



Blissfield Community Schools
Capital Improvement Needs



Commitment to Excellence

the COLLABORATIVE *inc*



March 19, 2009

Mr. Tom Kasefang
Facilities Director
Blissfield Community School District
630 South Lane Street
Blissfield, MI 49228

Re: Architectural Services

Dear Tom,

The Collaborative Inc (TCI) is pleased to submit this proposal to assist Blissfield Schools in planning for the near- and long-term.

We commend you for your big-picture foresight. Pausing to first create a long-term master plan will give the District and Community peace of mind that your money is being spent effectively. This planning exercise will allow you to imagine all possibilities for the District's future, and develop a focused plan for realistic, immediate renovations as well.

Blissfield Schools are held in high regard by your community members. We aim to continue to earn this respect by creating thoughtfully planned, cost-effective improvements, whether funded by existing School dollars or through a bond campaign. The Collaborative can help the District embrace community input in the planning process, and if necessary, hold workshops during a bond campaign.

The current economic conditions are also an unprecedented opportunity for capital improvement projects. We are seeing projects with 10-30% savings in bid proposals from contractors and suppliers. This will result in Blissfield Schools getting the most "bang for your buck".

Located just 25 minutes away in Toledo, we are close enough to provide excellent service. Through our work with Toledo Public Schools, we have positive relationships with many area contractors. Plus, our personal connections to the Blissfield community means we have an additional incentive to delivering you top-shelf responsiveness.

We look forward to talking more about Blissfield School's future. Please call us at 419.242.7405 or email us at dtabor@thecollaborativeinc.com or rmicham@thecollaborativeinc.com.

Sincerely,

Dan J. Tabor, AIA
Architect / Partner

Ray D. Micham, AIA, LEED® AP
Architect / Partner

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Section One



the COLLABORATIVE *inc*

The Collaborative Inc Firm History

The Collaborative Inc (TCI) is a 42-person firm of Architects, Landscape Architects, Planners and Interior Designers. Founded in Toledo, Ohio in 1973, The Collaborative Inc is the result of the merging of three established design firms which together had a total of 25 years of experience.

Today, TCI serves as design consultants on projects throughout the United States. The firm is a private corporation owned by six equal partners, and is managed on a day-to-day basis through seven employee-run committees that focus on the areas of design, technology, professional development, process improvement, sustainability, marketing, and esprit de corps. TCI's services range from feasibility studies, to programming; from design

to construction observation. In 2002, The Collaborative Inc was awarded The Gold Medal Firm Award, the highest honor bestowed by the Ohio Chapter of the American Institute of Architects, in recognition of the firm's unique management style, quality design, and service to our profession and community.

TCI's design capabilities have allowed the firm's practice to encompass many markets over the years including retail, corporate, hospitality, educational, recreational, social services, medical, and liturgical. In addition, TCI assists its clients in identifying project objectives, and is adept at assembling the design skills necessary for the project's successful completion.

Mission

The Collaborative Inc is a fellowship of diverse design professionals committed to:
Creating environments of excellence and distinction which enrich the human experience;

Exceeding client expectations;

Thriving on team relationships;

Fostering environmental stewardship, and

Enhancing the value of the organization.

Vision

The Collaborative Inc will be nationally respected for teamwork, service, and design excellence.

Employees by Discipline

Registered Architects	15
Architectural Staff	11
Construction Administrators	2
Registered Landscape Architects	4
Certified Interior Designers	2
Administrative / Marketing / IT	8

Firm Philosophy

The Collaborative Inc takes its name from the conviction that problem solving and design excellence are the products of many people, in several disciplines, working together with the client, as a team.

Applying this team approach is more than collecting the appropriate skills and experience to address a specific task. Teamwork is an attitude . . . a willingness to share in the creative process . . . the ability to apply and coordinate diverse talents . . . a commitment to open and clear communication.

Teamwork is our guiding principle.

Services

ARCHITECTURE



- Programming
- Space Planning
- Building Design/Construction Documents
- Construction Observation
- Feasibility Studies
- Facility Inspections/Consultations

PLANNING



- Site Selection
- Site Planning
- Campus Master Planning
- Building Master Planning
- Park Master Planning
- Urban Planning

LANDSCAPE ARCHITECTURE



- Landscape Master Plans
- Landscape Design/Construction Documents
- Zoning Process/Presentations
- Streetscape Design
- Urban Design
- Land Use Studies
- Environmental Impact Studies
- Interior Plantscaping
- Cost Estimating
- Street Furniture Specification

INTERIOR DESIGN



- Space Planning
- Interior Architectural Detailing
- Color Selection
- Finish Selection
- Furniture & Fixture Selection and Specification
- Custom Furniture Design

GRAPHIC DESIGN / MARKETING



- Bond Campaign Assistance
- Levy Campaign Materials
- Indoor & Outdoor Signage
- Project Fund-Raising Materials
- Project Job Signs
- Logo Design
- Groundbreaking and Dedication Invitations

Insurance


ACORD CERTIFICATE OF LIABILITY INSURANCE		OP ID PC COLLA-1	DATE (MM/DD/YYYY) 03/10/09
PRODUCER Selvaggio, Teske & Associates 3401 Enterprise Pkwy. Ste. 101 Beachwood OH 44122 Phone: 216-839-2800 Fax: 216-839-2815		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED The Collaborative, Inc. 500 Madison Ave. #100 Toledo OH 43604-1218		INSURERS AFFORDING COVERAGE	NAIC #
		INSURER A: Phoenix Insurance Company	25623
		INSURER B: XL Specialty Insurance Co.	37885
		INSURER C:	
		INSURER D:	
		INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS																
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	6807374M11708	12/31/08	04/30/09	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000																
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A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	6807374M11708 OHIO STOP-GAP	12/31/08	04/30/09	<table border="1"> <tr> <td>WC STATU-TORY LIMITS</td> <td><input checked="" type="checkbox"/></td> <td>OTH-ER</td> <td></td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td></td> <td></td> <td>\$ 1000000</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td></td> <td></td> <td>\$ 1000000</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td></td> <td></td> <td>\$ 1000000</td> </tr> </table>	WC STATU-TORY LIMITS	<input checked="" type="checkbox"/>	OTH-ER		E.L. EACH ACCIDENT			\$ 1000000	E.L. DISEASE - EA EMPLOYEE			\$ 1000000	E.L. DISEASE - POLICY LIMIT			\$ 1000000
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Project: Blissfield Schools

CERTIFICATE HOLDER Blissfield Community Schools Facilities Department 630 South Lane Street Blissfield MI 49228	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2001/08)

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Litigation

The Collaborative Inc has not been involved in any litigation during the last five years.

Sustainable Practices

35 YEARS OF STEWARDSHIP

TCI's architects, landscape architects and interior designers have endeavored to be environmentally responsible since the firm's inception 35 years ago. Our philosophy is based on stewardship and good design for each individual project. The goal is to create the most effective dialog between natural environment and built environment.

RECOGNITION

In 1983, TCI designed the Dana Center at The University of Toledo's Health Science Campus to use earth sheltering, high internal building mass, and controlled use of natural lighting. In 2007, the Dana Center received AIA Ohio's 25-Year Award, judged against the test of time. Over the last 25 years, the Dana Center has used approximately 50% less energy than other buildings on campus.

AIA Ohio also recognized TCI with a 2007 Design Award for Edison Community College's Regional Center for Excellence. The academic building features masonry Trombe walls for passive solar heating. Specifically designed overhangs block summer's direct rays while allowing winter sunlight to warm the building. Adjacent to the building are a series of vegetated swales and two ponds, designed to mitigate stormwater runoff from the building and parking lot.

SUSTAINABLE PHILOSOPHY

Approaching sustainability in a holistic fashion is part of TCI's culture; truly a guiding philosophy for decision making. Our designers employ this attitude through each step of the design, starting with site selection, building orientation and an underlying respect for the land. We embrace the Leadership in Energy and Environmental Design (LEED®) principles as a measurement for our existing efforts, whether or not our clients choose to pursue LEED Certification.

One of the many tools we use to integrate "green" principles into our projects is our TCI Sustainable Checklist. This checklist, developed by our Sustainable Design Committee and patterned after the U.S. Green Building Council's LEED Checklist, is a detailed record that addresses each area of a project, including such things as materials, systems and procurement/delivery to the job site, and gauges its sustainability. Every project we undertake is subjected to a thorough review of this list by one of our LEED Accredited Professionals.

EDUCATION & RESEARCH

As a means for educating employees and staying current, TCI annually sends representatives of the firm to the USGBC conference; participates in the Society for College and University Planning's Campus Sustainability Day; regularly visits LEED Certified buildings; and supports AIA Ohio's Committee on the Environment through the active involvement of one of our Principals.

To further develop our expertise in sustainable practices, The Collaborative Inc has organized an in-house Sustainable Design Committee whose job it is to research and educate TCI's staff on current and future trends and environmental regulations. TCI has **nine LEED Accredited Professionals**, representing each discipline: architecture, landscape architecture, and interior design.

THE WAY WE LIVE

Finally, TCI's sustainability philosophy goes beyond projects. In recognizing that a green workplace improves employee health and productivity, we have taken steps to create our own sustainable environment. Our home is in a historic building, and the open design concept features skylights that permit an abundance of natural light into work areas. We recently completed renovations and used materials that are environmentally friendly, including cork flooring, recycled content carpet and ceiling tiles, and paints that release fewer harmful chemicals.



Sustainable Project Examples

The Collaborative Inc has developed a comprehensive LEED® checklist which is used for project evaluation. With this unique tool, TCI's designers can work with clients to determine what aspects of sustainability to pursue. As an interactive tool, the checklist illustrates the anticipated number of points a project will earn, giving designers and clients an accurate prediction of the certification level. Most of TCI's projects are designed with sustainable principles in mind, even when the formal certification process is not appropriate. Incorporating items like sustainable mechanical systems, high-efficiency windows, a cool roof or rainwater harvesting - can help the District save on operating costs.



Regional Center for Excellence Edison State Community College, Piqua, Ohio LEED® Certified

Elements of sustainable design on this project include a retention pond to treat surface runoff water; minimal parking expansion and restored green spaces; minimal artificial light; plumbing and irrigation systems that conserve water; a long south-facing area of glass that is sheltered by overhangs to utilize natural light and heat; mechanical systems with greater than code-minimum required efficiencies; use of ozone-friendly refrigerants; and use of building materials with recycled content. This project won an Honor Award in 2007 from the AIA Ohio.



Hawkins Elementary School, Toledo Public Schools LEED® Registered (pursuing certification under LEED® for Schools)

Collaborative is currently pursuing Certification on Toledo Public Schools' Hawkins Elementary. Plans for Hawkins include on-site wind turbines to generate power for lighting the school and ice storage tanks to reduce cooling loads. In addition, several elements are being introduced to allow the students to learn about alternative energy sources. A life size solar calendar for students to track the sun's movements will be located within the main corridor. From the commons, students will view the wind turbines and monitor their production through a computerized modeling system. Also accessible from this area will be a rain garden for student observation in botanical science classes.

Sustainable Project Examples



Beverly K-8 School & Old Orchard Elementary School Toledo Public Schools, Toledo, Ohio LEED® Registered (pursuing Silver Certification)

These two schools will incorporate numerous sustainable systems and materials when they are completed. Some of the most note-worthy include:

- Retaining and purifying storm water on site
- Reducing heat island effect from the roof
- No irrigation
- Reducing water consumption by up to 40%
- No toxic chemicals in the mechanical systems that contribute to global warming and ozone depletion
- In house recycling storage
- 75% construction waste management (goal)
- 20% recycled and 20-40% regional materials in the building
- Certified wood for doors, casework and wood floors
- Carbon dioxide monitoring
- Improved air quality during construction and before occupancy
- Low emitting materials
- Controllability of lights and temperature
- Daylight in 90% of the classrooms and 75% of the offices and other spaces



Penta Career Center, Perrysburg, Ohio

This new 520,000 sq. ft. facility was carefully placed on the site to preserve a Category 3 wetland, the most endangered of all wetlands. All storm drainage is low-flow to regenerate the ground water, and the roof drainage is collected in ponds and used for irrigation. The plants specified are those that are native to Northwest Ohio.

Sustainable Project Examples



The Lathrop Company Interior Renovation **LEED® Registered (pursuing Certification)**

Construction was recently finished on this complete interior renovation of The Lathrop Company's corporate offices. Recognizing the importance of sustainable design, the construction company had encouraged TCI to aim for Certification based on the LEED-CI® guidelines. Goals for the project included making major mechanical improvements, recycling the materials removed during demolition, and the use of environmentally friendly, and regionally produced, building materials, when available. As many sustainable design principles as possible were incorporated into the design solution.



ABLE / LAWO Offices Renovation **Toledo, Ohio** **LEED® Registered (pursuing Certification)**

ABLE/LAWO and TCI are renovating this 40,000 SF, four-floor historic building to accommodate the legal offices of this non-profit group. The facility will include offices, collaboration spaces, volunteer spaces, conference spaces, private meeting rooms and kitchen/lounge area. The project has a goal of LEED® Silver under LEED-CI (Commercial Interiors).



