



Successful Capital Projects

October 24, 2025

Consultant Panel



Construction Management Professional:

C&S Companies

- ◇ Nate Van Wie, CM Service Group Manager
- ◇ Michael DiPerna, K-12 Department Manager
- ◇ JD Pabis, Educational Consultant
 - Retired Superintendent, Auburn Enlarged City School District



Design Professional:

Ashley McGraw

- ◇ Nick Signorelli, Partner
 - Registered Architect
 - 33 years total experience
 - 33 years of K-12 experience



Auburn
Enlarged City School District

Owner:

Auburn Enlarged City School District

- ◇ Jeff Pirozzolo, Former Superintendent
 - 20 years with Auburn ECSD
 - Involved with K-12 schools for 32 years



Financial Consultant:

R.G. Timbs, Inc.

- ◇ Dr. Rick Timbs, President/CEO
 - Municipal finance since 2017
 - Serves school districts exclusively
 - Assisted hundreds of capital projects in NYS
 - Retired BOCES Superintendent, District Superintendent and Business Official

Establish Your District Team & Specialty Consultants

- ◆ Establish your project team early
 - ◇ Good communication – beginning to end
 - ◇ Invest wisely in the beginning, save a lot in the end
- ◆ District's educational team
- ◆ Owners representatives / Facilities committee
- ◆ District's Director of Facilities team
- ◆ Public relations team / community support
- ◆ Financial consultant
- ◆ District legal and bond counsel
- ◆ Construction management firm
- ◆ Architectural and engineering firm
 - ◇ Subsurface investigation
 - ◇ Commissioning authority
 - ◇ Special systems (theater, food service, etc.)



CM at Syracuse City School District

Pre-construction Phase

Design Professional



- ◆ Work with project team to balance scope & budget, and maximize state aid
- ◆ SED interaction
- ◆ Positive results on contractor bid day

Pre-construction Phase: Engagement

Design Professional

- ◆ Leveraging the District's Voice for successful projects

ADMINISTRATION

School Board
District Office
Superintendent
Principals

COMMUNITY

Parents / Families
Business Community
Government Agencies
Alumni

SCHOOL

Teachers
Students
Educational Support Professionals

Pre-construction Phase: Design Tools

- ◆ BIM / 3D Software
- ◆ Renderings
- ◆ Virtual Reality (VR)
- ◆ Drawings
- ◆ Samples



Construction Management Professional Perspective

A top-down view of a bright yellow surface. Several magnifying glasses with black handles and silver frames are scattered across the surface. The word "INVESTIGATE" is centered in black, bold, uppercase letters.

INVESTIGATE

A top-down view of a collaborative workspace. Several people's hands and arms are visible, working on a large white surface covered with hand-drawn diagrams, arrows, and colorful circles. The text "ESTABLISH PROCESSES" is centered in black, bold, uppercase letters.

ESTABLISH PROCESSES

A top-down view of a collection of hard hats in various colors (yellow, blue, white, orange) and conditions (some worn, some clean). The text "TEAM APPROACH = SUCCESS" is centered in black, bold, uppercase letters.

TEAM APPROACH = SUCCESS

A large, red, 3D rectangular box with a white border. The words "ON AIR" are written in large, white, bold, sans-serif capital letters across the front of the box. Below the main text, the words "PROJECTS ARE ALWAYS ON" are written in smaller, black, bold, sans-serif capital letters.

ON AIR
PROJECTS ARE ALWAYS ON

Financial Advisor Perspective

- ◆ Specialist in financial planning, state aid, and property tax impact, tax cap
- ◆ Early and continuous communication among owner, designer, CM & contractors is critical
- ◆ SED climate changes
- ◆ What you don't know can hurt you
- ◆ An ounce of prevention is worth a pound of cure
- ◆ Project accounting perspective
 - ◇ Begin with the end in mind
 - ◇ Maintain documentation
 - ◇ Accounting must be organized to meet SED standards; it will be subject to audit
- ◆ Determine financial opportunities for the District
- ◆ Provide alternative solutions for consideration to potential timing and/or financial issues
- ◆ Work with Bond Counsels and attorneys on issues related to the project
- ◆ Provide guidance to the Superintendent, business office, and the Board of Education as needed
- ◆ Assist with the public face of the Capital Improvement Project

Summary - Q&A

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CM at Rome City School District