



Gasconade County R-II Schools
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September 13, 2007

To Whom It May Concern,

CCS has been an amazing help to us. If we had not had CCS, our schools would not have started on time the last two years. We would have spent many dollars, would not have had the quality conditions we now have, and would have been frustrated and had the Board creditability questioned. CCS has worked with us through the design, RFP development, bid solicitation, bidding, contracts, and project completion. Three large HVAC building projects, two big roof projects, and a new 88,000 sq. ft. elementary school were all completed with minimum change orders and headaches. The \$10.7 million elementary building was on time and with less than 1% change orders. Total projects being in the \$16 million range and our best estimate at this time is that CCS saved us \$2 million on all the projects.

Their knowledge and experience provides protection from architects, engineers, and contractors, who are doing the projects for their own profit. CCS is working to protect the owners' project and money. Their fee is not influenced by change orders. CCS provides expertise that helps the architects, engineers and contractors to find efficient and economical ways to build and finish the projects on time.

CCS has provided the follow through on making things happen and results in a project completed with outstanding quality and economy. They provide that construction expertise that keeps the project moving. The depth of their expertise and knowledge is a great help in making the decisions to the district owner. The paper work that they do for the district with change orders, RFI's, and examination of the billings, has been invaluable. Their fees are not based upon how much more the project costs or doesn't cost as is the case with architects and contractors. They are a construction consultant to the district and are watching out for our pocketbook and quality of building.

I wish that I had them on board even before I started the architect search. It would have been even more beneficial. When I started this project I did not feel that we would need someone like this to be project manager, but it has been invaluable. While the Board and I pondered long and hard, we all agree "hiring CCS was the smartest thing we ever did." They give the owner the real information in order to make the best decisions.

Don't hesitate to call me if you would like more feedback.

Good luck,

Sally

K. Sally Knight, Ph.D.
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