Classroom Building Addition **Lourdes College, Sylvania, Ohio**

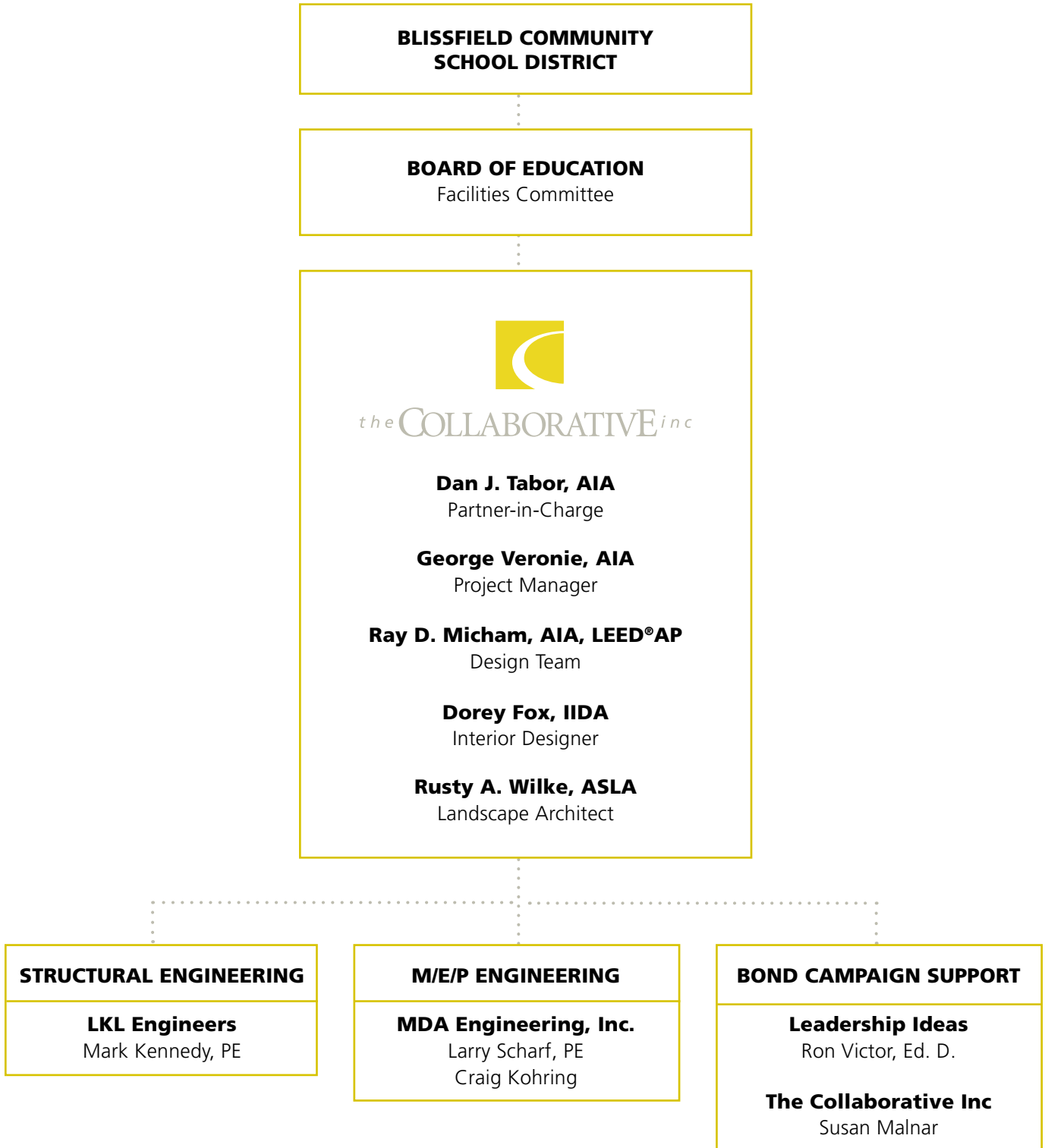
TCI and Lourdes College have developed a historically sensitive design for the 38,000 SF addition to Lourdes Hall, which incorporates a geothermal HVAC system; daylighting control; and rainwater reclamation system for irrigation - all to reduce the depletion of our natural resources. Additional sustainable features include recyclable exterior materials; ozone friendly refrigerants; and storm water management practices which filter and reduce the effects of run-off. The building's energy efficiency is estimated to be 20% better than that required by code.

Section Two



the COLLABORATIVE *inc*

Team Organization



Team Staffing Approach

When assigning individuals to a project, The Collaborative Inc looks at both their availability to commit the necessary number of hours to the work, as well as their experience on similar projects. We have analyzed our staff, and selected the following people based on these criteria. In addition, we intend to maintain this consistent team throughout our work at Blissfield Community Schools.

Specific team member roles and responsibilities are as follows:

As **Partner-In-Charge, Dan Tabor, AIA** will be involved from the beginning, with strong participation in the Master Planning, Bond Campaign (if applicable), Programming, Schematic Design verification and Design Development Phases. He will be responsible for the ultimate plan/design solution and for contractual obligations.

George Veronie, AIA, as **Project Manager**, will be “hands-on” throughout this project, from inception through construction and the 11 month walk-thru. He will be the day-to-day contact for Blissfield Community Schools, will coordinate the input of all consultants, and be responsible for the timely completion of the project.

As **Design Architect, Ray Micham, AIA, LEED® AP** will lead the programming and design phases. A LEED Accredited Professional, Ray will be a major player in researching and incorporating sustainable systems and materials into the design solution.

Interior Designer Dorey Fox, IIDA, will specify the interior colors, finishes, materials, and furniture. She can draw upon her experience with numerous educational facilities to make sure the interiors of Blissfield Schools are durable and easy to maintain.

Providing guidance on site and landscape issues will be **Rusty Wilke, ASLA, Landscape Architect**. His work might include reconfiguration of the drop-off loop, building entry improvements, and ADA site accessibility issues.

Larry Scharf, PE, Mechanical Engineer, and **Craig Kohring, Electrical Designer**, both from MDA Engineering, will assist the District in assessing the existing conditions, prioritizing needed upgrades, and designing solutions to Blissfield’s mechanical and electrical systems.

If desired, **Ron Victor**, President of Leadership Ideas, will provide **Bond Campaign consulting services**. He can guide the District in strategizing the details of engaging the community and presenting a ballot issue to the voters.

Sue Malnar, The Collaborative’s Director of Marketing, will **assist with campaign materials**, if required. These materials might include community mailers, brochures, PowerPoint presentations, etc.

Dan J. Tabor, AIA | Partner / Architect

role in project : Partner in Charge

EDUCATION

Kent State University, Kent, Ohio,
Bachelor of Architecture

REGISTRATION

States of Michigan, Ohio and 9 Other States
NCARB Certified

PROFESSIONAL ACTIVITIES

American Institute of Architects (AIA),
National, State, & Local Chapters

BACKGROUND INFORMATION

Dan Tabor joined The Collaborative Inc in 1978 and became a Partner of the firm in 1990. His thirty years of architectural experience have netted several award-winning projects, many of which have been featured in prominent magazines. Dan's expertise and fine organizational skills enable him to manage complex public school projects in an efficient and timely manner. He has experience gathering input and support from all school constituent groups: board members, parents/community members, teachers/staff and students.

EXPERIENCE

Toledo Public Schools, Toledo, Ohio (w/OSFC)

- Oakdale Elementary School - new, 57,957 SF, 672 students
- Jones (Libbey) Middle School - new, 94,276 SF, 542 students (includes 13,726 SF Regional Health Care facility)
- Bowsher High School - new, 255,540 SF, 1440 students
- Bowsher High School Stadium - new 5,900 SF concessions/locker facility; renovation of home bleachers and entry plaza
- Keyser Elementary School - new, 45,960 SF, 368 students
- Byrnedale Middle School - new, 80,720 SF, 551 students
- Ella P. Stewart Academy - new girls' elementary school, 43,620 SF, 350 students
- Arlington Elementary School - new, 44,364 SF, 350 students
- Westfield Elementary School - new, 44,364 SF, 350 students
- Woodward High School - new, 172,000 SF, 905 students
- Woodward High School Stadium - new bleachers, track, concessions building, entry plaza and landscaping
- Hawkins Elementary School - new, 59,912 SF, 495 students (LEED® Registered)
- Libbey High School Feasibility Study - analysis of options to renovate historic portions, along with new additions
- Beverly K-8 School - new K-8, 98,839 SF, 712 students (LEED® Registered)
- Old Orchard Elementary School - new, 46,875 SF, 375 students (LEED® Registered)

Mason Consolidated Schools, Erie, Michigan

- Maintenance Master Plan for annual budget of \$450,000 per year for 6 years. Yearly projects were identified and bid/constructed each year. Included restroom and locker room renovation, window replacements, tuckpointing, new water heaters, and improved lighting for each district building (high school, junior high, 2 elementary buildings, and day care center).

Leipsic Local Schools, Leipsic, Ohio

- Athletic Training Center, programming and schematic design

Ohio School Facilities Commission, Columbus, Ohio

- 2-Year Contract for Building Assessments, schools completed to date: Hopewell-Loudon, Defiance Schools, Tiffin Schools, & Upper Valley Joint Vocational School

Children's Choice Learning Centers, Frisco, Texas

- New 11,600 SF Child Care Center and prototype design for future locations

Blissfield Baptist Church, Blissfield, Michigan

- Multi-purpose addition (Conceptual Design)

George Veronie, AIA | Architect / Associate

role in project : Project Manager

EDUCATION

Kent State University, Kent, Ohio
Bachelor in Architecture, 1979

PROFESSIONAL AFFILIATIONS

American Institute of Architects,
National, State, & Local Chapters

EXPERIENCE

Mason Consolidated Schools, Erie, Michigan

- Maintenance Master Plan for annual budget of \$450,000 per year for 6 years. Yearly projects were identified and bid/constructed each year. Included restroom and locker room renovation, window replacements, tuckpointing, and improved lighting for each district building (high school, junior high, 2 elementary buildings, and day care center).

Toledo Public Schools, Toledo, Ohio

- Oakdale Elementary School - new, 57,957 SF, 672 students
- Jones (Libbey) Middle School - new, 94,276 SF, 542 students (includes 13,726 SF Regional Health Care facility)
- Bowsher High School - new, 255,540 SF, 1440 students
- Bowsher High School Stadium - new 5,900 SF concessions/locker facility; renovation of home bleachers and entry plaza
- Byrnedale Middle School - new, 80,720 SF, 551 students
- Woodward High School - new, 172,000 SF, 905 students
- Woodward High School Stadium - new bleachers, track, concessions building, entry plaza and landscaping

Central Middle School, Galveston, Texas*

- New 34,000 s.f. addition for 36 classrooms and cafeteria

Gretta Oppe Elementary School, Galveston, Texas*

- New school w/ cafeteria, media center, & activity room

Rancho Isabella Elementary School, Angleton, Texas*

- New 32 classroom school w/ cafeteria, gym, & media center

CERTIFICATION

State of Ohio

BACKGROUND INFORMATION

George Veronie is a registered architect with 30 years of experience. As Project Manager for The Collaborative Inc, he is responsible for administering projects of various scale and complexity and has a long track record in educational facilities. George oversees in-house personnel, coordinates the work of TCI's consulting engineering firms, and provides construction administration services.

Terra Community College, Fremont, Ohio

- Various Renovations - includes new flooring, new entry doors, restroom upgrades, new outdoor plaza and minor mechanical systems renovations

Owens Community College, Maumee, Ohio

- Workforce Development Center - programming, space planning and design to renovate 36,000 SF existing building into an academic center

Lakeland Community College, Kirtland, Ohio

- Athletic Fitness Center - 52,000 SF renovation and 40,000 SF addition to existing recreation facility
- Engineering Building Expansion - 4,000 SF addition to engineering building includes classrooms and industrial labs

Kent State University, Kent, Ohio

- Library Renovation Programming Study - Identifying possible location for freshmen student services

Ohio Wesleyan University, Delaware, Ohio

- Edgar Hall - 31,000 SF renovation of former clothing factory into Fine Arts academic building

Central Ohio Technical College/OSU Newark, Ohio

- Technology Conference Center - new 71,000 sq. ft. building

* Projects worked on prior to joining TCI

Ray D. Micham, AIA, LEED®AP | Architect / Partner

role in project : Design Architect

EDUCATION

University of Cincinnati
B. S. in Architecture, 1991

REGISTRATION

State of Ohio
LEED® Accredited Professional

SPEAKING ENGAGEMENTS

- “Managing in an Employee-Empowered World”, AIA Ohio, 2001 Convention
- “Top 15 Key Ingredients of Successful Recreation Centers”, 2005 Design & Operation School, OPRA
- “You Can’t Always Get What You Want . . . But You CAN Get What You Need!” Planning, Design, & Construction of Community Centers, 2006, OPRA Convention

EXPERIENCE

Swanton Elementary Schools, Swanton, Ohio

- Renovation & addition of Park & Crestwood Elementary Schools

Toledo Public Schools, Toledo, Ohio (w/OSFC)

- Jones (Libbey) Middle School - new, 94,276 SF, 542 students (includes 13,726 SF Regional Health Care facility)

Adrian College, Adrian Michigan

- Peele / Jones Science & Business Bldg. Renovation & Addition
- Ritchie Dining Hall Renovation/Expansion
- Rush Renovation
- Sculpture Plaza
- Spencer Music Addition Study
- Caine Student Center - conversion of former Ridge Field House into Student Center with food service, lounge, study rooms, meeting rooms and board room

Siena Heights University, Adrian, Michigan

- Campus Master Plan (140 acres)

PROFESSIONAL ACTIVITIES

American Institute of Architects (AIA), National, State, & Local Chapters
AIA Ohio, Committee on the Environment, Founding Member
Lake Erie Western Alliance for Sustainability (LEWAS), Founding Member

BACKGROUND INFORMATION

Ray Micham joined The Collaborative Inc in 1993 and became Partner in 2006. He has worked as an architectural designer on numerous projects. With his natural creativity and design sensitivity, Ray has plays a major role in the programming and design development of many of TCI’s projects. He has a deep appreciation for architectural details and is especially adept at making designs “work”.

