projects in both the private and public sectors. She has invaluable procedural knowledge of the State of Connecticut Office of School Construction Grants.

EDUCATION AND CERTIFICATIONS

BFA Interior Design, Syracuse University · Syracuse, NY

RELEVANT PROJECT EXPERIENCE

Ana Grace Academy of the Arts · Bloomfield, CT

New Construction · \$108,000,000

Role: Senior Project Manager

Firm of Record: Capitol Region Education Council

Ana Grace Academy of the Arts Elementary School · Hartford, CT

New Construction · \$45,000,000

Role: Senior Project Executive

Firm of Record: Capitol Region Education Council

Ana Grace Academy of the Arts Middle School · Hartford, CT

New Construction · \$75,000,000

Role: Senior Project Manager

Firm of Record: Capitol Region Education Council

CREC Academy of Aerospace and Engineering · Windsor, CT

New Construction · \$67,000,000

Role: Project Manager

Firm of Record: Capitol Region Education Council

CREC Discovery Academy · Wethersfield, CT

Renovate as New · \$51,000,000

Role: Project Manager

Firm of Record: Capitol Region Education Council

Two Rivers High School · Hartford, CT

Renovations · \$4,000,000

Role: Senior Project Manager

Firm of Record: Capitol Region Education Council



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SECTION 5

Project Approach



A Proven Approach for School Construction Success

CSG will take a multi-step approach to the new Mansfield Elementary School project in order to ensure the highest reimbursement rate and an expeditious close-out process. Our team has completed numerous SCG-049 Grant Applications, (formerly known as ED049) and has prepared a multitude of Educational Specifications for various types of school projects including renovation, renovation/addition, renovate as new with addition and new construction. We provide close-out services for districts throughout the State of Connecticut, we have come to understand the importance of preparing a complete and accurate Grant Application as well as managing the project carefully to meet all close-out requirements.



CSG understands the importance of preparing a complete and accurate Grant Application as well as managing the project carefully to meet all close-out requirements.

Managing Complex, Multi-Dimensional Projects

There are many aspects to a project of this nature, including, but not limited to:

- Professional Services Procurement
- State Reimbursement
- Design Process
- Local and State Approvals
- Budget Development and Control
- Stakeholder Input
- Construction Process
- Change Orders
- Certificates of Occupancy

Of course, all of these variables must be managed closely and held to a rigid schedule. CSG has the experience and the personnel to successfully undertake all of these tasks in a cohesive manner from the beginning through successful completion.



CONSTRUCTION SOLUTIONS GROUP

PROJECT APPROACH



Team Expertise and Chemistry

Collectively, our team brings a combined background consisting of over 50 years on Connecticut public school projects totaling over \$750 million in value. We have managed all types of projects in varying roles and we completely understand the importance of effectively representing the Town of Mansfield by serving as an extension of your team.

CSG's professionals collaborate like a sports team that has practiced together for years on end. We know what our individual responsibilities are, as well as those of our colleagues. We understand what is required to deliver your outlined scope of services, and we can predict and counteract obstacles that are likely to be encountered along the way.



The CSG team is characterized by a chemistry that can only be gained from working together on projects for multiple years.

Our approach is to have every staff member committed to the overall success of the project by staying engaged and apprised of progress and by helping one other manage any issues that arise. That way, when the time comes for someone to step into a leadership role for his respective phase, he knows how to proceed and can assume his respective responsibilities seamlessly, as he would be intimately familiar with the background and context having contributed to the process of getting the project to its current state.



PROJECT APPROACH

Methodology

With the above stated approach, CSG would like to elaborate on our proven methodology that we will employ to make this project a success for the Town, the Board of Education and most importantly, the children of Mansfield.

GRANT APPLICATION

CSG personnel have authored numerous educational specifications and have completed many Office of School Construction Grant & Review (OSCG&R) Grant Applications for various types of projects. Since CSG has the experience in-house we control the schedule and ensure that the process is proceeding pursuant to the District's goals and long term planning requirements. We do not have to rely on outside consultants eliminating the issue of incorrect or inaccurate educational specifications. We work hand in hand with the design team evaluating each space as well as the circulation space required.

CSG's experience in this process saves our clients time during the design phase by significantly reducing verification of the educational specifications during the beginning of the design phase. Additionally, we have the ability to perform a detailed construction estimate based off of the conceptual design and educational specifications. We can ensure that your SCG-049 Grant Application is accurate and complete as we have firsthand experience preparing these documents and don't require the resources of outside consultants to submit them.

CONCEPTUAL DESIGN MANAGEMENT

CSG would oversee the development of the space needs program in accordance with the project schedule. CSG would then ensure that the conceptual building and site designs are consistent with the educational specifications and OSCG&R regulations.

