GOING HOG WILD:
A FAST PACED COLDWATER WRRF EXPANSION
INTEGRATED SERVICES:

A/E & CM working together on your project.
Integrated Services Advantages:

1. Speed
2. Accuracy
   - Preliminary Scheduling
   - Preliminary Estimating
THE START

INITIAL CONTACT
APRIL 2014

ANNOUNCEMENT
DECEMBER 2015

GROUNDBREAKING
JULY 2016

PRODUCTION
SEPTEMBER 2017
CLEMENS FOOD GROUP

- 6th Generation Family Owned Business
- 7th Largest Pork Producer
- Hatfield Quality Meats – Flagship Brand
- Based in Hatfield, Pennsylvania
- 600,000 sq. ft. Facility
- $300+ Million Investment
- Creating Over 800 Jobs
- Processing 10,000 Hogs Per Day (1st Shift)
WHY COLDWATER?

- Hog Supply
- No Other Michigan Pork Processor
- Partnership with Michigan and Indiana Pork Producers
- Logistics – Hub on a Wheel
- Agriculturally Friendly
- Utilities
  - Public Power Community
  - Water and Wastewater Capacity
Clemens Impact

Positive Outlook for Employment in Coldwater

Coldwater Currently Ranks 73rd out of 83 Counties in Per Capita Income.
WHY COLDWATER?

- **4.5 miles** of Water Main ($2.5M)
- **6 miles** of Sanitary Forced Main ($4.8M)
- **1 Mile** of Road Extension (90% funded by MDOT Grant) ($1.6M)
- **1 new** Electrical Substation ($5M)
- **Upgrades** at Wastewater Treatment Plant ($13M)
- **1 new** Water Booster Station ($2M)
AFTER THE DEAL WAS SIGNED

- Leaned on business relationship with FTCH.
- Assisted through recruitment, financing, design.
- Partnered with FTCH through the entire process.
CLEMENS PLANT, COLDWATER, MI
TWO QUESTIONS:

1. WHAT’S COMING DOWN THE PIPE?
2. WHEN?
EARLY PROCUREMENT PACKAGES?

EARLY BID PACKAGES?
BUDGET...
SCHEMATIC DESIGN PHASE:

20% Design & Estimating Contingency

10% Construction Contingency
DESIGN DEVELOPMENT PHASE:

15% Design & Estimating Contingency

10% Construction Contingency
CONSTRUCTION DOCUMENT PHASE:

0% Design & Estimating Contingency

10% Construction Contingency
DO NOT PUT CONTINGENCY ON INDIVIDUAL LINE ITEMS
ALLOWANCES
NEW EQ & HEADWORKS BUILDING
WHY INTEGRATED SERVICES?

- Speed
- Accuracy
QUESTIONS?
THANK YOU