LEED® Accredited, Ray’s deep interest in sustainable design is evidenced by his role in LEWAS and the AIA Ohio Committee on the Environment, a group of professionals dedicated to encouraging sustainable design practices.

Hospice of Lenawee, Adrian, Michigan

- New in-patient facility plus administrative offices for staff, in-home hospice operation and grief counseling services

Seventh-Day Adventist School, Toledo, Ohio

- 20,000 SF new school and multi-purpose gymnasium and 6,135 SF office addition to existing church

Tecumseh Community Rec Center, Tecumseh, Michigan

- Conceptual Design for Renovation/Expansion to existing facility to create family recreation center and rehabilitation clinic

Heidelberg College, Tiffin, Ohio

- Gillmor Hall Science Facility - 55,000 SF addition / 40,000 SF renovation with laboratories, classrooms, and office space
- Campus Center Addition (10,000 SF) & Renovation (26,000 SF) with meeting rooms, study lounges, fitness area, food court and bookstore

Dorey K. Fox, IIDA | Senior Interior Designer

role in project : Interior Designer

EDUCATION

Ohio University
B. S. in Interior Design

PROFESSIONAL ACTIVITIES

International Interior Design Association (IIDA)
American Institute of Architects (AIA), Toledo Allied
Individual Member

REGISTRATION

National Council for Interior Design Qualifications, Certification

BACKGROUND INFORMATION

Dorey Schmidt joined The Collaborative Inc in 1998. As an Interior Designer, her responsibilities include space planning, interior finish and furniture selection and specification, and the development of construction documents. Dorey's experience on school projects is particularly strong, and she knows the appropriate materials to select for durability, easy maintenance, and aesthetics.

EXPERIENCE

Toledo Public Schools, Toledo, Ohio (w/OSFC)

- Oakdale Elementary School - new, 57,957 SF, 672 students
- Jones (Libbey) Middle School - new, 94,276 SF, 542 students (includes 13,726 SF Regional Health Care facility)
- Bowsher High School - new, 255,540 SF, 1440 students
- Keyser Elementary School - new, 45,960 SF, 368 students
- Byrnedale Middle School - new, 80,720 SF, 551 students
- Ella P. Stewart Academy - new girls' elementary school, 43,620 SF, 350 students
- Arlington Elementary School - new, 44,364 SF, 350 students
- Westfield Elementary School - new, 44,364 SF, 350 students
- Woodward High School - new, 172,000 SF, 905 students
- Hawkins Elementary School - new, 59,912 SF, 495 students (LEED® Registered)
- Beverly K-8 School - new K-8, 98,839 SF, 712 students (LEED® Registered)
- Old Orchard Elementary School - new, 46,875 SF, 375 students (LEED® Registered)

Seventh-Day Adventist School, Toledo, Ohio

- 20,000 SF new school and multi-purpose gymnasium and 6,135 SF office addition to existing church

Lakeland Community College, Kirtland, Ohio

- Interior design of Preschool Teaching Center and child care service center as part of campus Athletic & Fitness Center renovation/expansion

Siena Heights University, Adrian, Michigan

- Sage Student Union Renovations

Owens State Community College, Perrysburg, Ohio

- Student Health & Activities Center - New 86,000 SF center
- Center for Fine & Performing Arts - New 82,000 SF building

Owens State Community College, Findlay, Ohio

- New 119,000 SF Education Building

Wright State University, Dayton, Ohio

- Student Union/Recreation - 140,000 SF renovation includes organizations offices, administration offices, health & psych services, disability services, recreation and fitness

Alma College, Alma, Michigan

- Wright Residence Hall, 60-beds, 15 apartment-style units
- Alan Stone Center for Recreation - New 50,000 SF center

Lourdes College, Sylvania, Ohio

- McAlear & Delp Halls Classroom Building Addition - 38,000 SF facility housing eight classrooms, welcome center, and student lounge areas; includes geothermal wells, daylighting and stormwater management system

Heidelberg College, Tiffin, Ohio

- Hoernemann Rectory - Renovations to Dining Hall

Rusty A. Wilke, ASLA | Landscape Architectural Project Manager

role in project : Landscape Architect

EDUCATION

Kansas State University
Bachelor of Landscape Architecture, 1994

PROFESSIONAL ACTIVITIES

American Society of Landscape Architects (ASLA)
Maumee Valley Chapter of ASLA, 2004/05 President
Rails-To-Trails Conservancy
Bedford Township, MI Downtown Development Authority

REGISTRATION

States of Ohio and Kansas

BACKGROUND INFORMATION

A resident of Temperance, Michigan, Rusty Wilke joined The Collaborative Inc in 1998. Prior to that time, he served as a Project Manager for a landscape architectural firm located in Kansas City, Missouri. At TCI, Rusty is responsible for master planning, site design, and the development of construction documents on a variety of educational projects.

EXPERIENCE

Toledo Public Schools, Toledo, Ohio

- Westfield Elementary School - new, 44,364 SF, 350 students
- Bowsher High School - new, 255,540 SF, 1440 students
- Bowsher High School Stadium - new 5,900 SF concessions/locker facility; renovation of home bleachers, entry plaza and landscaping
- Keyser Elementary School - new, 45,960 SF, 368 students
- Byrnedale Middle School - new, 80,720 SF, 551 students
- Ella P. Stewart Academy - new girls' elementary school, 43,620 SF, 350 students
- Jones (Libbey) Middle School - new, 94,276 SF, 542 students (includes 13,726 SF Regional Health Care facility)
- Arlington Elementary School - new, 44,364 SF, 350 students
- Woodward High School - new, 172,000 SF, 905 students
- Beverly K-8 School - new K-8, 98,839 SF, 712 students (LEED® Registered)
- Old Orchard Elementary School - new, 46,875 SF, 375 students (LEED® Registered)
- Outdoor recreation/athletic fields study

Springfield Local Schools, Holland, Ohio

- High School Parking Lot / Bus Drop-off Re-design

St. Ursula Academy, Toledo, Ohio

- Site design relating to addition to existing parochial school

Adrian College, Adrian, Michigan

- Shipman Library – Site design for 22,000 SF expansion to, and 29,000 SF renovation of, existing campus library

Toledo Botanical Garden, Toledo, Ohio

- New main Bancroft Street entry
- Children's Garden (4-acres including hands-on discovery areas, play structures, tunnels and water feature) w/Mesa Design Group

Heidelberg University, Tiffin, Ohio

- Gillmor Gardens - beautification around new building, includes conversation areas and memorial statue

Camp Courageous, Whitehouse, Ohio

- Design of outdoor play area

Monroe County Community College, Monroe, Michigan

- Outdoor Commons – redesign and landscape improvements to campus commons area

Mud Hens Ball Park, Toledo, Ohio

- Public right-of-way improvements on all sidewalk/streets around the Fifth-Third Field

Swan Creek Riverwalk, Toledo, Ohio

- Pedestrian/bicycle route, via a combination of sidewalks, boardwalks, and overlooks on the Maumee riverfront downtown

Wright State University, Dayton, Ohio

- West Campus Entry Improvements - redesign of the main campus public entrance

Mark R. Kennedy, PE | Principal / Structural Engineer | LKL Engineers

role in project : Structural Engineer

EDUCATION

Case Western Reserve University
B.S. Civil Engineering, 1982

PROFESSIONAL ACTIVITIES

American Society of Civil Engineers
National Society of Professional Engineers
Ohio Society of Professional Engineers
American Concrete Institute
American Welding Society
American Institute of Steel Construction
Construction Specification Institute,
Contract Document Technologist

REGISTRATION

State of Ohio and 5 other states

BACKGROUND INFORMATION

Mark Kennedy has twenty years of experience in the design of structural systems for a wide variety of building types, including numerous educational facilities. He has personally served as structural engineer on 95 projects for The Collaborative Inc.

EXPERIENCE

** Projects completed with TCI*

St. Francis deSales High School, Toledo, Ohio*

- Major renovations and addition, including classrooms, gymnasium/fitness center, and chapel

St. Ursula Academy, Toledo, Ohio*

- Major renovations and additions to private high school, including a distance learning lecture hall, renovation of existing classrooms, new meeting spaces, new learning resource center & performance area, and cafeteria expansion

Sylvania Franciscan Academy, Sylvania, Ohio*

- Structural engineering for a new 33,000 SF catholic elementary school

Penta Career Center, Perrysburg, Ohio*

- New 520,000 SF vocational school campus

Oregon Schools, Oregon, Ohio*

- New Coy Elementary School
- Jerusalem Elementary School Renovation and Addition
- Starr Elementary School Renovation and Addition
- Wynn Elementary School Renovation and Addition
- Eisenhower Middle School Renovation and Addition
- Fassett Middle School Renovation
- Clay High School Renovation and Addition
- Administration Building Renovation and Addition

Toledo Public Schools, Toledo, Ohio (w/OSFC)

- Robert S. Rogers High School - 225,000 SF
- McTigue Middle School - 99,365 SF
- Garfield Elementary School - 59,930 SF
- Navarre Elementary School - 59,930 SF
- East Broadway Middle School - 85,000 SF
- Beverly K-8 School - 98,839 SF*
- Old Orchard Elementary School - 46,875 SF*

Notre Dame Academy Additions, Toledo, Ohio*

- 25,000 square feet gymnasium and lobby additions

Amherst Schools, Amherst, Ohio

- New Junior High School
- Senior High additions totaling 182,000 SF addition included classrooms, offices, and a cafeteria/auditorium

Buckeye Schools Renovations and Additions, Medina, OH

- Design of additions and renovations for two elementary schools, a junior high school, and a senior high school

Anthony Wayne High School Additions, Whitehouse, OH

- Structural design of additions totaling 44,000 SF

Swanton Elementary Additions, Swanton, Ohio*

- 48,000 SF of additions to two elementary schools

Larry Scharf, PE | Senior Project Manager | MDA Engineering
role in project : Mechanical Engineer

EDUCATION

University of Colorado
B.S. - Mechanical Engineering

Ohio University
Magazine Journalism

U.S. Air Force Academy
Mechanical Engineering

PROFESSIONAL ACTIVITIES

American Society of Heating, Refrigeration, and Air Conditioning Engineers (A.S.H.R.A.E.)

PROFESSIONAL ACTIVITIES

Professional Engineer - Ohio

BACKGROUND INFORMATION

Prior to his joining MDA Engineering, Larry Scharf had an extensive career in Denver, CO. He spent five years with a 100-person M/P/FP firm as a project manager and was responsible for the design and oversight of over 3 million SF of new construction. Later Larry founded and served as President of an M/E/P design firm which grew to 40 employees. Larry returned to his roots in Ohio in the 1990's. He joined MDA Engineering, Inc. where he brings his experience in all phases of the design and construction process to the clients he serves.

EXPERIENCE * Projects completed with TCI

Old Fort Local Schools, Old Fort, Ohio*

- Building Assessment and Master Plan for School District

Swanton Local Schools, Swanton, OH*

- New 110,000 SF K-12 facility with 2 gymnasiums, incorporating heat reclaim technology

St. Ursula Academy, Toledo, OH*

- Renovations and Additions

Elmwood High School, Bloomdale, OH

- New 190,000 S.F. K-12 educational center that utilizes direct digital technology to integrate mechanical & electrical systems into one control structure

Toledo Public Schools, Toledo, OH

- Bowsher High School*
- Libbey Middle School*
- Oakdale Elementary School*
- Glenwood Elementary School
- Grove Patterson Elementary School
- Larchmont Elementary School
- Walbridge Elementary School
- Westfield Elementary School*

Rochester Community Schools, Rochester, MI

- Extensive remodel and expansion of 4 schools including complete replacement of central heating and cooling plants and commissioning of MEP systems

St. Francis deSales High School, Toledo, Ohio*

- \$12 million Renovation/Expansion featuring new athletic spaces, science labs, music facilities, and new HVAC system for existing gymnasium

Graland Country Day School - Denver, CO

- A two block K-8 private school campus located in a residential neighborhood. Work included a new 2 story, 60,000 sf. classroom building, remodel of 2 existing classroom buildings, and an upgrade of the central utility systems serving these buildings

Norwalk-St. Paul, MN

- High School Addition

Owens Community College, Findlay, Ohio

- New Findlay Branch Campus Buildings

University of Findlay, Findlay, Ohio

- New Health Science Building

Craig R. Kohring | Electrical Project Manager | MDA Engineering
role in project : Electrical Designer

EDUCATION

The University of Toledo
M.B.A. Finance - 1994
B.B.A. Finance -1987

PROFESSIONAL ACTIVITIES

Certification "Doing Business with the State of Ohio" - Division of Public Works
City of Northwood Planning & Zoning Commission Member
Illuminating Engineering Society of North America, Board of Directors, Director 2007-2010
Northwest Ohio Association of School Business Officials
Toledo Electrical Contractors Association

BACKGROUND INFORMATION

As an Electrical Project Manager, Craig Kohring is responsible for design development, cost estimating, complete project engineering, drawing production, specifications, construction administration and final system approval. Craig's expertise lies in the area of lighting design and application.