BUDGET MANAGEMENT

CSG will be active in the management of the project budget updating the encumbrances paid to date, revisions and reallocations. CSG can interpolate Munis cost data into excel and into a budget format approved by the Town and building committee. Additionally, we will submit your SCG-046 Progress Payments on a bi-monthly basis, track your bond obligation relative to Mansfield's referendum as well as your limited eligible and ineligible costs so the Town is aware of their exposure.



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PROJECT APPROACH



DESIGN PHASE

Speaking from experience, CSG recommends conducting regular, bimonthly meetings with the architect and construction manager to review design progression and ensure adherence to both the educational specifications and the budget. This practice has helped identify potential “scope creep” and corresponding cost overruns on past projects. It expedites the budget reconciliation process, thereby preventing any costly and timely re-designs.

One of the most critical aspects of the design phase is the permitting process. Typically, this phase occurs during design development when the site development is further along in design. CSG has the technical expertise, local experience and proven relationships to overcome the hurdles that can prevent projects from moving forward. We will work cooperatively with the design team to guide the design in accordance with the boards and commissions responsible for review and approval of the various permits required.

As the design process continues, CSG will manage the OSCG&R reviews (Schematic Design Review, Design Development Review and Construction Document Review) coordinating the required information on the States required checklists and insuring the design team is prepared for the meetings and ready to go out for bidding.

CONSTRUCTION PHASE

The team at CSG provides a deep level of expertise, with a strong history in construction that is not comparable to our competitors. Our staff has extensive experience working directly for construction management and general contractors which gives CSG unique perspective in the management of schedules, change orders and budgets. We have managed projects for these firms in the past and recognize what’s important to them; our employees have hands-on experience and insight into the methodology of construction management that other owner’s representation/project management firms simply do not have.



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PROJECT APPROACH



CSG recognizes the critical importance of seamlessly coordinating the following efforts:

- Clear, concise scopes of work
- Allowances and SCG's eligibility regulations
- Schedules relative to field progress
- Timely submittals and RFI responses
- Reviewing progress payments
- Reviewing change orders
- Ensuring quality
- Completing close-out activities

Simply put, our team has the expertise to effectively manage the construction process because we used to do it.

CLOSE-OUT PROCESS

As the project approaches completion, the Town of Mansfield will be ready to begin the close-out process, which will conclude with an audit by Office of School Construction Grants. The CSG team has collectively closed-out over 60 projects; correspondingly, we are keenly aware of how to navigate the process, and more importantly, how to manage the entire grant application, design and construction process to ensure a clean and timely close-out.

The CSG team looks forward to employing our practical approach and methodology on the Mansfield Elementary School project, and we hope that we have demonstrated our comprehensive experience and familiarity with all of the activities the Town of Mansfield must carefully manage. We will do so successfully and with professional results.



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SECTION 6

Default





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DEFAULT



CSG has never defaulted on any contract awarded to our firm.





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SECTION 7

Workload Statement





WORKLOAD STATEMENT

Our current and projected workload does not interfere with our proposed team's ability to be assigned to this project for the design, OSCG&R review, bidding, construction, and FF&E phases. We have the following contracts in progress:

OXFORD MIDDLE SCHOOL - OXFORD, CT

- Contract Amount: \$44,900,000
- Status: Design Projected Completion Date: December 2020

HUMAN SERVICES FACILITY - BLOOMFIELD, CT

- Contract Amount: \$22,300,000
- Status: Construction Projected Completion Date: September 2019

PONUS RIDGE MAGNET SCHOOL - NORWALK, CT

- Contract Amount: \$43,438,333
- Status: Design Projected Completion Date: August 2020

COLUMBUS MAGNET SCHOOL - NORWALK, CT

- Contract Amount: \$41,912,270
- Status: Design Project Completion Date: August 2020

WILLIAM H. HALL HIGH SCHOOL - WEST HARTFORD, CT

- Contract Amount: \$12,800,000
- Status: Construction Project Completion Date: June 2019

NEW LEBANON ELEMENTARY SCHOOL - GREENWICH, CT

- Contract Amount: \$28,000,000
- Status: Construction Project Completion Date: September 2019

CONNECTICUT RIVER ACADEMY MANUFACTURING ANNEX - EAST HARTFORD, CT

- Contract Amount: \$10,500,000
- Status: Construction Project Completion Date: June 2019

PRESTON RIVERWALK - PRESTON, CT

- Contract Amount: \$12,800,000
- Status: Remediation Project Completion Date: June 2019



CONSTRUCTION SOLUTIONS GROUP

SECTION 8

Litigation





CONSTRUCTION SOLUTIONS GROUP

LITIGATION



There are no pending or past claims, litigation, arbitration or mediation proceedings involving our firm.

