



WE ARE WAYNE!
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Metropolitan School District of Wayne Township

2020 Architect and Construction Manager RFI

August 2020

Why Explore a Change?

- Previous Situation
 - \$4M in annual bonds
 - Uncertainty of project scope and timelines due to funding
 - Lack of funding to implement long range strategic facility plan
- Future Strategy
 - \$20M in annual bonds
 - Ability to attract more robust CM and architecture firms that are staffed and specialized to handle the projects we need to do.
 - Ability to leverage the bonds and quantity of work to secure lower overall fee structures.

Why Explore a Change?

- Fee Management
- Staffing Capacity - Quantity of team members
- K12 Experience
- Composition of team - Wide variety of specialties and trades on staff and in house
- Overall strategy

RFI Committee and Interview Team

- Committee
 - Barry Gardner
 - Pete Just
 - Todd Hendricks
 - Zach Dennis
 - John Taylor
 - Sandi Squire
 - Dennisha Murff



RFI Process and Timeline

- **May 2020** - Committee meetings to discuss the structure of the RFI, timelines and potential candidates.
- **June 19, 2020** - Release RFI to five potential CM candidates and seven potential architecture candidates.
- **July 10, 2020** - Completed RFIs received back to Wayne for review. Five CM submissions and six architecture submissions were received.
- **July 2020** - Committee meets to determine who to invite for in person interviews.
- **August 4, 2020** - Host four construction management finalists for in person interviews.
- **August 5, 2020** - Host three architect finalists for in person interviews.
- **August 10, 2020** - Share the committee's decision with the Board of Education.



Awarded Construction Manager - Powers and Sons



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- Company Highlights
 - Established in 1967 with 25 years of construction experience.
 - 68 Full time employees, including a dedicated team of estimators, superintendents and project managers.
 - Currently working with MSD Lawrence Township, each of the high school in the Indianapolis Public School District and Lake Central High School's auditorium. (Our major project for 2021 is a renovated BDHS auditorium).
 - Average of 20% XBE participation on projects.



MAMON POWERS, III
President



RUSSELL LEWIS, R.A.
Project Executive



DUSTIN THALMANN
Project Manager



CHRIS KERNS
Preconstruction Manager



DONALD SMITH
Superintendent



PHIL HADLEY
Superintendent



MATTHEW ROBINSON
Project Engineer



Awarded Architect - Schmidt Associates

- Company Highlights -
 - 111 full time staff members, including a fully staffed engineering suite with dedicated MEP engineers (majority of our work is MEP improvements).
 - Architect for Chapel Hill 7th and 8th Grade Center and Bed Davis University High School Renovation.
 - Architect on Lake Central's Auditorium (Powers and Sons was construction manager)
 - Utilize virtual reality for building administrators to visualize completed spaces while construction is still in progress.



Anna Marie Burrell
AIA, RID
Principal-in-Charge



Kyle Miller
PE, LEED AP
Project Manager



Ryan Benson
AIA
Project Architect



Eric Broemel
PE
Engineering Principal



Bill Gruen
CEM, LEED AP
Energy & Optimization Services



Allen Jacobsen
PE
Civil Engineer