EXPERIENCE * Projects completed with TCI

Eastwood Local School District

- Ohio School Net Power Up for Technology Program

Elmwood Local Schools

- New PK-12 School

Bettsville Local Schools

- New High School Addition

Liberty Center Local Schools

- Auditorium Renovations

Gibsonburg Exempted Village Schools

- New High School
- Elementary School additions

Toledo Public Schools

- Oakdale Elementary*
- Jones Middle School*
- Bowsher High School*
- Glenwood Elementary
- Westfield Elementary*
- Grove Patterson Academy
- Walbridge Elementary
- Larchmont K-8

Washington Local Schools, Toledo, Ohio

- Various projects throughout the 14-building district:
 - ADA Fire Alarm Upgrades at 3 elementary schools and administration building
 - Electrical upgrades for computer technology at every building
 - Sound system upgrades and replacements at 4 elementary schools
 - Electrical renovations at Westwood Elementary
 - District-wide Local Area Computer Network including server and workstation configuration of approximately 1000 computers

Columbus Grove Local Schools, Columbus Grove, Ohio

- OSFC Emergency Repair Grant improvements, includes HVAC, plumbing, and electrical upgrades to meet current building and life safety codes

Bowling Green Area School District, Bowling Green, Ohio

- Football Field Lighting
- Primary Electrical Service
- Power Up for Technology

Dr. Ronald Victor, Ed. D. | Owner | Leadership Ideas

role in project : Bond Campaign Support

EXPERIENCE

With more than thirty-five years of practical experience, Ronald L. Victor, Ed. D. knows the many modern challenges faced by communities, businesses, school districts and organizations of all types. Dr. Victor's experience includes work as an adjunct professor, consultant, guidance counselor, assistant principal, business manager and as a highly successful superintendent.

Dr. Victor's goal is to inspire leadership, achieve commitment and celebrate success by building sustainable leadership at all levels so that schools bring hope and value to their communities, students, parents, businesses and staff.

AWARDS / HONORS

Ron received the Buckeye Association of School Administrators Exemplary Superintendent Award for the northeast Region in 1993.

He was named Administrator of the Year by the Ohio Thespan Association in 1998 and was given the honor of Ohio's Superintendent of the Year by the Ohio PTA in 2000. In August of 2003, Ron was honored by the Martha Holden Jennings Foundation, being the recipient of the prestigious Outstanding Performance Award for his work with Leadership Garfield Heights. He was awarded a \$20,000.00 grant for continued work with Leadership Garfield Heights. Ron is a graduate of the Ohio School Leadership Academy and has twice attended the Harvard University Institute for School Leadership.

VISION / PROCESS

Leadership Ideas' goal is to help school districts provide the best possible facilities to educate our children. Ron Victor helps guide schools in developing a vision and generating community and financial support.

Each school client is unique, and Leadership Ideas' services are completely flexible - whether providing total support throughout the process, or insight on one specific portion.

The steps typically followed include:

- Listen to Vision
- Investigate Limitations of Facilities
- Develop Vision/Program Options
- Develop Operations Performance Assistance
- Funding Variables Research and Analysis (on going)
- Present Funding Strategy Execution
- Owner Decision to Initiate Project
- Community Support Initiative (9 to 12 months)
- Procure Financing: Bonding, etc. (12 months optimal)
- Total Project Budget Set
- Survey if Financing Failed (why?)

Dr. Victor a skilled relationship builder - creating a bond between school and community, uniting the two groups behind a common vision for improving school conditions.

CLIENT QUOTES

"Ron Victor provided us with the direction & enthusiasm needed to pass a \$275 million bond issue on the first attempt."

Keith Horner, Superintendent, Wapakoneta City Schools

"SchoolPrism™ provides a foundation of data showing us where we're at and where we need to go, which better enables us to create an action plan for our schools."

Jerry Parsons, Principal, Wooster City Schools

"Our successes here have been truly remarkable. Dr. Victor brought total community involvement."

Scott Kitson, Board Member, Garfield Heights City Schools

"Dr. Victor brought a style to the process that disarmed antagonists and encouraged supporters. His demonstrated leadership skills helped to bring together the community on the important issue of quality education for our youth."

Robert Davis, AICP, President, Scott HS Alumni Association, Toledo, Ohio

Susan M. Malnar | Senior Associate / Director of Marketing

role in project : Bond Campaign Support

EDUCATION

Lourdes College, Toledo, Ohio
B.A. Business Administration; Minor in Marketing
(summa cum laude)

Advanced Levy Planning Workshop, 2003
sponsored by Buckeye Assoc. of School Administrators

PROFESSIONAL ACTIVITIES

Society for Marketing Professional Services (SMPS),
Member - 1984-2006
Co-founder, Toledo Chapter, 1988
Treasurer, Toledo Chapter, 1990-92
Secretary, Toledo Chapter, 1993-94

COMMUNITY ACTIVITIES

Sylvania Community Services
Board Member, 1997-2003
Secretary, 2000
Vice President, 2002-2003

Leadership Toledo, 1988, Alumni
Marketing Committee, 1997, 2001-02
Board Member, 2000-2006
Secretary, 2003-2005
Vice President, 2005-2006

Senior Centers, Inc.
Board Member, 1997-2002
President, 1994-95
Treasurer, 1995-97

Corporation for Effective Government (CEG)
Toledo Fire Department Study Personnel Subcommittee, 1994
Board Member, 1997-2000

EXPERIENCE

Susan Malnar joined The Collaborative Inc in 1979, was named an Associate in 1993, and became a Senior Associate and Shareholder of the company in 2000. Prior to being named Director of Marketing in 1997, she held the position of Marketing Coordinator of the firm for eleven years.

Sue is responsible for the coordination and/or implementation of virtually all of the firm's marketing and public relations activities. Her duties include market research and lead generation; the coordination of direct mail pieces; publication of proposals, brochures, and cover letters; and coordination of special events and publicity. During her years with The Collaborative Inc, Sue has gained an in-depth knowledge of the design and construction industry.

Sue has worked with several client groups on their campaigns, assisting in setting the strategy for informing the voters, preparing promotional pieces for direct mail distribution and for public

display, and serving as a resource by supplying written and graphic material, facts and figures, etc. Examples of the campaigns on which Sue has served as a resource include:

- Sylvania Senior Center, Operating Levy - 2000*
- Sylvania Senior Center, Operating Levy - 2005*
- Oregon Schools Operating Levy - 2003*
- Oregon Schools Building Levy - 2004*
- Penta Career Center Building Levy - 2003*
- Perrysburg Schools, Building Levy - 2007
- Old Fort Schools, Building Levy - 2009

**Successful bond campaigns*

Section Three



the COLLABORATIVE *inc*

Schools

Central Catholic High School, Toledo, Ohio

- Athletic Stadium Improvements

Central Ohio Technical College, Newark, Ohio

- New Technology & Conference Center
- New Warner Student Center & Library

Clark State Community College, Dayton, Ohio

- Campus Master Plan

Columbus Academy, Gahanna, Ohio

- Facilities Master Plan

Edison State Community College, Piqua, Ohio

- Campus Master Plan
- Student Activity/Conference Center
- Administrative Offices and Bookstore Renovations
- Regional Center of Excellence

Evergreen Schools, Metamora, Ohio*

- Needs Assessment Study
- New High School

Family Learning Center of NW Ohio

- Conversion of Building into New Charter School

Genoa Schools, Genoa, Ohio

- Athletic Fields Master Plans

Gesu Parish, Toledo, Ohio

- Master Plan
- Elementary School renovation/expansion
- New community center
- Landscaping & parking improvements

HOPE School, McClure, Ohio

- Addition and Renovations to Pre-School & Day Care Center:

Lake Michigan College, Benton Harbor, Michigan

- Campus Master Plan

Lakeland Community College, Kirtland, Ohio

- Athletic Fitness Center Addition/Renovation
- Early Childhood Education Center
- Engineering Building Addition

Leipsic Local Schools, Leipsic, Ohio

- Athletic Training Center

Lial Montessori School, Whitehouse, Ohio

- New life science classroom/laboratory
- New multi-purpose facility for physical education & performing arts
- New high tech distance-learning classroom
- New visual arts studio & music center
- Middle School renovation

Lorain County Community College, Elyria, Ohio

- HPER Building Assessment/Program/Addition Study
- Early Childhood Education Center Playground
- Landscape Master Plan

Maumee Valley Country Day School, Toledo, Ohio

Long-Range Facilities Master Plan & Implementation, including:

- Landscaped commons area
- New theater
- Library expansion
- New swimming pool
- Co-ed weight training room, practice gym & locker rooms
- Middle School expansion
- New entry drive from Glendale Avenue

Mason Consolidated Schools, Erie, Michigan*

• Master Plan upgrade and implementation of various improvements funded by sinking fund. Projects included restroom improvements, boiler/lighting upgrades, locker room renovations, tuckpointing, and window replacements.

Monroe County Community College, Monroe, Michigan

- Outdoor Commons Landscape Improvements



Schools

Northwest State Community College, Archbold, Ohio

- Engineering Technology Center

Oregon Schools, Oregon, Ohio*

- District Master Plan
- New Coy Elementary School
- Wynn Elementary School - Renovation/Addition
- Jerusalem Elementary School - Renovation/Addition
- Starr Elementary School - Renovation/Addition
- Eisenhower Middle School - Renovation/Addition
- Clay High School - Renovation/Addition
- Administration Building - Renovation/Addition

Ottawa Hills Schools, Toledo, Ohio

- Renovations & Additions to Elementary School
- High School Science Addition/Renovation/Master Plan
- Athletic Fields Turf Replacement

Owens Community College, Wood County, Ohio

- Law Enforcement Training Center
- Student Health Recreation Center
- Performing Arts Center

Owens Community College, Findlay, Ohio

- Campus Master Plan
- Programming & Design of New Branch Campus Building

Penta Career Center, Perrysburg, Ohio*

- Master Plan and building design of new Penta Career Center campus

Sacred Heart Parish, Toledo, Ohio

- Addition to house new Multi-Purpose, Library, Computer Room, Kindergarten, & Kitchen

St. Francis Academy, Sylvania, Ohio

- Master Plan and New Building for K-8

St. Francis de Sales High School, Toledo, Ohio

- Campus Master Plan
- Renovation & Addition to High School

St. John Neumann Parish, Canton, Michigan

- Master Plan and Addition housing Meeting Rooms, Youth Room, Library, & Choir Room

St. John's Parish, Point Place, Toledo, Ohio

- Gymnasium/Multi-Purpose Addition

St. Martin dePorres Parish, Toledo, Ohio

- Renovations to Classrooms and Community Center

St. Ursula Academy, Toledo, Ohio

- Long-Range Facilities Master Plan & Implementation, including:
 - Cafeteria expansion, New dance studio
 - Conversion of theater into high-tech distance-learning lecture space
 - Conversion of first floor of adjacent convent into art areas
 - Reconfiguration of existing classrooms
 - New meeting rooms, New learning resource center
 - New performance area, New south entry
 - Athletic facility addition, New field house

Seventh Day Adventist, Toledo, Ohio

- Classroom Wing Addition

Sisters of Notre Dame, Toledo, Ohio

- Master Plan and Feasibility Study for expansion and renovation of Ladyfield School

Stateline Christian School, Temperance, Michigan

- Master Plan for New K-6 School

Springfield Local Schools, Holland, Ohio

- Master Plan for High School, Middle School, and Elementary Schools
- Phase I Implementation (New Parking Lot/Bus Drop off at High School)
- Alumni Belltower at High School

Swanton Public Schools, Swanton, Ohio*

- Multi-Building Analysis
- New High School
- Addition/Renovation to 2 Existing Elementary Schools
- Window Replacement on 2 Existing Elementary Schools

Terra State Community College, Fremont, Ohio

- Campus Master Plan
- Student Activities Center
- Engineering Building
- Early Childhood Education Center

Schools

Toledo Day Nursery, Toledo, Ohio

- Lagrange Street Child Care Center

Toledo Public Schools, Toledo, Ohio

- Parking Expansions & ADA Modifications for High School & 4 Elementary Schools
- Libbey High School Renovation Feasibility Study
- Bowsher High School
- Bowsher High School - Stadium Renovation
- Woodward High School
- Jones Middle School
- Arlington Elementary School
- Byrnedale Middle School
- Westfield Elementary School
- Oakdale Elementary School
- Arlington Elementary School
- Keyser Elementary School
- Hawkins Elementary School (LEED®)
- Stewart Elementary School
- Beverly K-8 School (LEED®)
- Old Orchard Elementary (LEED®)

The University of Toledo, Toledo, Ohio

- Child Care Center

Village Shule, Toledo, Ohio

- Conversion of Building into New Charter School

Vistula Child Care Facility, Toledo, Ohio

- Child Care Center

Wauseon Public Schools, Wauseon, Ohio*

- Needs Assessment & Feasibility Study
- New K-2 School
- High School Renovation & Expansion

* *Projects Completed with TMP Associates*

Mason Consolidated Schools Renovations | Erie, MI

client : Mason Consolidated Schools



Window Replacement - Concept 1



Window Replacement - Concept 2



The Collaborative Inc worked with Mason Consolidated Schools teamed to identify a series of renovations and improvements to be implemented through a 6-year sinking fund. The design team worked with school representatives to identify a master plan of improvements, then prioritize tasks based on urgency and budget.

Improvements covered five district buildings. At the Senior High School, renovations included brick work, new water heater, improved locker rooms, ADA accessibility improvements, and upgrades to exterior lighting.

Work at the Junior High included renovated locker rooms, new flooring in the corridors, and tuckpointing. At the two elementary schools, improvements were made to restrooms, windows, and emergency lighting, and the Early Childhood Center received new windows.

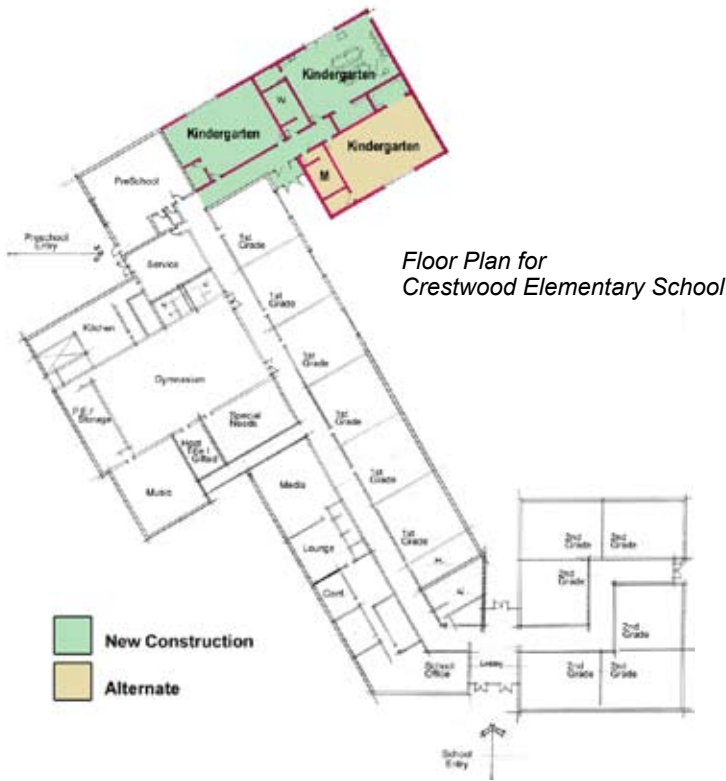
A new parking lot for the bus fleet was also included.



Existing Conditions

Swanton Elementary Schools Renovation/Addition | Swanton, OH

client : Swanton Local Board of Education | size/area : 4,500 SF



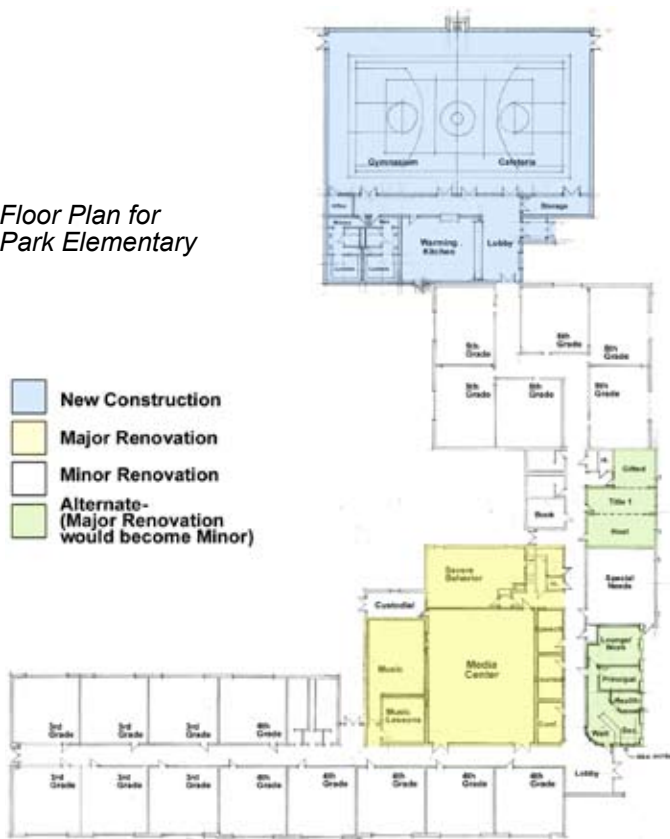
As a result of a multi-building analysis conducted by the TCITMP team, these two Swanton elementary schools have been renovated and expanded.

The renovation work included roof replacement; upgrading of the HVAC, windows, lighting, electrical and fire alarm systems; accessibility improvements and new interior finishes. At Park Elementary a 4,500 sq. ft. gymnasium/cafeteria was added, and the media center, music room, and administrative offices renovated. Crestwood Elementary received a new addition that houses three kindergarten classrooms.

The buildings remained occupied while the additions were being constructed. The renovation took place over the summer break.

All windows were placed in both schools a few years later to increase energy efficiency.

Floor Plan for Park Elementary



Clay High School Renovation/Addition | Toledo, OH

client : Oregon Schools | size/area : 180,069 SF (existing) 96,349 SF (additions) 46,566 SF (renovated)



Initially, the charge for the Oregon School District was to conduct a facility analysis of the administration building as well as all of the schools (a total of 8 facilities). Once the data was collected, TCI, along with TMP Associates, then worked through several scenarios of renovation, expansion, and new construction to arrive at an agreed-upon master plan for the District.

As part of the process, several vision planning/community meetings were held to solicit the input of citizens. The final plan called for major renovations and expansion to Clay High School, a new elementary school, and the renovation and/or expansion of the remaining buildings.

Clay High School includes an extensive Career Tech program, including culinary arts, cosmetology, medical technologies, dental technologies, automotive technologies, computer aided drafting, and information technologies.

TCI also provided campaign strategy and materials assistance to Oregon Schools. The \$45,000,000 levy passed and the projects are all nearing completion.



SIMILAR PROJECT EXPERIENCE

Starr Elementary School | Oregon, OH

client : Oregon Local Schools | size/area : 2,300 SF (addition)



The remodeled Starr Elementary School houses 600 students in kindergarten through fifth grade. An addition of 2,300 square feet will bring the total building size to 65,050 square feet.

A new entry for students and visitors features a canopy with an inviting lobby and administration center, which controls access into the school. A new computer lab and three special education classrooms are situated between two wings of the building. Two new kindergarten additions were added as well.

Major interior remodeling to classrooms and common spaces included painting, ceilings and lighting.



Jerusalem Elementary School | Curtice, OH

client : Oregon Local Schools | size/area : 14,952 SF (addition) / 17,662 (renovation)



The original Jerusalem Elementary School was built in 1936. As a new Senior Center was planned for the site as well, priorities for the design team in its addition and renovation included a carefully considered Site Plan, spaces that meet current Ohio School Facilities Commission (OSFC) standards, and plans designed to bring as much equity in programming as possible to Jerusalem and other schools within the District.

Recently completed, a warm, inviting lobby welcomes students and visitors to the new portion of Jerusalem, with an administration center controlling access to the school. The addition includes a gymnasium with a stage, and an adaptable multi-purpose/dining space that can be combined to accommodate large group events. A new kitchen, restrooms and storage areas complete the addition.

Wynn Elementary School | Oregon, OH

client : Oregon Local Schools | size/area : 21,450 SF (addition / renovation)



The newly remodeled Wynn Elementary School houses 450 students in kindergarten through fifth grade. An addition of 21,450 square feet to the original 1925 building brought the total building size to 57,180 square feet. Two exterior walls were saved, one as a new interior corridor wall and the other as a focal point in a new courtyard. The planning team carefully considered the location of the proposed building to create a Site Plan that functions smoothly for the present and for the future.

A new canopy with an inviting lobby welcomes students and visitors, with a new administration center that controls access into the school. A glass wall into the courtyard can be seen at entry. The new addition includes a gymnasium with a stage, and an adaptable multi-purpose/dining space that can be combined for large group events. Three new kindergarten classrooms, a new kitchen, restroom facilities, and storage areas complete the addition.

The existing gym was renovated into a new media center, with the existing bleacher framing in place for informal seating. A new elevator was installed to support all three levels, and classrooms were upgraded with new painting, ceilings and lighting.

Coy Elementary - Oregon Schools | Toledo, OH

client : Oregon Schools | size/area : 68,000 SF



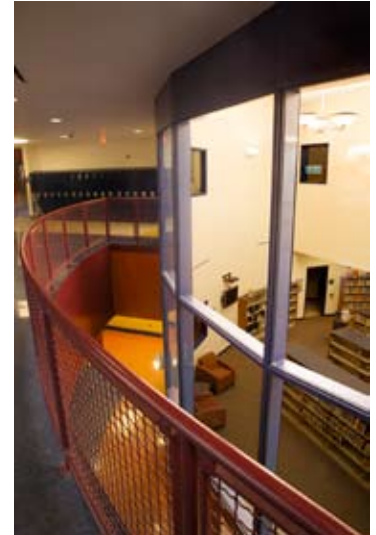
Oregon Schools' passage of a November 2004 bond issue allowing the district a new 68,000 square foot 600-student elementary school. The two-story "prairie style" building will feature precast details, dark brick and long, low overhangs and windows. Unique canopies will cover a portion of the two controlled play areas, designed with safety in mind.

Students enter the building through a warm, inviting lobby, with an adjacent administration center for controlling access. Parents will find a conveniently located kindergarten near the front entry for easy pick-up and drop-off. Eight classrooms line the outer "ring" of the building. The second floor features the art room in the center area with skylights, allowing a great deal of natural light into the space. A media center and eleven additional classrooms complete the second floor.

Special Education classrooms are located evenly throughout, as are large group rest rooms. A center core features the multipurpose / dining room and gymnasium, which can be sectioned off for evening events like sports, musicals and concerts. Visitors are channeled into this space for these events, while the rest of the building remains secure. TCI teamed with TMP Associates on this project.

Samuel M. Jones at Gunckel Park Middle School - Toledo Public Schools | Toledo, OH

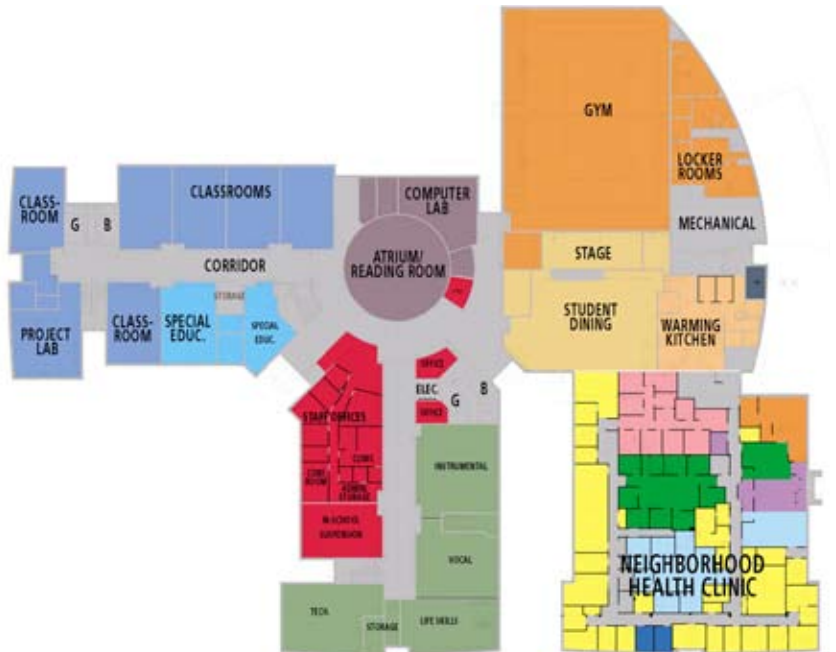
client : Toledo Public Schools / Ohio School Facilities Commission | area : 80,559 SF



Opening in Fall 2007, Samuel M. Jones at Gunckel Park Middle School (formerly Libbey MS) is one of many schools for Toledo Public Schools by Allied Toledo Architects (ATA). The Collaborative Inc is one of the key firms in ATA, a specially designed partnership.

The facility features four distinct areas, one for each of the three grade levels, and a separate, secure space for a neighborhood health clinic. At the school's center, the Media Center atrium offers natural light through clerestory windows which open onto the entrance courtyard. The design organizes the building to allow for secure after-hours use of the gym and stage areas.

With input from the community, TCI brought together a full-service clinic with the school as one unified building, yet with a separate entrance for the clinic. The health-care wing features pediatric, adult and dental suites, as well as offices for community agencies such as Women, Infants & Children (WIC), a smoking cessation program and a pharmacy.



Byrnedale Middle School - Toledo Public Schools | Toledo, OH

client : Toledo Public Schools / Ohio School Facilities Commission | area : 80,719 SF



The design of the new Byrnedale Middle School was inspired by the architecture of the surrounding residential neighborhood as well as the proximity to the University of Toledo Health Science Campus. The exterior is highlighted by a rounded roof entry form with a carved pre-cast lintel. Gable roof forms were incorporated at key locations to help scale the mostly two story building with surrounding one story neighborhood. Decorative banding and blending of brick and concrete masonry also highlight the facade design.

The interior color scheme is a blend of warm bold colors with honey maple wood tones. The interior is further highlighted by built-in wall niches which incorporate decorative tiles created by Byrnedale students.

The building allows for secure after-hours use of select areas, without access to the entire building. A cafetorium allows for flexibility in programming and use.

Byrnedale Middle School under the Allied Toledo Architects (ATA). The Collaborative is one of four key players in this consortium of architectural and engineering firms formed to provide design services for the district.

Westfield Elementary - Toledo Public Schools | Toledo, OH

client : Toledo Public Schools / Ohio School Facilities Commission | area : 43,750 SF



This Segment 3 project is part of the Toledo Public Schools Building for Success program in partnership with the Ohio School Facilities Commission. The proposed design incorporates sensitive issues in the neighborhood such as scale and orientation of the building, and development of a green space front yard. The design incorporates a prominent tower form at the entry and the mass of the building is broken down with gable forms that complement the surrounding residential neighborhood.

The new school will house grades K-5 and is designed for 350 students.

SIMILAR PROJECT EXPERIENCE

Oakdale Elementary School - Toledo Public Schools | Toledo, OH

client : Toledo Public Schools / Ohio School Facilities Commission | area : 57,957 SF



The new Oakdale Elementary School is one of several being undertaken by Toledo Public Schools. The Collaborative is one of four major players leading this effort.

It was important that the various elements - building, parking, and recreation - be located to take best advantage of the existing conditions, i.e. street access, views, etc. The facility houses 672 students.

The new Oakdale has larger classrooms and windows than the former school; state-of-the-art sound systems, a keyless building entry system, large screen projector units, and security systems.

Bricks from the original Oakdale are featured in the main hallway, bringing a piece of history to this modern facility.



SIMILAR PROJECT EXPERIENCE

Hawkins Elementary School | Toledo, OH

client : Toledo Public Schools / Ohio School Facilities Commission | area : 59,912 SF



Registered under LEED® for Schools, Hawkins Elementary will be TPS' greenest school to date. The design team is most excited about the exponential effects of teaching young people about sustainability - in hopes that they adopt green practices throughout their lives.

The design team is pursuing a grant which would allow two wind turbines to be installed on site. The wind power will generate power for lighting the school, while more importantly, teach students about the possibilities for alternative energy.

The commons/circulation spaces will be used for special lessons surrounding the building's unique systems. From the commons, students can view the wind turbines and monitor their production through a computerized modeling system. Also accessible from this point is the rain garden, for student observation in botanical science classes.

Green school buildings make good use of taxpayers' money. Hawkins' mechanical systems are expected to operate 20-30% more efficiently than current standards.

The Collaborative is one of four major players leading the Allied Toledo Architects (ATA), a consortium of architectural and engineering firms formed to provide design services for Toledo Public Schools (TPS) and the Ohio School Facilities Commissioner (OSFC).

Woodward High School - Toledo Public Schools | Toledo, OH

client : Toledo Public Schools / Ohio School Facilities Commission | area : 172,816 SF



Designed to accommodate more than 905 students, the new Woodward High School will house a 500 seat auditorium, gymnasium with 1,100 seats, auxiliary gym, dining area, media center, music rooms, visual arts rooms, and a variety of classrooms for typical academics (science, mathematics, etc.) as well as tech ed and career tech programs (auto mechanics, graphic design, and logistics).

Located at the intersection of East Central and Stickney Avenues, the architecture creates a new civic landmark in the North Toledo neighborhood. Terra cotta shields and medallions are "carried forward" from the old school and anchor prominent locations at the exterior entries, the lobbies, and at the auditorium.

The site is developed to enhance bus and automobile traffic and to be open to the adjacent Woodrow Wilson Park. The football stadium, bleachers, track, and concession complex are located along the western edge of the property.

Bowsher High School - Toledo Public Schools | Toledo, OH

client : Toledo Public Schools / Ohio School Facilities Commission | area : 255,500 SF



Designed to accommodate more than 1,400 students, the new Bowsher High School houses a 750 seat auditorium, gymnasium with 1,800 seats, auxiliary gym, dining area, media center, music rooms, visual arts rooms, and a variety of classrooms for typical academics (science, mathematics, etc.), as well as the Tech Ed and Career Tech programs.

Located at the intersection of Arlington and South Detroit Avenues, the architecture is drawn from surrounding structures, such as the old Maumee Valley Hospital, Hospice of Northwest Ohio, and The University of Toledo Health Science Campus.

It was important that Bowsher be designed so that portions of the building can be open to the public for evening and weekend events, with the remainder of the building being secured. The school has two main entries, one for visitors and the other for students and after-hour use. Located on either end of the main circulation spine, the main entries open adjacent to administrative offices, helping to control access to Bowsher.

The 25-acre site has separate entry drives/parking for automobile and bus traffic for the sake of convenience and safety. In addition to the building, a softball field and soccer field are included on the property.

Keyser Elementary School - Toledo Public Schools | Toledo, OH
client : Toledo Public Schools / Ohio School Facilities Commission | area : 45,959 SF



The new Keyser Elementary School is nestled along a natural woods line at the back of its Hill Avenue site. The front yard, where the old school once stood, will become a large green space with play area. This will give the new building a comfortable setback from the busy traffic. The exterior design is developed to resemble an old school house feel. The entry is highlighted by a double gable feature. Decorative patterns of brick and concrete masonry are used throughout the rest of the facade. The interior design reflects a warm feel with accent colors and use of wood tones.

Springfield Local Schools | Holland, OH

client : Springfield Local Schools | size/area : 10,900 SF (renovation) / 3,600 SF (addition)



Springfield Local Schools first teamed with the Collaborative to create a Master Plan. The design team met with representatives from the Board, High School, Middle School and Elementary school, as a means for gathering input on the following initiatives:

- Enhance curb appeal along McCord Road, including façade treatments, entries, parking, pedestrian circulation and landscaping
- Site circulation, as it relates to bus circulation and student parking/parent drop-off
- Add flexible, multimedia teaching space for classes of 20-30
- Add classroom space that can be subdivided based on group size
- Create more secure entry points, with natural supervision and greeting area

In addition to the Master Plan, Collaborative created conceptual options for a 10,900 SF renovation and 3,600 SF addition to the high school. This plan located the administrative offices adjacent to the main entry, to allow for passive monitoring and visitor check-in. Other renovations included flexible meeting and classroom spaces.

Following the completion of the Master Plan, Collaborative was once again contracted to implement the phase one improvements, including site signage, landscape improvements, parking improvements and new bell tower plaza.

Wauseon Public Schools New K-2 School | Wauseon, OH
client : Wauseon Board of Education | size/area : 69,000 SF (new construction)



In assisting the Wauseon Board of Education in determining the special requirements of its growing enrollment, it was determined that two alternatives were the most effective for the school district: a new K-2 school, and the expansion and renovation of the district's existing high school.

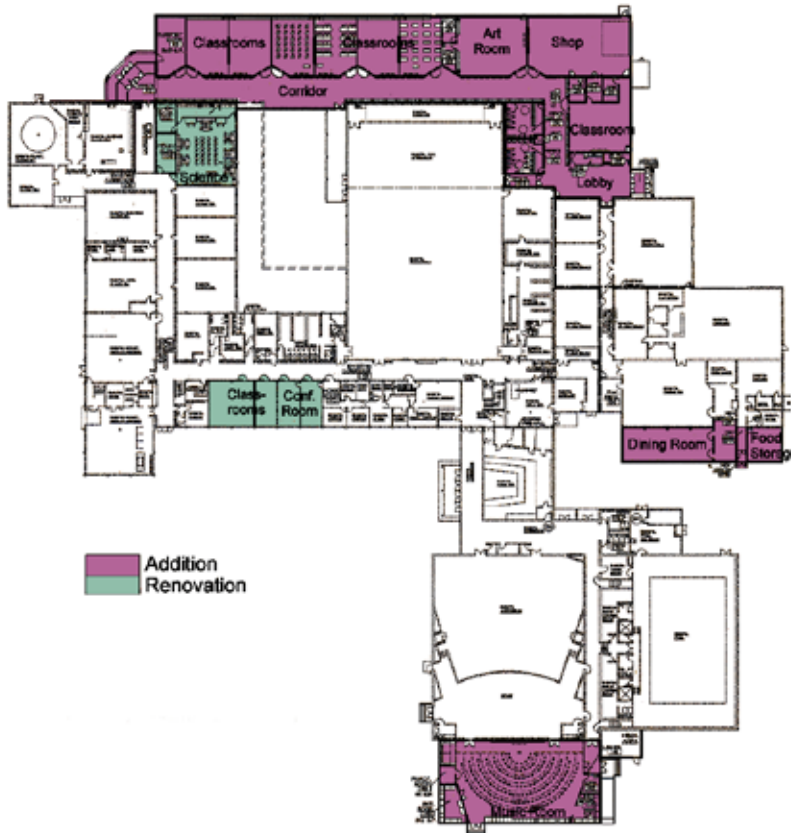
The new K-2 school is a one-story, 70,100 sq. ft. building with a media center, a large multi-purpose area which is used by community groups for meetings, 29 classrooms, and recreation facilities. The school can accommodate up to 600 students.



Wauseon High School Renovation & Expansion | Wauseon, OH

client : Wauseon Board of Education | size/area : 25,000 SF (addition)

The Wauseon High School building project resulted in the addition of a new 5,000 sq. ft. band room, new classrooms, and expansion of the cafeteria. Areas within the existing building were also renovated and are now used as science labs, math classrooms, and other instructional purposes.



SIMILAR PROJECT EXPERIENCE

New Evergreen High School | Metamora, OH
client : Evergreen Schools | size/area : 88,400 SF (new construction)

This project initially started as a feasibility study, in which the needs of the entire Evergreen School District were analyzed. The ultimate recommendation of the study was to build a new high school adjacent to the existing high school, retaining the football stadium and adding such athletic facilities as baseball fields, soccer fields, and tennis and basketball courts.

The new high school includes a media/technology center, a large cafeteria with seating for 1500 students, classrooms, and six mini computer laboratories.

TCI teamed with TMP Associates on this project.



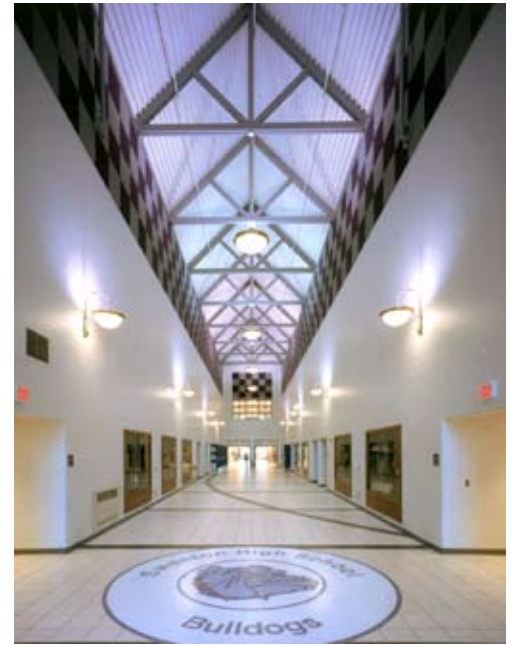
Swanton New High School | Swanton, OH

client : Swanton Local Board of Education | size/area : 110,000 SF

The Swanton Local Board of Education hired TCI and TMP Associates to conduct a comprehensive condition analysis and future needs assessment for its five school buildings. Based on several alternatives proposed by TCI/TMP, it was decided to replace the existing high school, built in 1904, with a new facility.

The new school houses 700 students in grades 9 - 12. It features a new performing arts/music center, a gymnasium, 30 - 35 classrooms, science labs, modern kitchen and cafeteria facilities, a student services and career center, and a state-of-the-art media center.

The school provides additional space, lowered student/teacher ratios, and a stimulating learning environment.



Maumee Valley Country Day School | Toledo, OH

client : Maumee Valley Country Day School | size/area : 70 acres



The process TCI used in developing the master plan for Maumee Valley Country Day School was highly interactive, with a great deal of school participation. Construction resulting from this master plan included: a new green commons area (to be the setting for all outdoor gatherings); the Millennium Theater, a 4,500 sq. ft. 300-seat theater with a separate entry from the outdoor commons; music practice room; an outdoor amphitheater; an expansion to the middle school; a co-ed weight training room, practice gym, and upper and middle school lockers; a new entry drive; and the reorganization of circulation patterns throughout the entire campus. Future considerations include an expansion to the library and a new swimming pool.

The Columbus Academy Master Plan | Gahanna, OH

client : The Columbus Academy | size/area : 230 acres

Columbus Academy, the largest independent K-12 school in Central Ohio, set forth goals to increase enrollment and improve and expand its facilities. This required the development of a comprehensive Facilities Master Plan to guide the school through construction priorities and options, and assure that proper attention is given to related matters such as traffic patterns, landscaping, and the general aesthetic appearance of the school.

In developing the Master Plan, several on-site workshops were held where the administration, staff, Board of Directors, parents and students voiced their opinions.

Areas addressed included:

- large multi-purpose space
- new classrooms
- offices & conference areas
- rehearsal spaces for choral / instrumental music / theater
- additional athletic space for basketball / indoor sports
- improved vehicular and pedestrian traffic patterns for safety, convenience and aesthetics
- athletic offices, fitness center, concession areas

In 2008, TCI was once again selected to conduct Master Planning exercises with Columbus Academy.



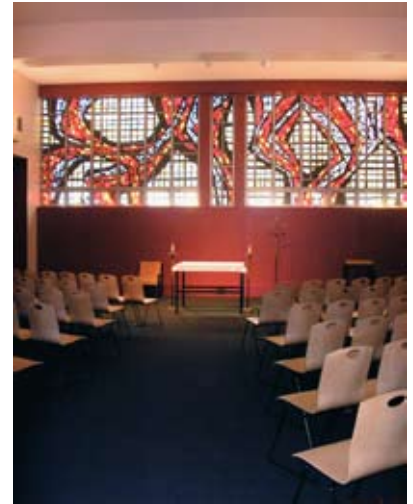
Upper School East Elevation



Master Planning Experience @ Columbus Academy : 2000 Campus Master Plan, 2008 New Campus Master Plan

St. Ursula Academy Master Plan | Toledo, OH

client : St. Ursula Academy



TCI worked with the administration, faculty, staff, and students of St. Ursula Academy in the process of developing their Facilities Master Plan. The existing facilities were carefully analyzed to determine the best uses for the school, both now and in the future. The plan was divided into 25 areas, the major parts of which include:

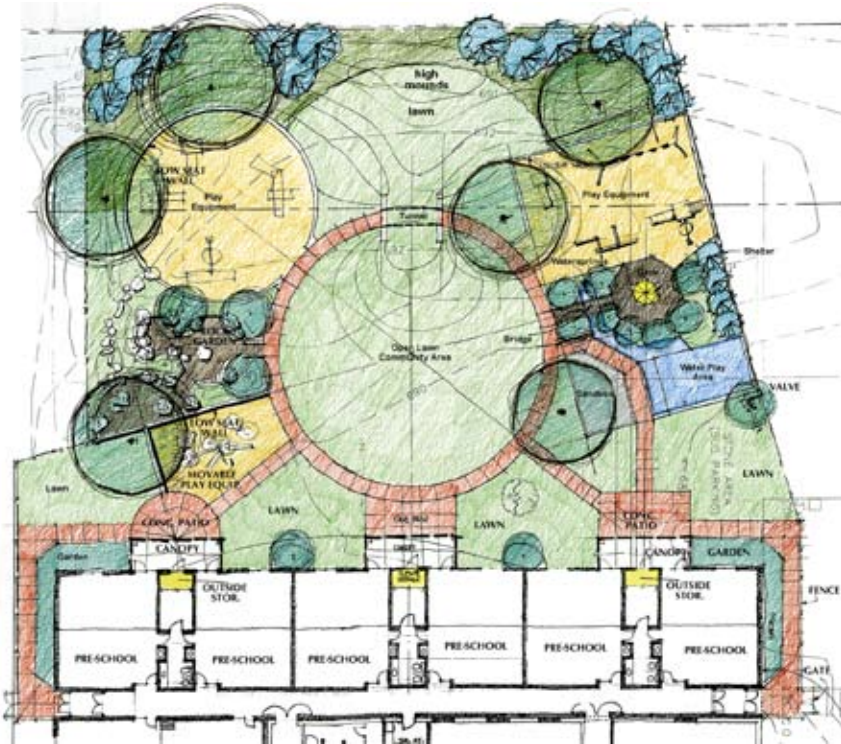
- cafeteria expansion
- conversion of theater into high tech, distance-learning lecture space
- new dance studio
- conversion of first floor of the adjacent convent into art areas

- the reconfiguration of existing classrooms
- new meeting spaces
- new learning resource center
- new performance area
- new south entry
- athletic addition
- new field house

TCI developed construction documents for the majority of this work and construction was recently completed.

Hope School Early Childhood & Family Center | McClure, OH

client : Henry Co. Board Of Developmental Disabilities | size/area : 12,000 SF (addition) 8,000 SF (renovation)



Playground

HOPE School is an educational institution that houses classrooms, clinics, offices, conference rooms, and playgrounds for children from infant through five years old. The facility recently underwent renovation of 8,000 sq. ft. of existing space and an addition of 12,000 sq. ft.

General goals of the project included integrating new technology and building systems; enhancing site circulation and usage to eliminate conflicts between vehicles and pedestrians; creating an identifiable/controllable/secure front door; capturing the energy and spirit of the faculty and staff; maintaining efficiency and flexibility; capitalizing on natural lighting, and enhancing the interior color scheme.

Specific changes included adding eight new classrooms, relocating the existing kitchen and cafeteria, expanding and consolidating the administrative area, and creating a new entry.



Floor Plan

St. Francis deSales High School | Toledo, OH

client : St. Francis deSales | size/area : 156,000 SF



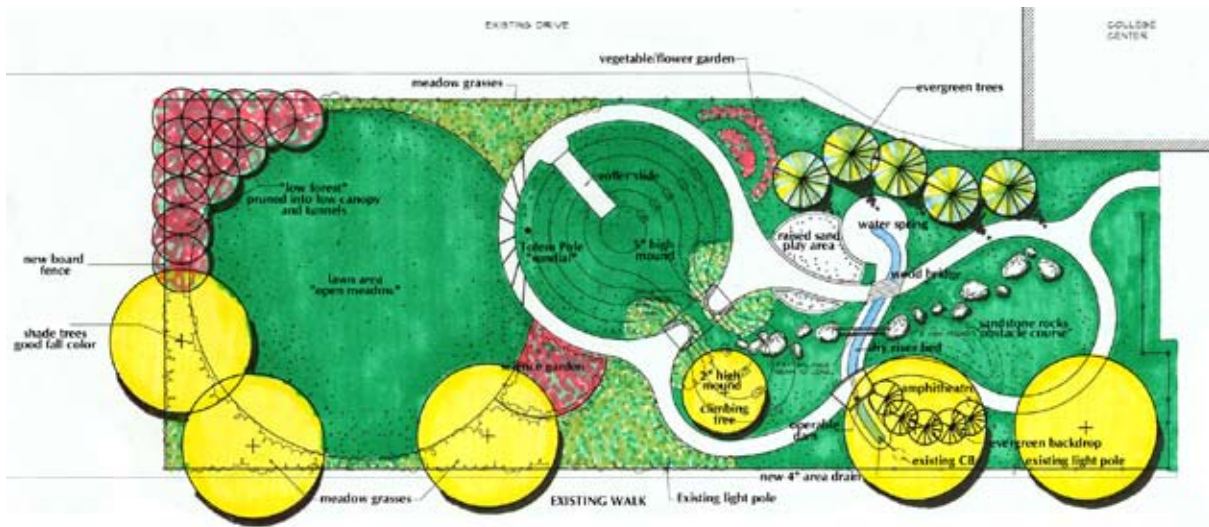
With its 50th anniversary approaching in 2005, Saint Francis deSales High School decided to create a new Master Plan for its 25 acre campus. TCI was invited to assist the school in the development of the new vision. The Master Plan process included several on-site workshops that were attended by faculty, students, administration, parents, Board Members and alumni. Through these “collaborations” TCI developed a Master Plan that addressed the following issues:

- Identity/image, unifying the campus
- Campus harmony with the surrounding neighborhood and acquisition of new properties
- Facilities access, vehicular and pedestrian circulation improvements, and additional parking
- Security/maintenance
- New landscaping, signage, and improved lighting
- Expansion of classroom, performance and worship spaces, field house and cafeteria; ADA accessibility and improved main entrance
- New chapel addition



Lorain Early Childhood Center Play Area | Elyria, OH

client : Lorain County Community College



It was LCCC's desire to create a natural setting without typical play equipment for its new playground at the Early Childhood Development Center. The playground includes a large grassy mound; an open meadow; a climbing tree; an elevated sand play area; an obstacle course using native sandstone boulders; an amphitheater; a dry river bed with an operable water valve; a science garden; a vegetable and flower garden; a low forest; and a small brick "road" for wagons and tricycles.



Section Four



the COLLABORATIVE *inc*

Process Graphic

The information below outlines The Collaborative Inc’s approach in detail. The Process Graphic on the following page visually depicts this approach.

Data Gathering & Planning Phase

We would propose a process that provides for initial Data Gathering and Planning Phase as the first phase. This will allow the Design Team and Facilities Committee to step back and review items such as existing facilities conditions, enrollment projections / space utilization, site traffic conditions, develop cost estimates, and prioritize options. At this time an interim Master Plan would be developed.

Projects That Can Be Executed Without Public Approval

Once the Interim Master Plan is completed, a number of projects will have been identified that can be implemented immediately, or as funding becomes available. For these projects, the Design Team can assist in completion of detailed drawings, specifications and scope of work for each project identified, and also assist with bidding and construction phases of the work.

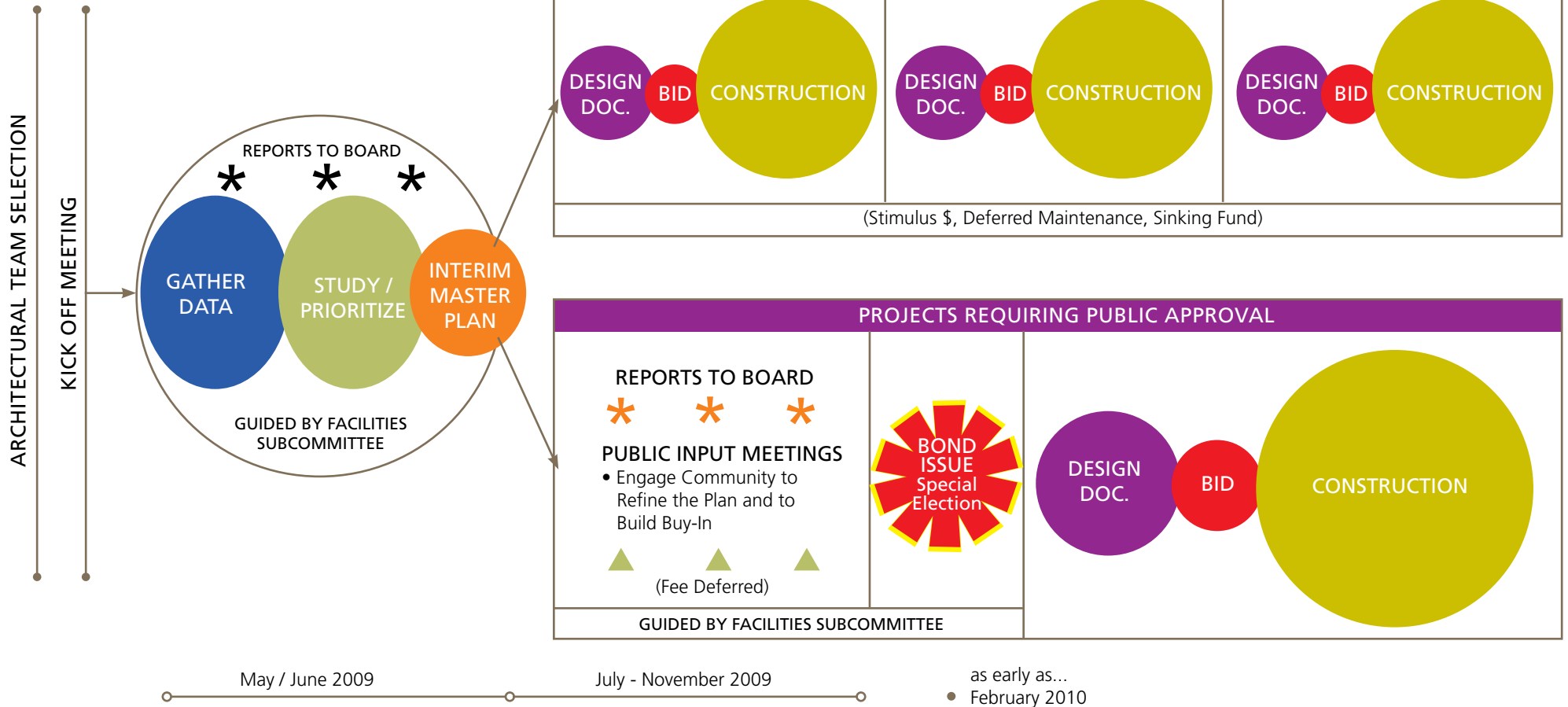
Project Requiring Public Approval

Using the Interim Master Plan as a guide, the Design Team and the Facilities Committee will strategize the Community Engagement Process (see description later in this section) with the Board and the Bond Committee. Projects requiring public approval and bond support will be identified and prioritized. It is anticipated that a successful Bond Issue may be targeted for a 2010 passage. Projects will then be prioritized and a schedule developed. The Design Team will then proceed with appropriate phases of the project to complete preliminary design, develop detailed drawings, specifications, and scope of work, and assist in bidding and construction administration phases of each project.

Compensation

Data Gathering and Planning Phase:	\$5,000 (Fee will be deferred to building project)
Pre-Bond Planning, Refine Master Plan, Public Process:	\$15,000 - 20,000 (Contingent on public process scope, number of public meetings, etc. Fee will be deferred to building project)
Building Projects:	Fee will be established on a lump sum basis, based on each project’s scope and complexity as follows: Up to \$1.0 million construction cost Fee: 6.0 - 7.0% \$1.0 - 5.0 million construction cost Fee: 5.5 - 6.0% over \$5.0 million construction cost Fee: 5.0 - 5.5%

Process Graphic



- GATHER DATA**
 - Survey Input
 - Option for Detailed Facility Assessment
 - Enrollment Scenarios
 - Develop Wish Lists

- STUDY / PRIORITIZE**
 - Site Planning (20 year Look Ahead)
 - Evaluate Energy / Utilities / Maintenance Life Cycle Costs
 - Cost Estimates
 - Prioritize

- INTERIM MASTER PLAN**
 - Goal of Interim Master Plan is to develop the approach to public engagement and to identify projects that are safe, long-term investments to be developed over time.



Engaging Public Input

Research indicates that community engagement is the way to effectively win the support of the stakeholders. Community support occurs when individuals and small diverse groups engage one another in the presence of many others doing the same.

Based on the Citizen Attitude and Opinion Study, conducted by EPIC-MRA, Blissfield Schools have a positive reputation with the community.

As the District moves forward, it must maintain the strong connection with the community, and heighten their awareness of both the Schools' and students' needs.

The Board of Education should consider the following two questions:

- 1. Looking at the Blissfield Community School District, what makes you feel proud to be a part of our District?*
- 2. What would it be like if all residents, whether parents, grandparents, students, or citizens were just as proud of Blissfield Schools?*

The project goal is to engage the community to win their support for a bond issue for facility improvements. Engagement includes goodwill, participation, and willingness to fund the District's needs. The District will need to identify whether or not it pursues a bond issue. However, the need to connect with the community, share successes and get broad input is important despite timing on funding.

Strategies for Developing Support

The process includes four key strategies:

Quantitative Data Collection

- Conduct a survey of parents and community members, building on previous data

Qualitative Listening Sessions

- Share data and gain further input and engagement from parents, community and staff

Planning Committee

- Multi-stakeholder group that leverages data, produces engagement planning and bond issue planning

Plan Execution

- Use volunteers, planning committee members and District resources to execute plan, including support building, communication and connection strategies

Leadership Ideas, with support from The Collaborative Inc, will work with the campaign committee to develop and organize a successful campaign.

Outcomes: The community members will share in the value and vision of Blissfield Schools. This process helps inspire community members to support the bond issue.

Section Five



the COLLABORATIVE *inc*

Communication Methods

We believe the strongest method for communication is still face-to-face conversation, which is why we base our process on workshops, team meetings and interviews. We anticipate becoming a frequent presence on Blissfield's grounds. Throughout the planning and design process, we expect to talk with members of the

Facilities committee, and non-members as well. We want to hear about students and parents' experiences. By talking with teachers, cafeteria workers and maintenance staff we can understand, from their perspective, what works, and what doesn't.

Communication Tools

While no replacement for in-person communication, we are committed to utilizing the newest technologies to enhance the information-sharing process between our office, Blissfield Schools, and our consultants.

PROJECT EXTRANET

We maintain the TCI Project Extranet, a secure, online project management and collaboration application that offers Blissfield Schools a project-specific website. From here, a variety of documents can be posted and shared among all team members. This streamlined application has only those features pertinent to project management, collaboration and document sharing, which reduces the learning curve and complexity found in so many other project management applications.

PERSONAL COMMUNICATION

Laptop computers, blackberries, and cell phones allow for quick, efficient exchanges of information (spoken and written) when and where needed.

CONCEPTUAL DESIGN TOOLS

Using the latest digital and visual graphics packages, TCI is capable of producing 3-dimensional computer-generated models, renderings, and animations that allow preliminary designs to be studied accurately while simulating a project's final appearance.

PROJECT DELIVERY

Leading office productivity packages and project scheduling software are utilized to provide efficient project management. Microsoft Project is used to develop and monitor detailed project schedules. Building Information Modeling (BIM), using ArchiCad from Graphisoft, allows the design process to flow seamlessly through all phases while developing an information rich model. This reduces coordination errors throughout the process, and allows for more time to be spent on the quality of the design. The use of ArchiCad provides highly accurate construction documents that are fully compatible with TCI's consultants.

The full Microsoft Office Package is used for word processing and accounting functions, while Adobe PhotoShop, InDesign, and Illustrator software programs are used for graphics and layout purposes.

Quality Control Practices

Good design is only part of what makes a successful project. Service and quality - how and when the project is delivered - are also contributors. The following steps are taken to expedite The Collaborative Inc's projects successfully.

1. Consistent Team. TCI defines the team at the onset of the project that will see it through to completion. Consistency is imperative, and we don't "bait-and-switch" once our team is defined.
2. Project Plan Development. TCI's Project Managers develop a Project Plan at the start of every project. Its purpose is to clarify the project goals and develop a clear understanding of the overall needs and desires of the client. The Project Plan includes detailed information in such areas as:
 - a. Scope of the Project
 - b. Client Expectations
 - c. TCI/Team Expectations
 - d. Project Schedule
 - e. Financial Plan
 - f. Directory of Team Resources
 - g. Contracts & Agreements
 - h. Communication Plan
 - i. Documentation Methods for Potential Changes
 - j. Identification of Potential Challenges
3. Communication. Documentation of meetings, telephone conversations, transmittals, field reports, punch lists, etc., aid in clarification of direction. TCI also establishes project-specific websites. Able to be accessed by all parties involved in a project, these sites facilitate communication of meeting minutes, design concepts, space programs, and so on, enabling everyone to obtain the latest information regarding the project.
4. Building Codes. TCI performs building code checks so that fire, safety, and accessibility regulations are met.
5. Cost Estimating. TCI works with a professional construction cost estimator throughout the design process in an effort to keep the project within the client's budget.
6. Checklists. TCI has developed checklists for each project phase - from programming through construction. These checklists provide detailed documentation of the items that need to be addressed. They are used by the Project Manager, Design Team, and Construction Administrator to ascertain that all factors have been addressed.
7. Drawing and Specification Check. Once drawings and specifications are prepared, another registered architect (unrelated to the project and, therefore, a fresh set of eyes) reviews them for accuracy and thoroughness prior to bidding.
8. Construction Phase Services. TCI's staff includes two Construction Administrators, each of whom has a thorough understanding of construction means and methods, building code requirements, testing methods, and overall knowledge of construction documents. The Construction Administrator becomes involved in the project early on so that he has an opportunity to familiarize himself with the project prior to construction beginning.
9. Project Follow-Up. TCI makes itself available after the project is completed to assist in the initial occupancy period and the recording and monitoring of warranty-related items.

Scheduling Track Record

As shown by the following chart, TCI's record of meeting time deadlines is a good one, including very aggressive schedules on large, complex projects. Working with our client and consultants, and utilizing Microsoft Project software, we develop a schedule early in the project. This schedule is reviewed and updated regularly

throughout programming, design, and construction to keep the team on task – and finish the project on time.

The following represents anticipated and actual completion dates for our school projects.

<u>Project</u>	<u>Scheduled Completion</u>	<u>Actual Completion</u>
Penta Vocational Schools New Career Center	08/2009	(11 months early) 09/2008
Westfield Elementary School Toledo Public Schools	07/2008	07/2008
Clay High Renovation & Addition Oregon Schools	8/2008	7/2008
Keyser Elementary School Toledo Public Schools	8/2007	8/2007
Byrnedale Middle School Toledo Public Schools	8/2007	8/2007
Stewart Elementary School Toledo Public Schools	8/2007	8/2007
Coy Elementary School Oregon Schools	10/2007	7/2007
Jerusalem Elementary Renovation & Addition Oregon Schools	8/2007	8/2007
Wynn Elementary Renovation & Addition Oregon Schools	8/2007	8/2007
Starr Elementary Renovation & Addition Oregon Schools	2/2007	9/2006
Oakdale Elementary School Toledo Public Schools	12/2005	12/2005

Estimate vs. Bid Track Record

The Collaborative Inc recognizes the realities of project budgets - particularly when it comes to public school districts that must not spend more than is available. We also recognize that subjective, expert input is the best way to accurately estimate the construction cost of a project. Therefore, we work on a regular basis with a professional cost estimator who is up-to-date on the latest building techniques and material prices.

In order to keep the design of the project within your budget, a cost estimate will be completed at the end of each phase of your project - Schematic Design, Design Development, and Construction Documents. This technique will allow us to refine the design, if required, to meet your school district's budget parameters. As shown by the projects below, our approach has proven to be very effective, with contractors' bids averaging 5% under our estimates.

Project	Construction Estimate	Contractors' Bids
Penta Vocational Schools		
Penta Career Center	78,889,000	76,347,638
Toledo Public Schools		
Woodward High - New	26,330,063	24,005,768
Bowsher High - New	29,977,300	28,098,922
Byrnedale Middle - New	10,134,400	9,269,959
Keyser Elementary - New	7,155,292	6,391,350
Libbey Middle - New	12,796,620	12,247,036
Arlington Elementary - New	6,016,000	5,891,794
Westfield Elementary - New	6,021,000	5,961,269
Hawkins Elementary - New	8,335,878	8,290,312
Stewart Elementary - New	6,213,269	6,182,198
Swanton Local Schools		
New High School	11,840,000	10,696,000
2 Elementary Additions/Renovations	3,400,000	3,078,000
Oregon Schools		
Clay High School Renov./Expan.	\$15,820,456	\$16,144,000
Coy Elementary (New)	8,582,357	\$8,931,640
Jerusalem Elementary Renov./Expan.	3,902,000	3,882,000
Starr Elementary Renov./Expan.	1,265,046	1,184,023
Wynn Elementary Renov./Expan.	4,034,608	4,125,900
Wauseon Schools		
New K-2 School	7,015,000	6,438,000
High School Renovation/Expansion	3,455,000	3,174,000
Evergreen Public Schools		
New High School	10,200,000	9,508,000

Contractors' bids average 5% under The Collaborative Inc's estimate

Why The Collaborative Inc?

- The Collaborative Inc offers strong school planning and design expertise. We bring to Blissfield an understanding of the trends that are shaping the facilities in which we teach and learn.
- We have an extensive track record in the renovation and expansion of existing buildings. Breathing new life into older school facilities can be an excellent way to reach your educational goals, without breaking the budget!
- We believe in designing educational facilities that are efficient, cost effective and sustainable, giving our school clients the best “bang for the buck”, both in construction and operating costs.
- Our location 30 minutes from Blissfield will allow us to provide the level of service the District so deserves!
- Our Partner-In-Charge, Dan Tabor, will be “hands-on” throughout the planning, design, and implementation of Blissfield’s project.
- If desired, The Collaborative Inc, through its consultant Leadership Ideas, can provide community engagement and campaign assistance. This assistance could include planning for, and facilitating, workshops, participating in setting the campaign strategy, and/or providing support in the development of campaign materials.
- Our approach to your project will include numerous opportunities for the community to provide input into the planning and design solution. We know how critical it is to have the support of Blissfield voters in crafting the answer to the challenges faced by the School District.
- We have absolute capacity to handle your project! With a staff of 40+, we have the professionals available to work on your project. In fact, our design team is available to begin your project immediately!

Section Six



the COLLABORATIVE *inc*

References

Swanton Local Schools | Swanton, Ohio

Mr. Kevin McQuade
Retired Superintendent
(419) 825-8038

Penta Career Center | Perrysburg, Ohio

Mr. Fred Susor
Superintendent
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fsusor@pentanet.k12.oh.us

Mr. Tim Davis
Director of Buildings & Grounds
(419) 666-1120
tdavis@pentanet.k12.oh.us

Oregon City Schools | Oregon, Ohio

Mr. E. John Gilliland, Jr.
Former Asst. Superintendent of Business Affairs
Currently Business Director, Toledo Public Schools
(419) 671-8414
john.gilliland@tps.org

St. Francis de Sales High School | Toledo, Ohio

Reverend Ronald Olszewski, OSFS, President
(419) 531-1618

Toledo Public Schools | Toledo, Ohio

Mr. John Foley, Superintendent
(419) 671-8281

Mr. Dan Romano, Treasurer
(419) 671-8474

Mr. Fred Doriot, Facilities
(419) 461-1682

Reference Letter

William Keaton
Principal
Suzanne Muggy
Assistant Principal

The
Ella P. Stewart Academy
for Girls

707 Avondale Avenue
Toledo, Ohio 43607
419.671.5350
Fax 419.671.5395

TOLEDO PUBLIC SCHOOLS

August 30, 2007

Dan Tabor, Architect
The Collaborative, Inc.
500 Madison Ave.
Toledo, Ohio 43604

Dear Mr. Tabor:

On behalf of the students, staff, parents, community partners and administration of The Ella P. Stewart Academy for Girls, please allow me to properly thank you for designing such a lovely and wonderful building.

Our building is warm, colorful, stimulating and inviting. These are all qualities that we hoped to be able to convey and it is through your visionary leadership, The Ella P. Stewart Academy for Girls is an incredibly inspiring place to learn.

It is apparent that much thought and detail went into the planning of Stewart Academy. We appreciate your knowledge, hard work, and the attention that you and your architects gave to our needs and requests. We are extremely proud of our school.

From the bottom of our hearts, thank you Mr. Tabor. We absolutely love our new school.

Your friend in single-gender education,


William Keaton
Principal

Cc: John Foley, Superintendent
Crystal Ellis, Chief of Staff
Ron Victor, Chief Business Manager
Dan Romano, Treasurer
Richard Jackson, Assist. Superintendent

An Equal Opportunity Employer



Toledo Public Schools

Reference Letter

Toledo Public Schools



Thurgood Marshall Building

420 E. Manhattan Blvd.

Toledo, Ohio 43606

419.729.8226

419.729.8443 Fax

gary.sautter@tps.org

Business Operations

Gary Sautter
Assistant to the
Chief Business Manager

March 8, 2006

To Whom It May Concern:

Toledo Public Schools is pleased to extend our positive view of the professional capabilities delivered by The Collaborative, Inc., represented by Dan Tabor, and the Collaborative's team of design professionals.

The school district has been working with The Collaborative, Inc. for the past five years on our 800 million-dollar building project. They have proven to be very knowledgeable and creative in their designs. They have listened to our needs and the needs of the community. Strong performance has been demonstrated in the following areas: Leadership, Scope Management, Cost Management, Schedule Management, Relationships (i.e., district, other design professionals, students, citizens, public officials, Ohio School Facilities Commission), Architectural Design, Coordinating Engineering Design, and Construction Administration.

We are very pleased with the schools that The Collaborative, Inc. has designed for Toledo Public Schools, and look forward to the next school projects to be designed and built by The Collaborative.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Sautter".

Gary Sautter
Assistant Chief Business Manager

GS:kr

The Power Of Learning

An Equal Opportunity Employer

Reference Letter



ST·FRANCIS DE SALES
High School

2323 W. BANCROFT STREET

TOLEDO, OHIO 43607-1399

TELEPHONE (419) 531-1618

FAX (419) 531-9740

October 4, 2005

Mr. Paul Hollenbeck
The Collaborative, Inc.
500 Madison Ave.
Toledo, OH 43604

Dear Paul:


As we bring to a close the largest capital project ever undertaken at St. Francis de Sales High School, I am pleased to tell you that we are delighted with the entire project. Specifically, it has been a rewarding experience to work with you and your colleagues at the Collaborative from the very beginning of our planning process through to completion of our addition and renovations. You and your colleagues have proven to be true professionals.

We are especially pleased with how the addition fits in so well with our existing school building. You gave detailed attention to integrating the new with the old, a very difficult task in any building renovation and addition. The exterior of our school building has been transformed from an obviously 50's building to a stunning modern structure. We could not be more pleased with the large spaces, i.e., the chapel, the gymnasium, the foyer, and our new lobbies.

You well know that we had our differences of opinion as we worked through the past three years; intelligent and professional people will always have differences of opinion, especially in matters of taste. We are very pleased with the manner in which we worked through those differences. There was always mutual respect, willingness and time to talk, and an obvious desire to provide what would be best for our school. Through it all I believe we developed good and hopefully enduring friendships. It seems we have spent so much time together, we will miss seeing you.

Thank you for your services; thank you for going the extra mile with us. We look forward to continuing our relationship.

Sincerely in St. Francis,


(Rev.) Ronald Olszewski, O.S.F.S.
President

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